



January 2026

Essex County Market Report

COMPASS

Essex County Overview

Year-To-Date Sales

398

-1.0% Year-To-Date
-31.1% Month-Over-Month

Single-Family
Average Sale Price

\$887K

-1.8% Year-To-Date
-5.0% Month-Over-Month

Average Days On Market

37

5.7% Year-To-Date
-14.0% Month-Over-Month

Year-To-Date Contracts

320

-15.3% Year-To-Date
-10.9% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$479K

11.7% Year-To-Date
4.5% Month-Over-Month

Active Listings

944

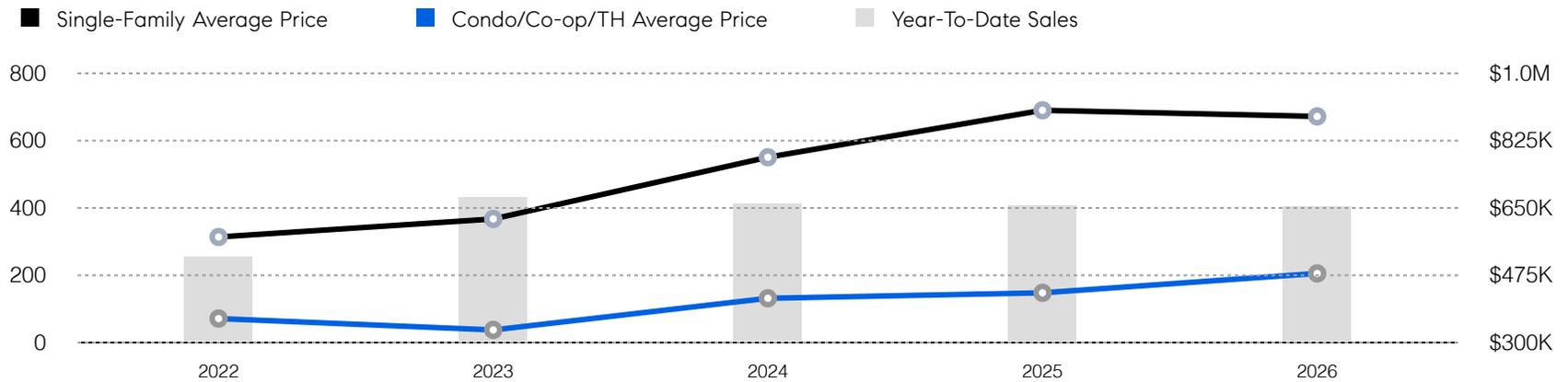
-20.0% Year-Over-Year
4.5% Month-Over-Month



Essex County Overview

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	296	256	-13.5%	296	256	-13.5%
	ACTIVE LISTINGS	937	734	-21.7%	937	734	-21.7%
	# OF SALES	316	310	-1.9%	316	310	-1.9%
	SALES VOLUME	\$285,645,680	\$275,272,405	-3.6%	\$285,645,680	\$275,272,405	-3.6%
	MEDIAN PRICE	\$650,000	\$650,000	-	\$650,000	\$650,000	-
	AVERAGE PRICE	\$903,942	\$887,976	-1.8%	\$903,942	\$887,976	-1.8%
	AVERAGE DOM	39	41	5.1%	39	41	5.1%
Condo/Co-op/TH	CONTRACTS SIGNED	82	64	-22.0%	82	64	-22.0%
	ACTIVE LISTINGS	243	210	-13.6%	243	210	-13.6%
	# OF SALES	86	88	2.3%	86	88	2.3%
	SALES VOLUME	\$36,935,000	\$42,227,798	14.3%	\$36,935,000	\$42,227,798	14.3%
	MEDIAN PRICE	\$350,000	\$400,000	14.3%	\$350,000	\$400,000	14.3%
	AVERAGE PRICE	\$429,477	\$479,861	11.7%	\$429,477	\$479,861	11.7%
	AVERAGE DOM	45	42	-6.7%	45	42	-6.7%

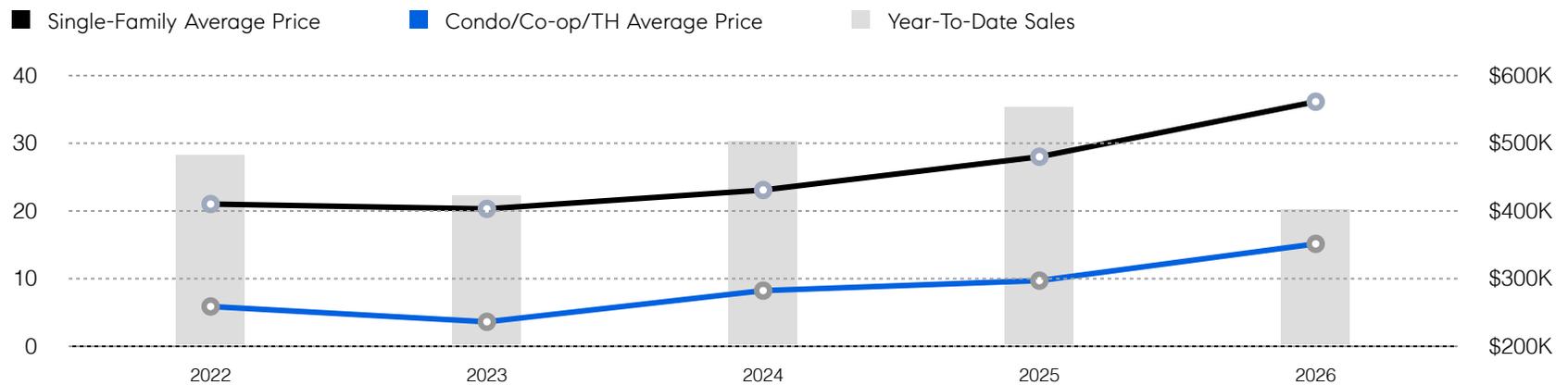
Historic Sales Trends



Belleville

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	17	12	-29.4%	17	12	-29.4%
	ACTIVE LISTINGS	58	42	-27.6%	58	42	-27.6%
	# OF SALES	21	15	-28.6%	21	15	-28.6%
	SALES VOLUME	\$10,080,600	\$8,421,000	-16.5%	\$10,080,600	\$8,421,000	-16.5%
	MEDIAN PRICE	\$481,000	\$540,000	12.3%	\$481,000	\$540,000	12.3%
	AVERAGE PRICE	\$480,029	\$561,400	17.0%	\$480,029	\$561,400	17.0%
	AVERAGE DOM	49	65	32.7%	49	65	32.7%
Condo/Co-op/TH	CONTRACTS SIGNED	4	4	0.0%	4	4	0.0%
	ACTIVE LISTINGS	13	19	46.2%	13	19	46.2%
	# OF SALES	14	5	-64.3%	14	5	-64.3%
	SALES VOLUME	\$4,159,000	\$1,757,000	-57.8%	\$4,159,000	\$1,757,000	-57.8%
	MEDIAN PRICE	\$290,000	\$335,000	15.5%	\$290,000	\$335,000	15.5%
	AVERAGE PRICE	\$297,071	\$351,400	18.3%	\$297,071	\$351,400	18.3%
	AVERAGE DOM	56	29	-48.2%	56	29	-48.2%

Historic Sales Trends

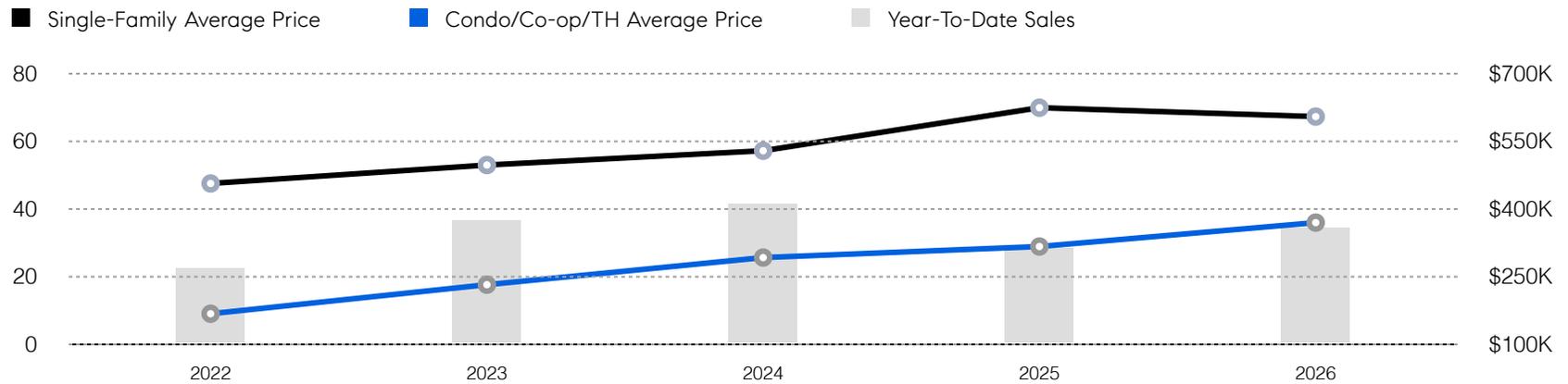


* Line graphs may be hidden due to limited sales data

Bloomfield

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	20	22	10.0%	20	22	10.0%
	ACTIVE LISTINGS	50	39	-22.0%	50	39	-22.0%
	# OF SALES	25	29	16.0%	25	29	16.0%
	SALES VOLUME	\$15,616,800	\$17,544,036	12.3%	\$15,616,800	\$17,544,036	12.3%
	MEDIAN PRICE	\$599,900	\$600,000	0.0%	\$599,900	\$600,000	0.0%
	AVERAGE PRICE	\$624,672	\$604,967	-3.2%	\$624,672	\$604,967	-3.2%
	AVERAGE DOM	37	35	-5.4%	37	35	-5.4%
Condo/Co-op/TH	CONTRACTS SIGNED	2	4	100.0%	2	4	100.0%
	ACTIVE LISTINGS	28	14	-50.0%	28	14	-50.0%
	# OF SALES	3	5	66.7%	3	5	66.7%
	SALES VOLUME	\$951,000	\$1,849,998	94.5%	\$951,000	\$1,849,998	94.5%
	MEDIAN PRICE	\$288,000	\$339,999	18.1%	\$288,000	\$339,999	18.1%
	AVERAGE PRICE	\$317,000	\$370,000	16.7%	\$317,000	\$370,000	16.7%
	AVERAGE DOM	18	58	222.2%	18	58	222.2%

Historic Sales Trends

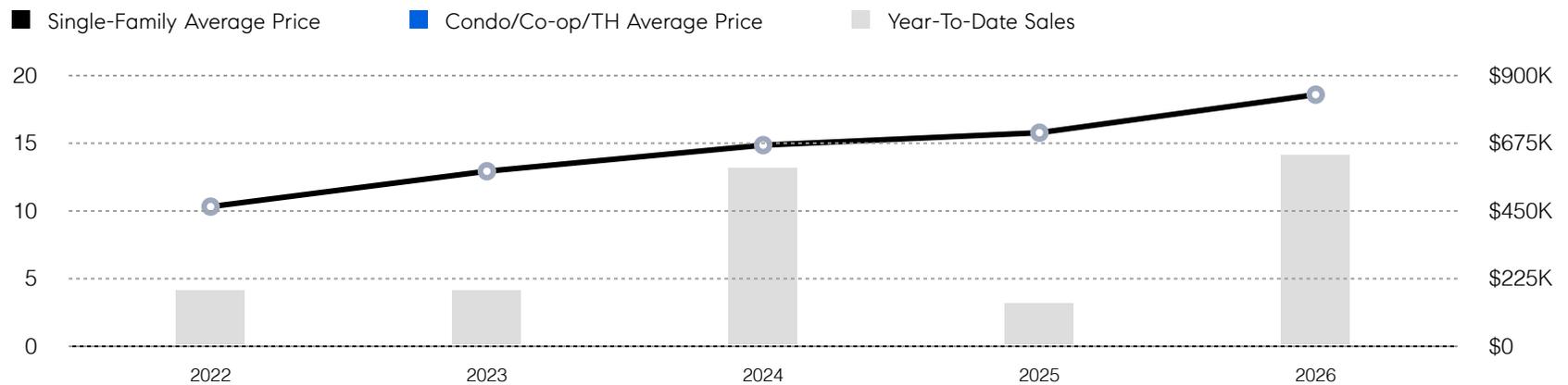


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Caldwell

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	6	4	-33.3%	6	4	-33.3%
	ACTIVE LISTINGS	9	1	-88.9%	9	1	-88.9%
	# OF SALES	3	7	133.3%	3	7	133.3%
	SALES VOLUME	\$2,130,000	\$5,856,000	174.9%	\$2,130,000	\$5,856,000	174.9%
	MEDIAN PRICE	\$685,000	\$785,000	14.6%	\$685,000	\$785,000	14.6%
	AVERAGE PRICE	\$710,000	\$836,571	17.8%	\$710,000	\$836,571	17.8%
	AVERAGE DOM	49	31	-36.7%	49	31	-36.7%
Condo/Co-op/TH	CONTRACTS SIGNED	5	1	-80.0%	5	1	-80.0%
	ACTIVE LISTINGS	2	3	50.0%	2	3	50.0%
	# OF SALES	0	7	0.0%	0	7	0.0%
	SALES VOLUME	-	\$3,623,000	-	-	\$3,623,000	-
	MEDIAN PRICE	-	\$489,000	-	-	\$489,000	-
	AVERAGE PRICE	-	\$517,571	-	-	\$517,571	-
	AVERAGE DOM	-	24	-	-	24	-

Historic Sales Trends

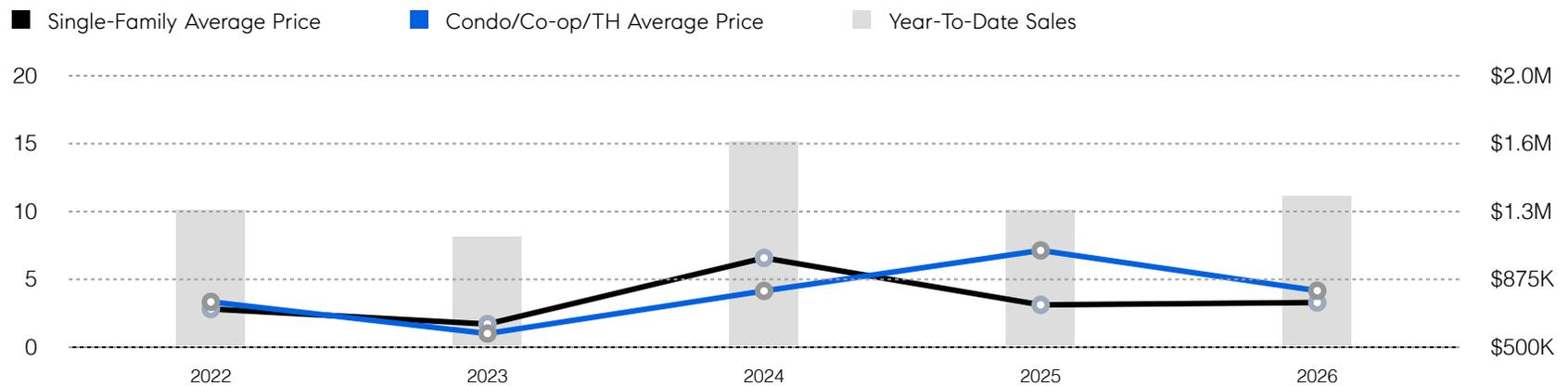


* Line graphs may be hidden due to limited sales data

Cedar Grove

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	9	7	-22.2%	9	7	-22.2%
	ACTIVE LISTINGS	16	18	12.5%	16	18	12.5%
	# OF SALES	8	7	-12.5%	8	7	-12.5%
	SALES VOLUME	\$5,873,000	\$5,230,000	-10.9%	\$5,873,000	\$5,230,000	-10.9%
	MEDIAN PRICE	\$647,000	\$815,000	26.0%	\$647,000	\$815,000	26.0%
	AVERAGE PRICE	\$734,125	\$747,143	1.8%	\$734,125	\$747,143	1.8%
	AVERAGE DOM	28	33	17.9%	28	33	17.9%
Condo/Co-op/TH	CONTRACTS SIGNED	3	4	33.3%	3	4	33.3%
	ACTIVE LISTINGS	7	3	-57.1%	7	3	-57.1%
	# OF SALES	2	4	100.0%	2	4	100.0%
	SALES VOLUME	\$2,070,000	\$3,250,000	57.0%	\$2,070,000	\$3,250,000	57.0%
	MEDIAN PRICE	\$1,035,000	\$790,000	-23.7%	\$1,035,000	\$790,000	-23.7%
	AVERAGE PRICE	\$1,035,000	\$812,500	-21.5%	\$1,035,000	\$812,500	-21.5%
	AVERAGE DOM	16	38	137.5%	16	38	137.5%

Historic Sales Trends

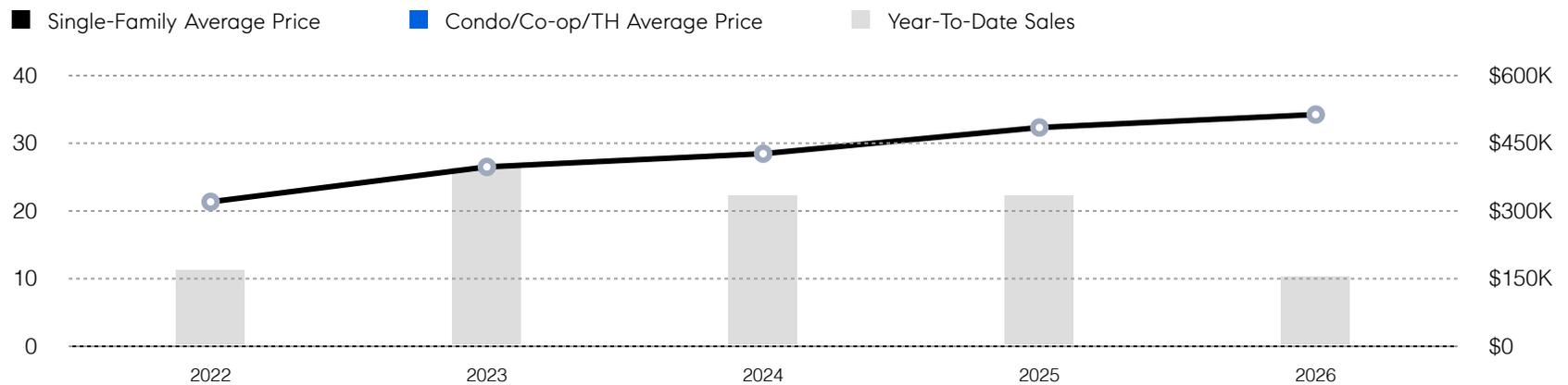


* Line graphs may be hidden due to limited sales data

East Orange

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	19	21	10.5%	19	21	10.5%
	ACTIVE LISTINGS	86	74	-14.0%	86	74	-14.0%
	# OF SALES	20	10	-50.0%	20	10	-50.0%
	SALES VOLUME	\$9,698,000	\$5,136,000	-47.0%	\$9,698,000	\$5,136,000	-47.0%
	MEDIAN PRICE	\$500,000	\$525,000	5.0%	\$500,000	\$525,000	5.0%
	AVERAGE PRICE	\$484,900	\$513,600	5.9%	\$484,900	\$513,600	5.9%
	AVERAGE DOM	38	25	-34.2%	38	25	-34.2%
Condo/Co-op/TH	CONTRACTS SIGNED	6	4	-33.3%	6	4	-33.3%
	ACTIVE LISTINGS	30	21	-30.0%	30	21	-30.0%
	# OF SALES	2	0	0.0%	2	0	0.0%
	SALES VOLUME	\$730,000	-	-	\$730,000	-	-
	MEDIAN PRICE	\$365,000	-	-	\$365,000	-	-
	AVERAGE PRICE	\$365,000	-	-	\$365,000	-	-
	AVERAGE DOM	71	-	-	71	-	-

Historic Sales Trends

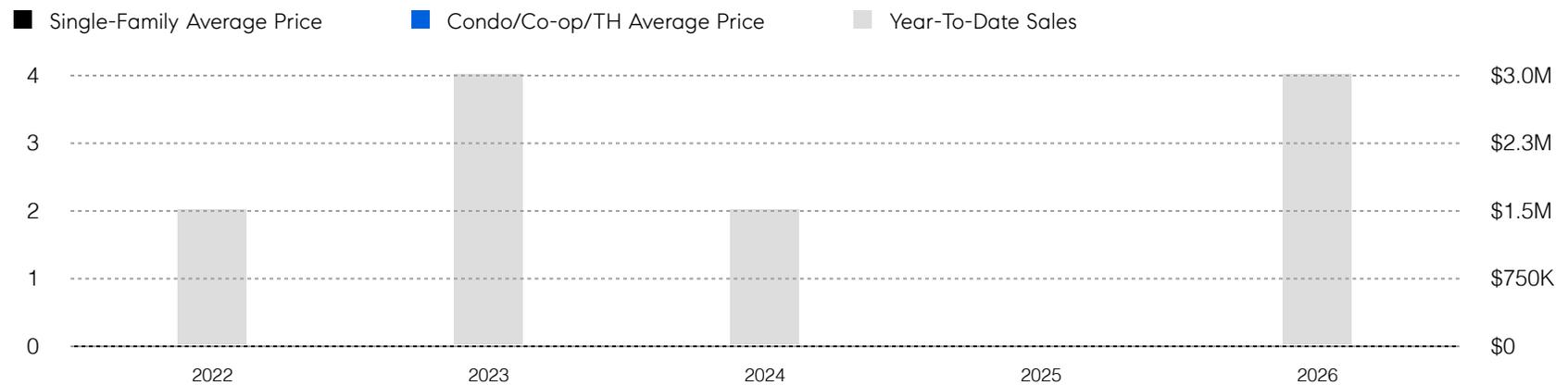


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Essex Fells

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	2	1	-50.0%	2	1	-50.0%
	ACTIVE LISTINGS	18	9	-50.0%	18	9	-50.0%
	# OF SALES	0	4	0.0%	0	4	0.0%
	SALES VOLUME	-	\$5,300,000	-	-	\$5,300,000	-
	MEDIAN PRICE	-	\$1,325,000	-	-	\$1,325,000	-
	AVERAGE PRICE	-	\$1,325,000	-	-	\$1,325,000	-
	AVERAGE DOM	-	64	-	-	64	-
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	-	-	-	-	-	-

Historic Sales Trends

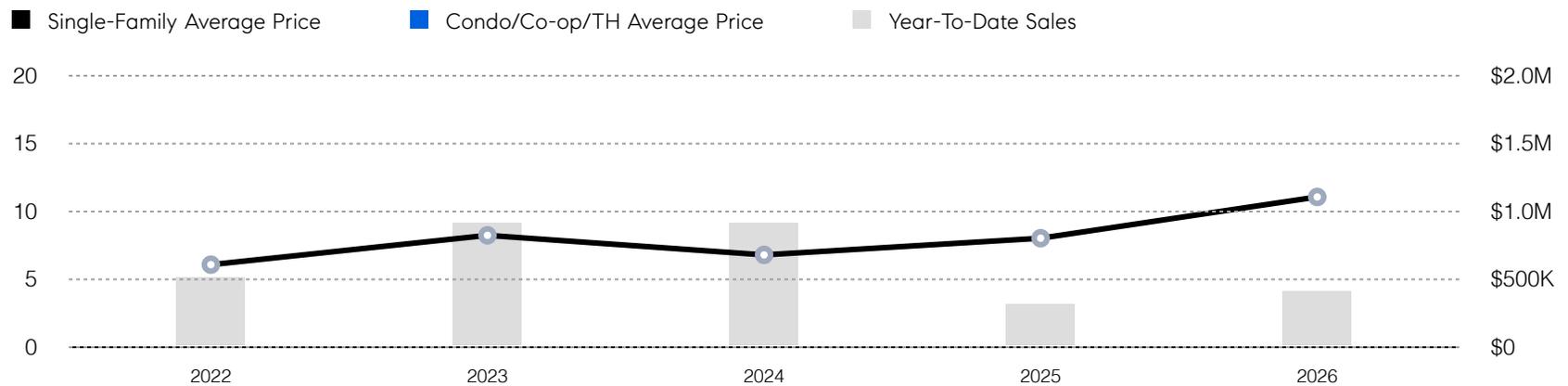


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Fairfield

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	4	2	-50.0%	4	2	-50.0%
	ACTIVE LISTINGS	12	10	-16.7%	12	10	-16.7%
	# OF SALES	3	4	33.3%	3	4	33.3%
	SALES VOLUME	\$2,410,000	\$4,429,000	83.8%	\$2,410,000	\$4,429,000	83.8%
	MEDIAN PRICE	\$650,000	\$1,194,500	83.8%	\$650,000	\$1,194,500	83.8%
	AVERAGE PRICE	\$803,333	\$1,107,250	37.8%	\$803,333	\$1,107,250	37.8%
	AVERAGE DOM	16	30	87.5%	16	30	87.5%
	Condo/Co-op/TH	CONTRACTS SIGNED	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	-	-	-	-	-	-

Historic Sales Trends

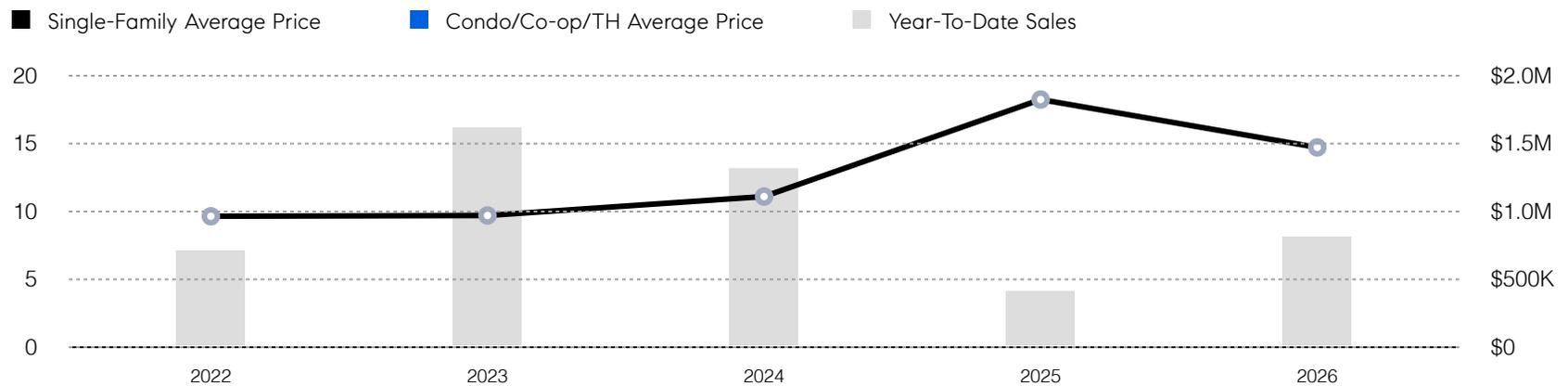


* Line graphs may be hidden due to limited sales data

Glen Ridge

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	7	8	14.3%	7	8	14.3%
	ACTIVE LISTINGS	14	9	-35.7%	14	9	-35.7%
	# OF SALES	4	6	50.0%	4	6	50.0%
	SALES VOLUME	\$7,300,000	\$8,832,000	21.0%	\$7,300,000	\$8,832,000	21.0%
	MEDIAN PRICE	\$1,825,000	\$1,250,000	-31.5%	\$1,825,000	\$1,250,000	-31.5%
	AVERAGE PRICE	\$1,825,000	\$1,472,000	-19.3%	\$1,825,000	\$1,472,000	-19.3%
	AVERAGE DOM	10	12	20.0%	10	12	20.0%
Condo/Co-op/TH	CONTRACTS SIGNED	4	2	-50.0%	4	2	-50.0%
	ACTIVE LISTINGS	5	2	-60.0%	5	2	-60.0%
	# OF SALES	0	2	0.0%	0	2	0.0%
	SALES VOLUME	-	\$800,000	-	-	\$800,000	-
	MEDIAN PRICE	-	\$400,000	-	-	\$400,000	-
	AVERAGE PRICE	-	\$400,000	-	-	\$400,000	-
	AVERAGE DOM	-	23	-	-	23	-

Historic Sales Trends

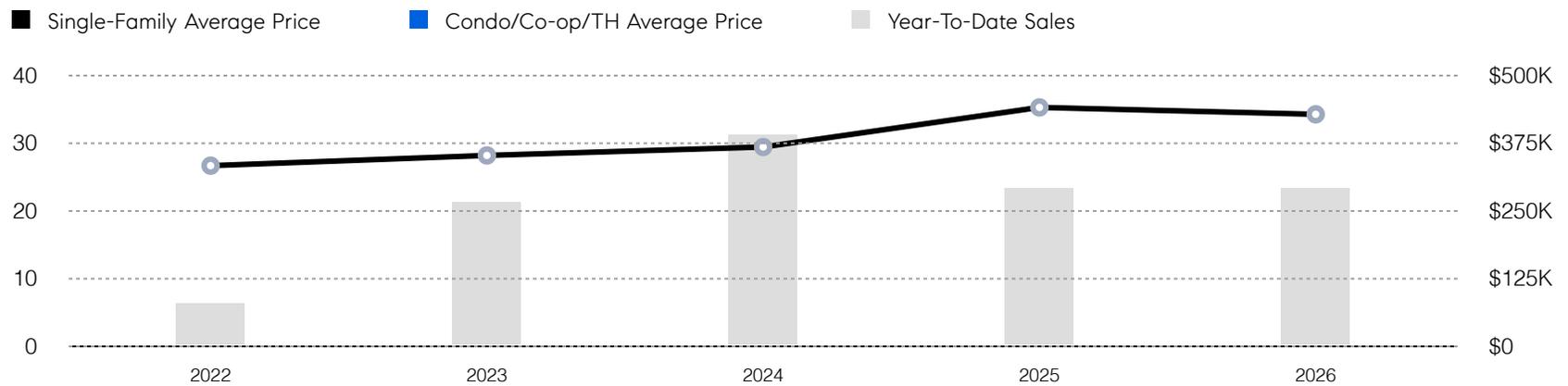


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Irvington

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	20	16	-20.0%	20	16	-20.0%
	ACTIVE LISTINGS	73	58	-20.5%	73	58	-20.5%
	# OF SALES	20	21	5.0%	20	21	5.0%
	SALES VOLUME	\$8,825,000	\$8,999,000	2.0%	\$8,825,000	\$8,999,000	2.0%
	MEDIAN PRICE	\$425,000	\$440,000	3.5%	\$425,000	\$440,000	3.5%
	AVERAGE PRICE	\$441,250	\$428,524	-2.9%	\$441,250	\$428,524	-2.9%
	AVERAGE DOM	38	50	31.6%	38	50	31.6%
Condo/Co-op/TH	CONTRACTS SIGNED	1	2	100.0%	1	2	100.0%
	ACTIVE LISTINGS	1	7	600.0%	1	7	600.0%
	# OF SALES	3	2	-33.3%	3	2	-33.3%
	SALES VOLUME	\$783,000	\$572,000	-26.9%	\$783,000	\$572,000	-26.9%
	MEDIAN PRICE	\$259,000	\$286,000	10.4%	\$259,000	\$286,000	10.4%
	AVERAGE PRICE	\$261,000	\$286,000	9.6%	\$261,000	\$286,000	9.6%
	AVERAGE DOM	44	19	-56.8%	44	19	-56.8%

Historic Sales Trends

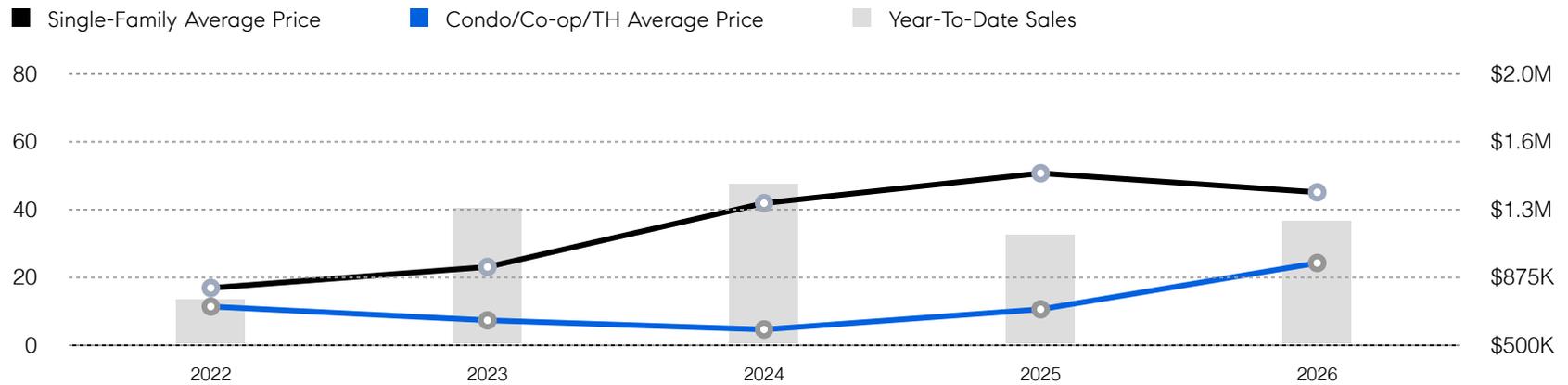


* Line graphs may be hidden due to limited sales data

Livingston

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	36	22	-38.9%	36	22	-38.9%
	ACTIVE LISTINGS	91	53	-41.8%	91	53	-41.8%
	# OF SALES	30	34	13.3%	30	34	13.3%
	SALES VOLUME	\$43,525,500	\$45,754,004	5.1%	\$43,525,500	\$45,754,004	5.1%
	MEDIAN PRICE	\$1,277,500	\$1,107,500	-13.3%	\$1,277,500	\$1,107,500	-13.3%
	AVERAGE PRICE	\$1,450,850	\$1,345,706	-7.2%	\$1,450,850	\$1,345,706	-7.2%
	AVERAGE DOM	31	42	35.5%	31	42	35.5%
Condo/Co-op/TH	CONTRACTS SIGNED	3	1	-66.7%	3	1	-66.7%
	ACTIVE LISTINGS	17	4	-76.5%	17	4	-76.5%
	# OF SALES	2	2	0.0%	2	2	0.0%
	SALES VOLUME	\$1,398,000	\$1,910,000	36.6%	\$1,398,000	\$1,910,000	36.6%
	MEDIAN PRICE	\$699,000	\$955,000	36.6%	\$699,000	\$955,000	36.6%
	AVERAGE PRICE	\$699,000	\$955,000	36.6%	\$699,000	\$955,000	36.6%
	AVERAGE DOM	12	9	-25.0%	12	9	-25.0%

Historic Sales Trends

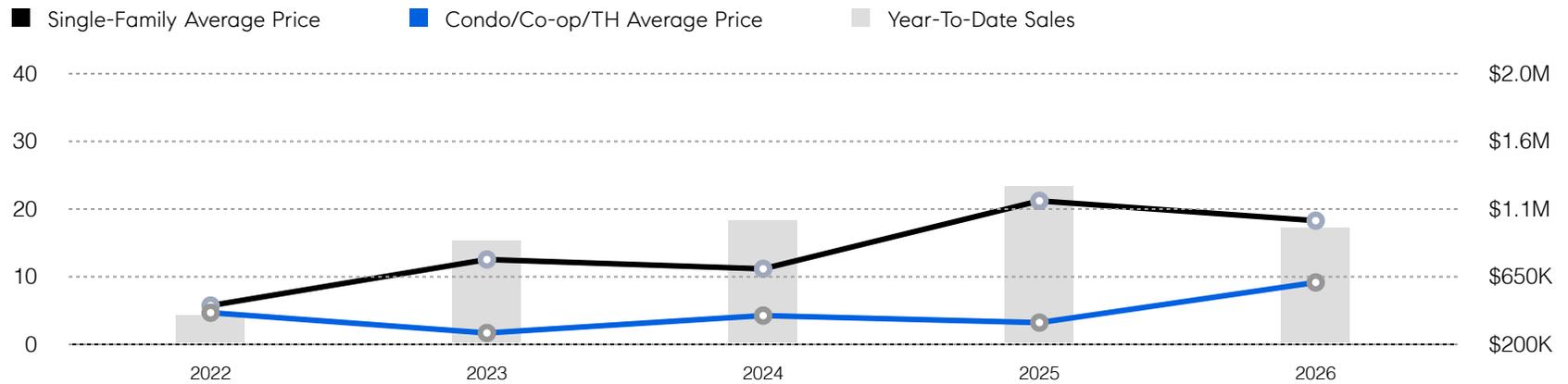


* Line graphs may be hidden due to limited sales data

Maplewood

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	15	20	33.3%	15	20	33.3%
	ACTIVE LISTINGS	19	14	-26.3%	19	14	-26.3%
	# OF SALES	13	16	23.1%	13	16	23.1%
	SALES VOLUME	\$15,010,030	\$16,368,468	9.1%	\$15,010,030	\$16,368,468	9.1%
	MEDIAN PRICE	\$1,250,000	\$695,000	-44.4%	\$1,250,000	\$695,000	-44.4%
	AVERAGE PRICE	\$1,154,618	\$1,023,029	-11.4%	\$1,154,618	\$1,023,029	-11.4%
	AVERAGE DOM	24	32	33.3%	24	32	33.3%
Condo/Co-op/TH	CONTRACTS SIGNED	3	1	-66.7%	3	1	-66.7%
	ACTIVE LISTINGS	2	8	300.0%	2	8	300.0%
	# OF SALES	10	1	-90.0%	10	1	-90.0%
	SALES VOLUME	\$3,449,000	\$612,000	-82.3%	\$3,449,000	\$612,000	-82.3%
	MEDIAN PRICE	\$322,000	\$612,000	90.1%	\$322,000	\$612,000	90.1%
	AVERAGE PRICE	\$344,900	\$612,000	77.4%	\$344,900	\$612,000	77.4%
	AVERAGE DOM	49	25	-49.0%	49	25	-49.0%

Historic Sales Trends

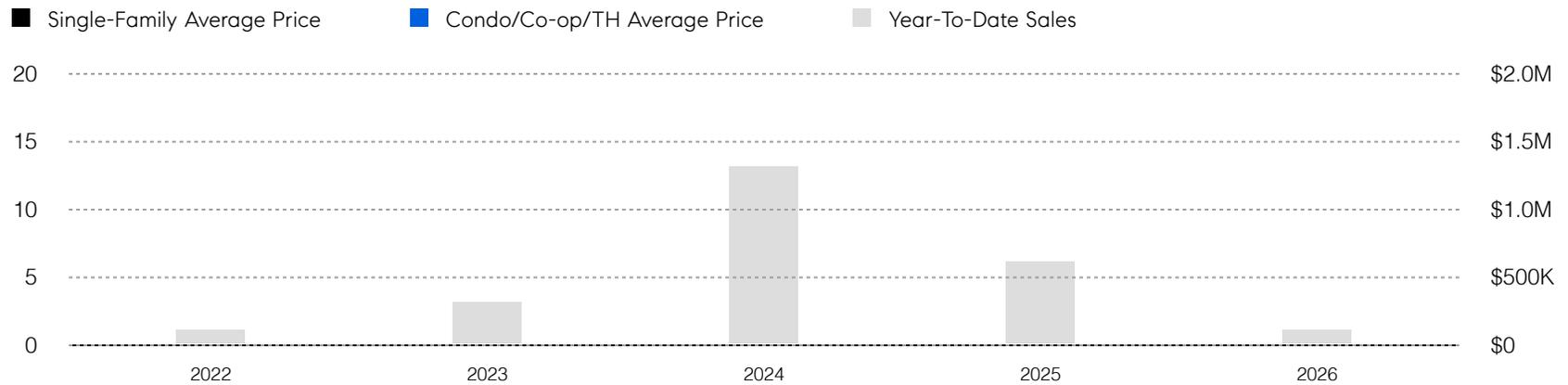


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Millburn

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	2	2	0.0%	2	2	0.0%
	ACTIVE LISTINGS	15	17	13.3%	15	17	13.3%
	# OF SALES	2	0	0.0%	2	0	0.0%
	SALES VOLUME	\$2,551,000	-	-	\$2,551,000	-	-
	MEDIAN PRICE	\$1,275,500	-	-	\$1,275,500	-	-
	AVERAGE PRICE	\$1,275,500	-	-	\$1,275,500	-	-
	AVERAGE DOM	36	-	-	36	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	1	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	4	1	-75.0%	4	1	-75.0%
	SALES VOLUME	\$3,420,000	\$403,000	-88.2%	\$3,420,000	\$403,000	-88.2%
	MEDIAN PRICE	\$855,000	\$403,000	-52.9%	\$855,000	\$403,000	-52.9%
	AVERAGE PRICE	\$855,000	\$403,000	-52.9%	\$855,000	\$403,000	-52.9%
	AVERAGE DOM	53	48	-9.4%	53	48	-9.4%

Historic Sales Trends

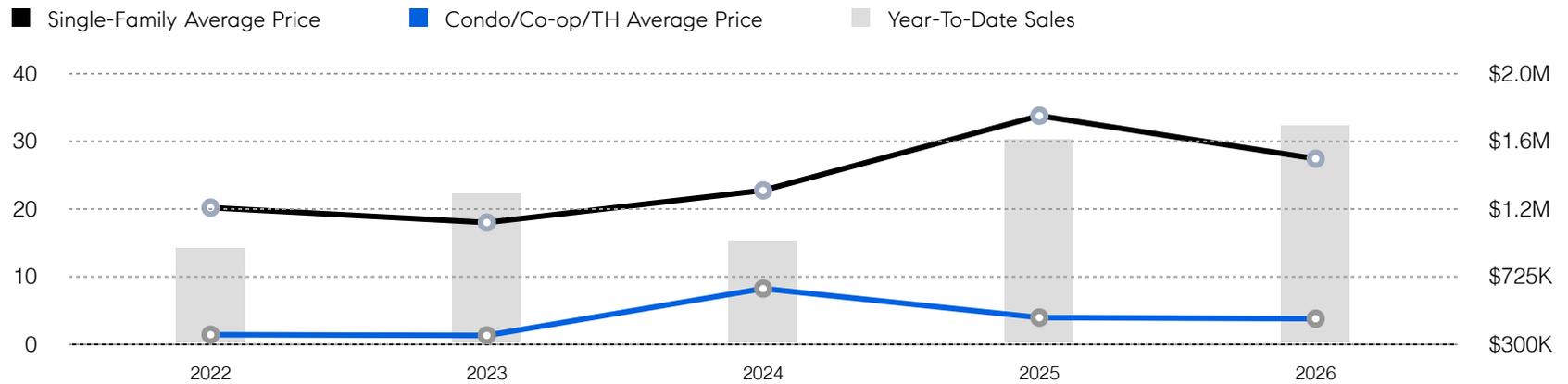


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Montclair

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	21	19	-9.5%	21	19	-9.5%
	ACTIVE LISTINGS	37	31	-16.2%	37	31	-16.2%
	# OF SALES	24	25	4.2%	24	25	4.2%
	SALES VOLUME	\$41,668,000	\$36,650,000	-12.0%	\$41,668,000	\$36,650,000	-12.0%
	MEDIAN PRICE	\$1,424,500	\$840,000	-41.0%	\$1,424,500	\$840,000	-41.0%
	AVERAGE PRICE	\$1,736,167	\$1,466,000	-15.6%	\$1,736,167	\$1,466,000	-15.6%
	AVERAGE DOM	52	28	-46.2%	52	28	-46.2%
Condo/Co-op/TH	CONTRACTS SIGNED	7	8	14.3%	7	8	14.3%
	ACTIVE LISTINGS	8	17	112.5%	8	17	112.5%
	# OF SALES	6	7	16.7%	6	7	16.7%
	SALES VOLUME	\$2,811,000	\$3,230,000	14.9%	\$2,811,000	\$3,230,000	14.9%
	MEDIAN PRICE	\$415,000	\$335,000	-19.3%	\$415,000	\$335,000	-19.3%
	AVERAGE PRICE	\$468,500	\$461,429	-1.5%	\$468,500	\$461,429	-1.5%
	AVERAGE DOM	40	41	2.5%	40	41	2.5%

Historic Sales Trends

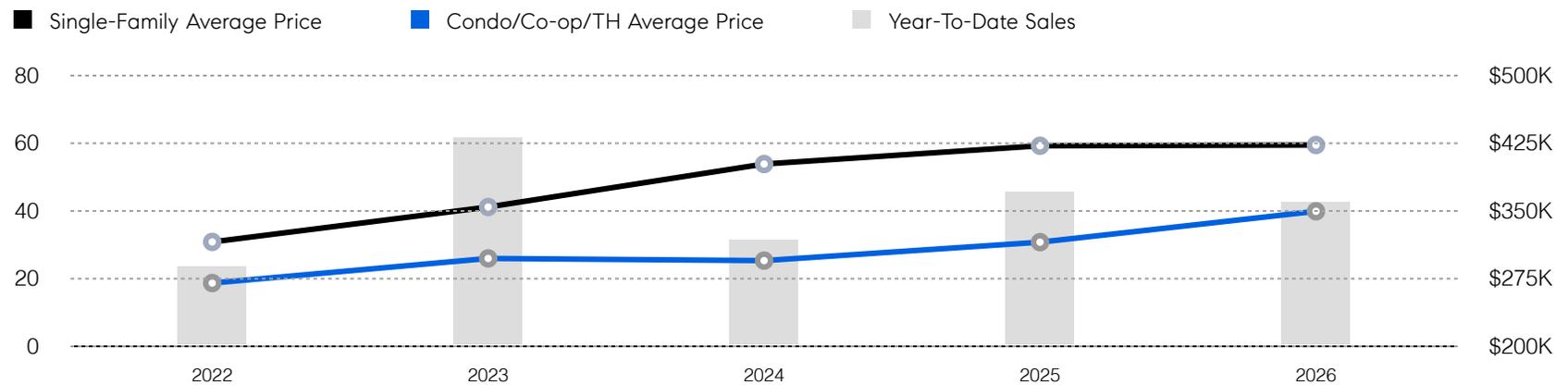


* Line graphs may be hidden due to limited sales data

Newark

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	24	22	-8.3%	24	22	-8.3%
	ACTIVE LISTINGS	171	146	-14.6%	171	146	-14.6%
	# OF SALES	31	28	-9.7%	31	28	-9.7%
	SALES VOLUME	\$13,089,000	\$11,845,500	-9.5%	\$13,089,000	\$11,845,500	-9.5%
	MEDIAN PRICE	\$425,000	\$425,000	-	\$425,000	\$425,000	-
	AVERAGE PRICE	\$422,226	\$423,054	0.2%	\$422,226	\$423,054	0.2%
	AVERAGE DOM	53	64	20.8%	53	64	20.8%
Condo/Co-op/TH	CONTRACTS SIGNED	17	13	-23.5%	17	13	-23.5%
	ACTIVE LISTINGS	43	46	7.0%	43	46	7.0%
	# OF SALES	14	14	0.0%	14	14	0.0%
	SALES VOLUME	\$4,416,000	\$4,895,000	10.8%	\$4,416,000	\$4,895,000	10.8%
	MEDIAN PRICE	\$327,500	\$355,500	8.5%	\$327,500	\$355,500	8.5%
	AVERAGE PRICE	\$315,429	\$349,643	10.8%	\$315,429	\$349,643	10.8%
	AVERAGE DOM	50	69	38.0%	50	69	38.0%

Historic Sales Trends

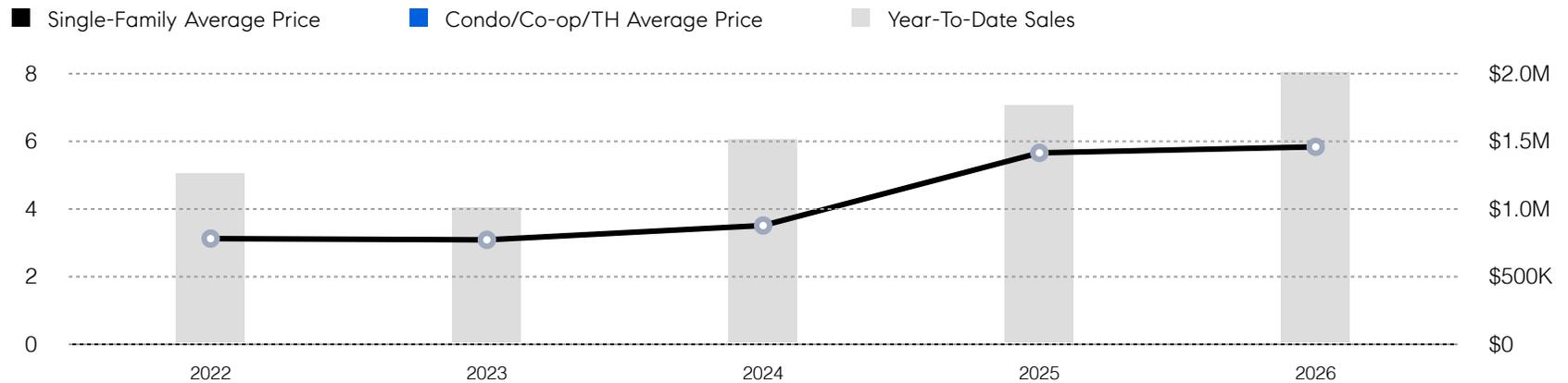


* Line graphs may be hidden due to limited sales data

North Caldwell

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	8	3	-62.5%	8	3	-62.5%
	ACTIVE LISTINGS	22	10	-54.5%	22	10	-54.5%
	# OF SALES	5	7	40.0%	5	7	40.0%
	SALES VOLUME	\$7,075,000	\$10,215,000	44.4%	\$7,075,000	\$10,215,000	44.4%
	MEDIAN PRICE	\$1,325,000	\$1,350,000	1.9%	\$1,325,000	\$1,350,000	1.9%
	AVERAGE PRICE	\$1,415,000	\$1,459,286	3.1%	\$1,415,000	\$1,459,286	3.1%
	AVERAGE DOM	24	31	29.2%	24	31	29.2%
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	2	1	-50.0%	2	1	-50.0%
	SALES VOLUME	\$1,360,000	\$670,000	-50.7%	\$1,360,000	\$670,000	-50.7%
	MEDIAN PRICE	\$680,000	\$670,000	-1.5%	\$680,000	\$670,000	-1.5%
	AVERAGE PRICE	\$680,000	\$670,000	-1.5%	\$680,000	\$670,000	-1.5%
	AVERAGE DOM	11	54	390.9%	11	54	390.9%

Historic Sales Trends

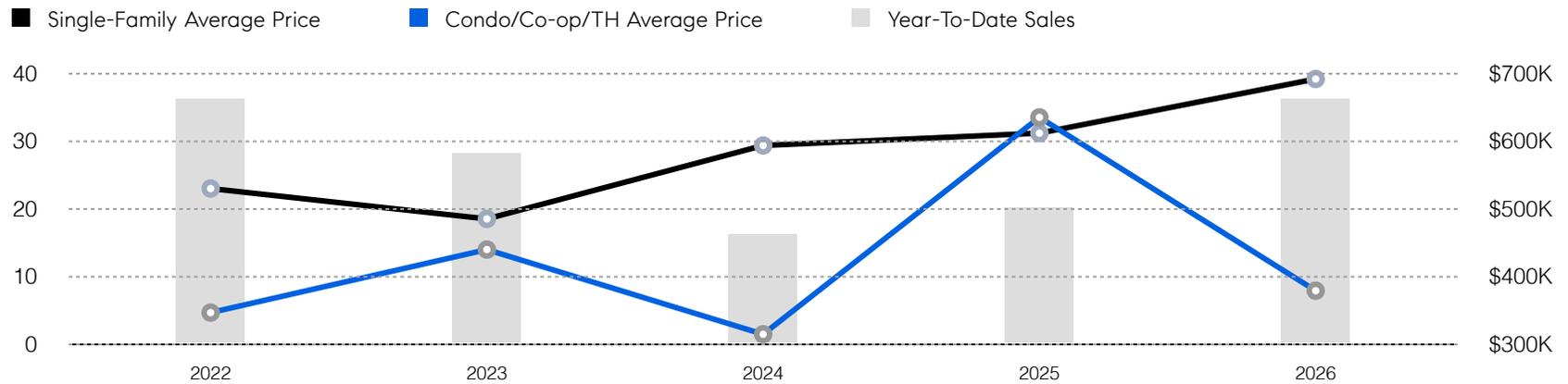


* Line graphs may be hidden due to limited sales data

Nutley

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	16	19	18.8%	16	19	18.8%
	ACTIVE LISTINGS	45	19	-57.8%	45	19	-57.8%
	# OF SALES	16	28	75.0%	16	28	75.0%
	SALES VOLUME	\$9,794,300	\$19,383,000	97.9%	\$9,794,300	\$19,383,000	97.9%
	MEDIAN PRICE	\$567,500	\$638,000	12.4%	\$567,500	\$638,000	12.4%
	AVERAGE PRICE	\$612,144	\$692,250	13.1%	\$612,144	\$692,250	13.1%
	AVERAGE DOM	56	36	-35.7%	56	36	-35.7%
Condo/Co-op/TH	CONTRACTS SIGNED	1	9	800.0%	1	9	800.0%
	ACTIVE LISTINGS	16	8	-50.0%	16	8	-50.0%
	# OF SALES	4	8	100.0%	4	8	100.0%
	SALES VOLUME	\$2,542,000	\$3,035,000	19.4%	\$2,542,000	\$3,035,000	19.4%
	MEDIAN PRICE	\$635,500	\$240,000	-62.2%	\$635,500	\$240,000	-62.2%
	AVERAGE PRICE	\$635,500	\$379,375	-40.3%	\$635,500	\$379,375	-40.3%
	AVERAGE DOM	8	32	300.0%	8	32	300.0%

Historic Sales Trends

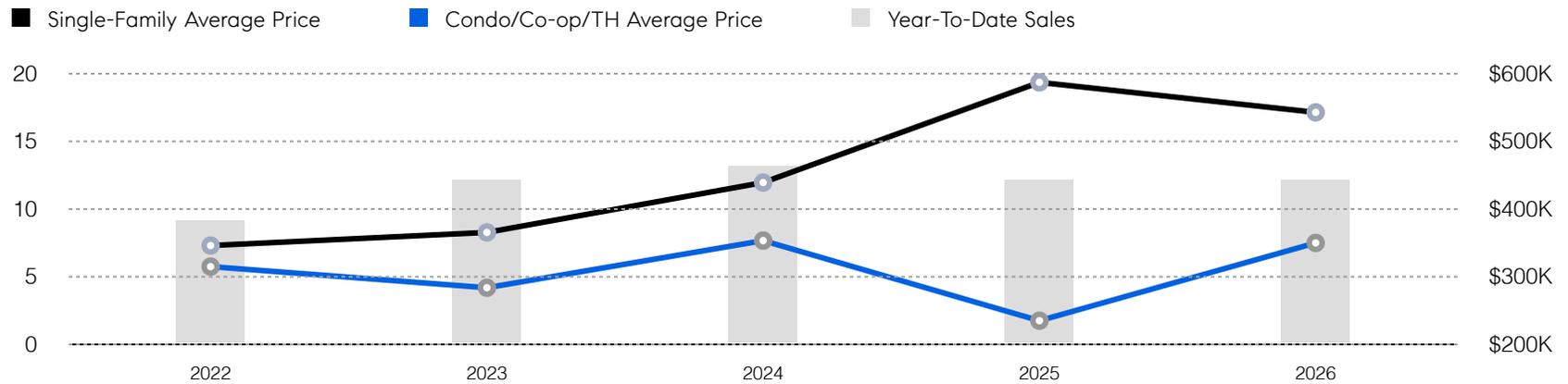


* Line graphs may be hidden due to limited sales data

Orange

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	6	8	33.3%	6	8	33.3%
	ACTIVE LISTINGS	42	41	-2.4%	42	41	-2.4%
	# OF SALES	8	10	25.0%	8	10	25.0%
	SALES VOLUME	\$4,698,000	\$5,428,900	15.6%	\$4,698,000	\$5,428,900	15.6%
	MEDIAN PRICE	\$557,000	\$509,950	-8.4%	\$557,000	\$509,950	-8.4%
	AVERAGE PRICE	\$587,250	\$542,890	-7.6%	\$587,250	\$542,890	-7.6%
	AVERAGE DOM	64	75	17.2%	64	75	17.2%
Condo/Co-op/TH	CONTRACTS SIGNED	2	0	0.0%	2	0	0.0%
	ACTIVE LISTINGS	19	6	-68.4%	19	6	-68.4%
	# OF SALES	4	2	-50.0%	4	2	-50.0%
	SALES VOLUME	\$940,000	\$700,000	-25.5%	\$940,000	\$700,000	-25.5%
	MEDIAN PRICE	\$232,500	\$350,000	50.5%	\$232,500	\$350,000	50.5%
	AVERAGE PRICE	\$235,000	\$350,000	48.9%	\$235,000	\$350,000	48.9%
	AVERAGE DOM	126	93	-26.2%	126	93	-26.2%

Historic Sales Trends

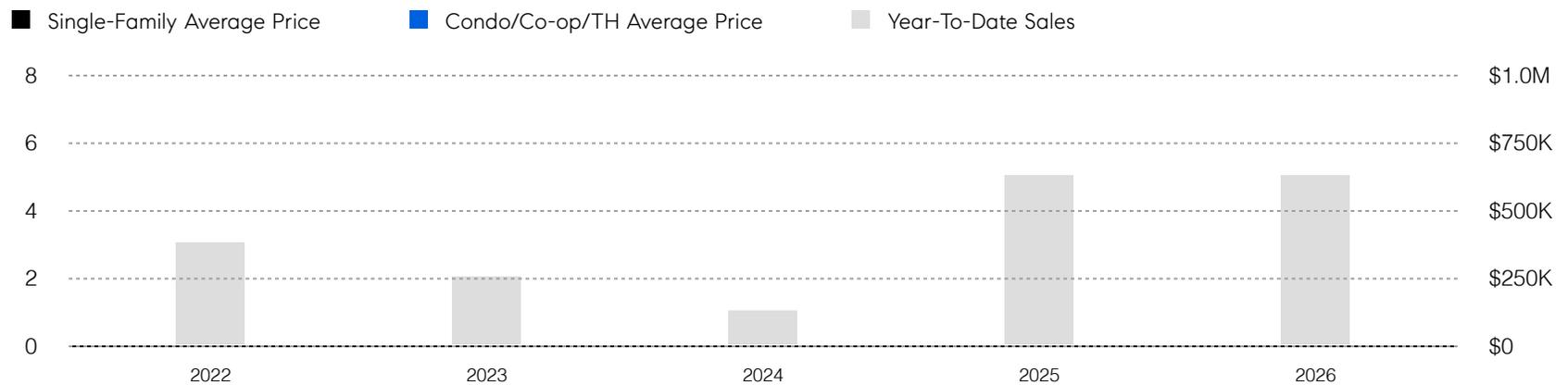


* Line graphs may be hidden due to limited sales data

Roseland

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	1	0	0.0%	1	0	0.0%
	ACTIVE LISTINGS	9	15	66.7%	9	15	66.7%
	# OF SALES	3	3	0.0%	3	3	0.0%
	SALES VOLUME	\$2,018,000	\$2,405,000	19.2%	\$2,018,000	\$2,405,000	19.2%
	MEDIAN PRICE	\$650,000	\$815,000	25.4%	\$650,000	\$815,000	25.4%
	AVERAGE PRICE	\$672,667	\$801,667	19.2%	\$672,667	\$801,667	19.2%
	AVERAGE DOM	28	73	160.7%	28	73	160.7%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	3	6	100.0%	3	6	100.0%
	# OF SALES	2	2	0.0%	2	2	0.0%
	SALES VOLUME	\$1,160,000	\$1,960,000	69.0%	\$1,160,000	\$1,960,000	69.0%
	MEDIAN PRICE	\$580,000	\$980,000	69.0%	\$580,000	\$980,000	69.0%
	AVERAGE PRICE	\$580,000	\$980,000	69.0%	\$580,000	\$980,000	69.0%
	AVERAGE DOM	18	54	200.0%	18	54	200.0%

Historic Sales Trends

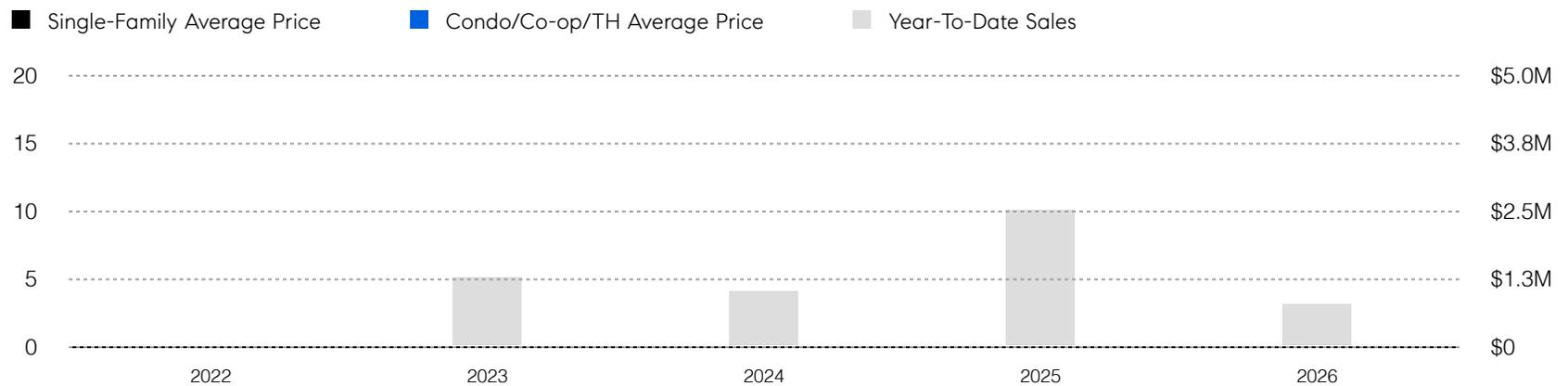


* Line graphs may be hidden due to limited sales data

Short Hills

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	7	3	-57.1%	7	3	-57.1%
	ACTIVE LISTINGS	16	24	50.0%	16	24	50.0%
	# OF SALES	10	3	-70.0%	10	3	-70.0%
	SALES VOLUME	\$28,299,000	\$12,375,000	-56.3%	\$28,299,000	\$12,375,000	-56.3%
	MEDIAN PRICE	\$2,500,000	\$4,000,000	60.0%	\$2,500,000	\$4,000,000	60.0%
	AVERAGE PRICE	\$2,829,900	\$4,125,000	45.8%	\$2,829,900	\$4,125,000	45.8%
	AVERAGE DOM	32	8	-75.0%	32	8	-75.0%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

Historic Sales Trends

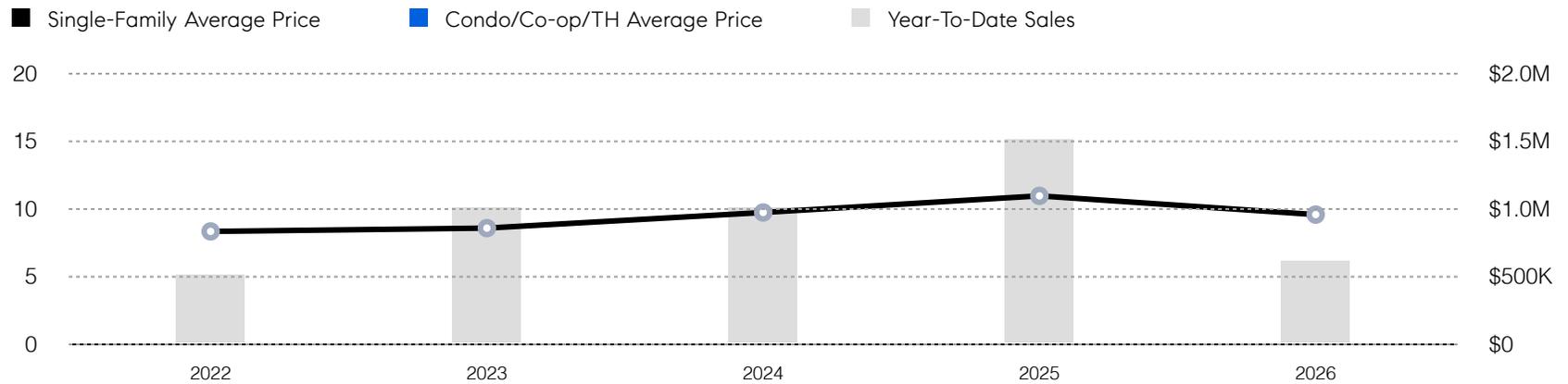


* Line graphs may be hidden due to limited sales data

South Orange

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	7	11	57.1%	7	11	57.1%
	ACTIVE LISTINGS	16	21	31.3%	16	21	31.3%
	# OF SALES	15	5	-66.7%	15	5	-66.7%
	SALES VOLUME	\$16,463,000	\$4,796,000	-70.9%	\$16,463,000	\$4,796,000	-70.9%
	MEDIAN PRICE	\$1,140,000	\$875,000	-23.2%	\$1,140,000	\$875,000	-23.2%
	AVERAGE PRICE	\$1,097,533	\$959,200	-12.6%	\$1,097,533	\$959,200	-12.6%
	AVERAGE DOM	36	63	75.0%	36	63	75.0%
Condo/Co-op/TH	CONTRACTS SIGNED	4	1	-75.0%	4	1	-75.0%
	ACTIVE LISTINGS	5	6	20.0%	5	6	20.0%
	# OF SALES	0	1	0.0%	0	1	0.0%
	SALES VOLUME	-	\$265,000	-	-	\$265,000	-
	MEDIAN PRICE	-	\$265,000	-	-	\$265,000	-
	AVERAGE PRICE	-	\$265,000	-	-	\$265,000	-
	AVERAGE DOM	-	16	-	-	16	-

Historic Sales Trends

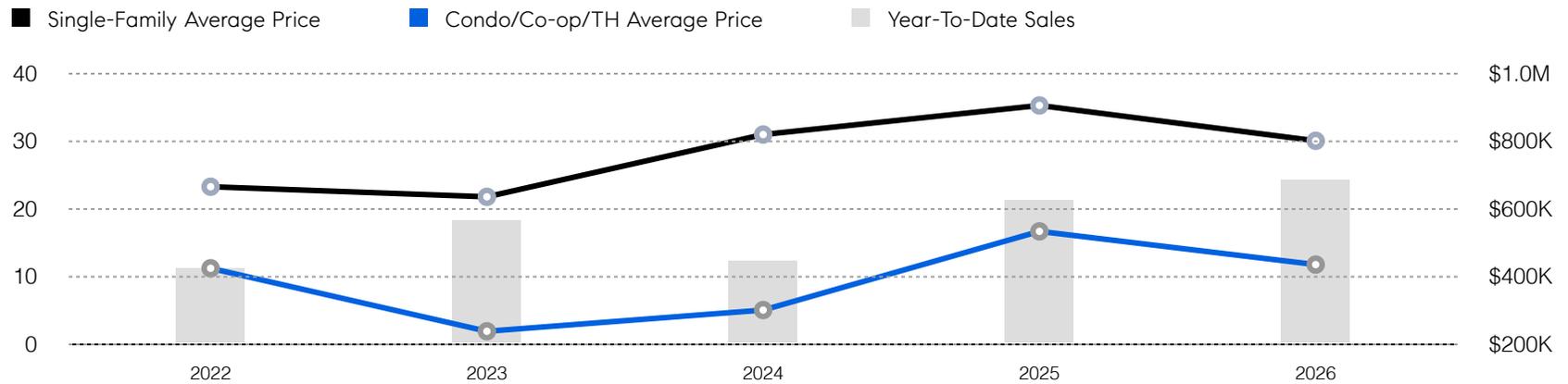


* Line graphs may be hidden due to limited sales data

Verona

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	12	3	-75.0%	12	3	-75.0%
	ACTIVE LISTINGS	19	3	-84.2%	19	3	-84.2%
	# OF SALES	15	11	-26.7%	15	11	-26.7%
	SALES VOLUME	\$13,593,500	\$8,819,151	-35.1%	\$13,593,500	\$8,819,151	-35.1%
	MEDIAN PRICE	\$850,000	\$785,000	-7.6%	\$850,000	\$785,000	-7.6%
	AVERAGE PRICE	\$906,233	\$801,741	-11.5%	\$906,233	\$801,741	-11.5%
	AVERAGE DOM	19	24	26.3%	19	24	26.3%
Condo/Co-op/TH	CONTRACTS SIGNED	7	3	-57.1%	7	3	-57.1%
	ACTIVE LISTINGS	26	15	-42.3%	26	15	-42.3%
	# OF SALES	6	13	116.7%	6	13	116.7%
	SALES VOLUME	\$3,205,000	\$5,666,800	76.8%	\$3,205,000	\$5,666,800	76.8%
	MEDIAN PRICE	\$502,500	\$357,900	-28.8%	\$502,500	\$357,900	-28.8%
	AVERAGE PRICE	\$534,167	\$435,908	-18.4%	\$534,167	\$435,908	-18.4%
	AVERAGE DOM	36	40	11.1%	36	40	11.1%

Historic Sales Trends

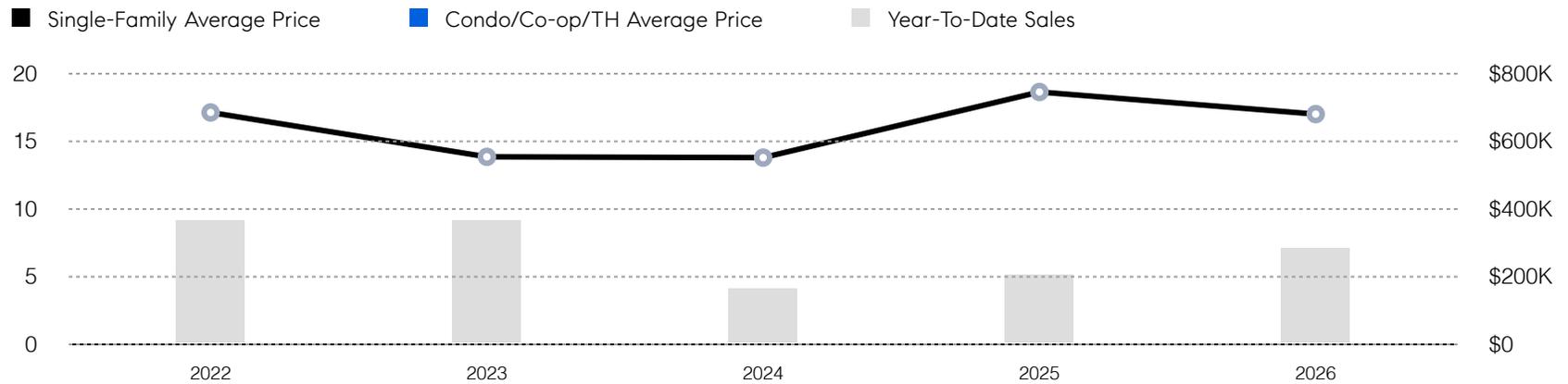


* Line graphs may be hidden due to limited sales data

West Caldwell

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	5	6	20.0%	5	6	20.0%
	ACTIVE LISTINGS	10	6	-40.0%	10	6	-40.0%
	# OF SALES	5	7	40.0%	5	7	40.0%
	SALES VOLUME	\$3,730,000	\$4,764,346	27.7%	\$3,730,000	\$4,764,346	27.7%
	MEDIAN PRICE	\$750,000	\$630,000	-16.0%	\$750,000	\$630,000	-16.0%
	AVERAGE PRICE	\$746,000	\$680,621	-8.8%	\$746,000	\$680,621	-8.8%
	AVERAGE DOM	19	27	42.1%	19	27	42.1%
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	-	-	-	-	-	-

Historic Sales Trends

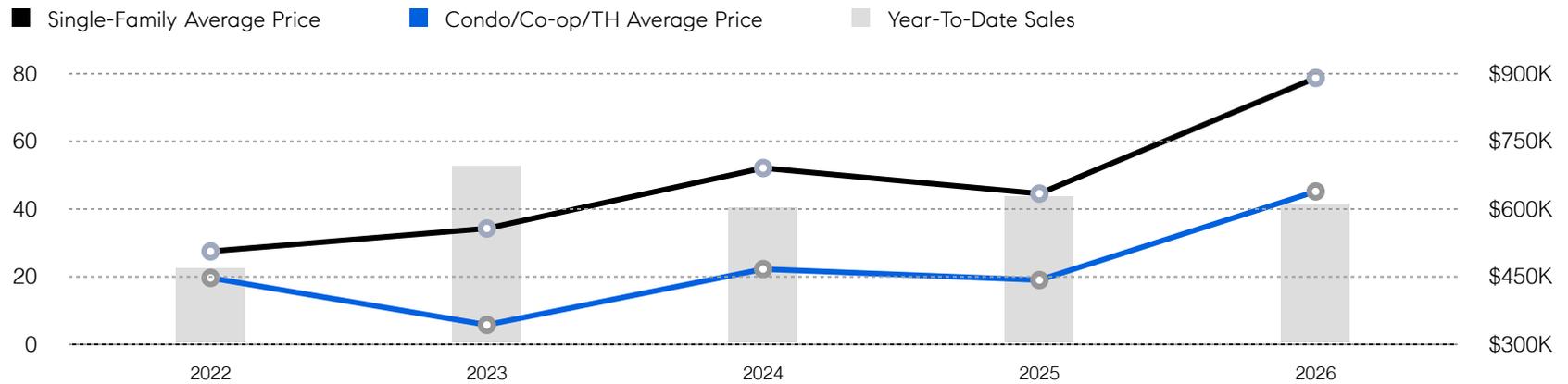


* Line graphs may be hidden due to limited sales data

West Orange

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	32	25	-21.9%	32	25	-21.9%
	ACTIVE LISTINGS	89	74	-16.9%	89	74	-16.9%
	# OF SALES	35	30	-14.3%	35	30	-14.3%
	SALES VOLUME	\$22,197,950	\$26,721,000	20.4%	\$22,197,950	\$26,721,000	20.4%
	MEDIAN PRICE	\$590,000	\$535,000	-9.3%	\$590,000	\$535,000	-9.3%
	AVERAGE PRICE	\$634,227	\$890,700	40.4%	\$634,227	\$890,700	40.4%
	AVERAGE DOM	37	36	-2.7%	37	36	-2.7%
Condo/Co-op/TH	CONTRACTS SIGNED	12	6	-50.0%	12	6	-50.0%
	ACTIVE LISTINGS	17	23	35.3%	17	23	35.3%
	# OF SALES	8	11	37.5%	8	11	37.5%
	SALES VOLUME	\$3,541,000	\$7,029,000	98.5%	\$3,541,000	\$7,029,000	98.5%
	MEDIAN PRICE	\$353,000	\$659,000	86.7%	\$353,000	\$659,000	86.7%
	AVERAGE PRICE	\$442,625	\$639,000	44.4%	\$442,625	\$639,000	44.4%
	AVERAGE DOM	35	36	2.9%	35	36	2.9%

Historic Sales Trends



* Line graphs may be hidden due to limited sales data

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

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