



June 2026

Essex County Market Report

COMPASS

Essex County Overview

Year-To-Date Sales

2,794

-4.4% Year-To-Date
19.1% Month-Over-Month

Year-To-Date Contracts

3,470

1.6% Year-To-Date
-9.7% Month-Over-Month

Single-Family
Average Sale Price

\$1.0M

7.4% Year-To-Date
9.9% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$523K

6.8% Year-To-Date
17.2% Month-Over-Month

Average Days On Market

29

0.0% Year-To-Date
3.7% Month-Over-Month

Active Listings

1,307

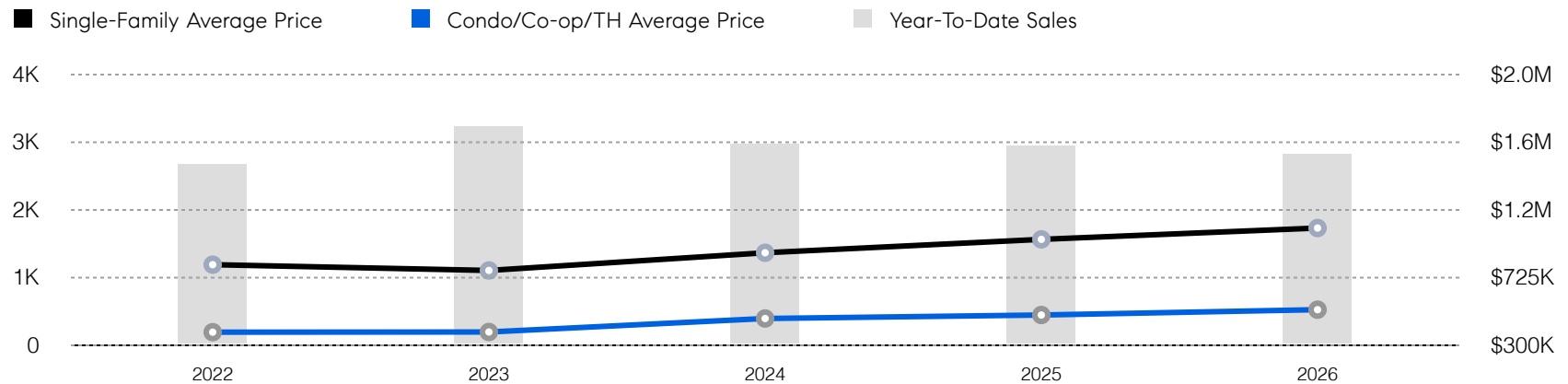
-26.1% Year-Over-Year
-15.9% Month-Over-Month



Essex County Overview

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	2,742	2,781	1.4%	497	586	17.9%
	ACTIVE LISTINGS	1,402	1,025	-26.9%	1,402	1,025	-26.9%
	# OF SALES	2,321	2,220	-4.4%	560	537	-4.1%
	SALES VOLUME	\$2,240,535,940	\$2,300,809,230	2.7%	\$590,978,193	\$635,571,925	7.5%
	MEDIAN PRICE	\$765,000	\$785,000	2.6%	\$853,000	\$918,000	7.6%
	AVERAGE PRICE	\$965,332	\$1,036,401	7.4%	\$1,055,318	\$1,183,560	12.2%
	AVERAGE DOM	32	31	-3.1%	23	21	-8.7%
	% OF ASKING PRICE	111.0%	24885.2%	24,774.2%	112.4%	112.6%	0.3%
Condo/Co-op/TH	CONTRACTS SIGNED	675	689	2.1%	123	143	16.3%
	ACTIVE LISTINGS	366	282	-23.0%	366	282	-23.0%
	# OF SALES	603	574	-4.8%	104	142	36.5%
	SALES VOLUME	\$295,633,435	\$300,643,162	1.7%	\$51,743,850	\$84,445,752	63.2%
	MEDIAN PRICE	\$415,000	\$452,150	9.0%	\$442,500	\$535,000	20.9%
	AVERAGE PRICE	\$490,271	\$523,769	6.8%	\$497,537	\$594,688	19.5%
	AVERAGE DOM	35	35	0.0%	28	31	10.7%
	% OF ASKING PRICE	105.5%	103.4%	-2.1%	105.2%	104.1%	-1.1%

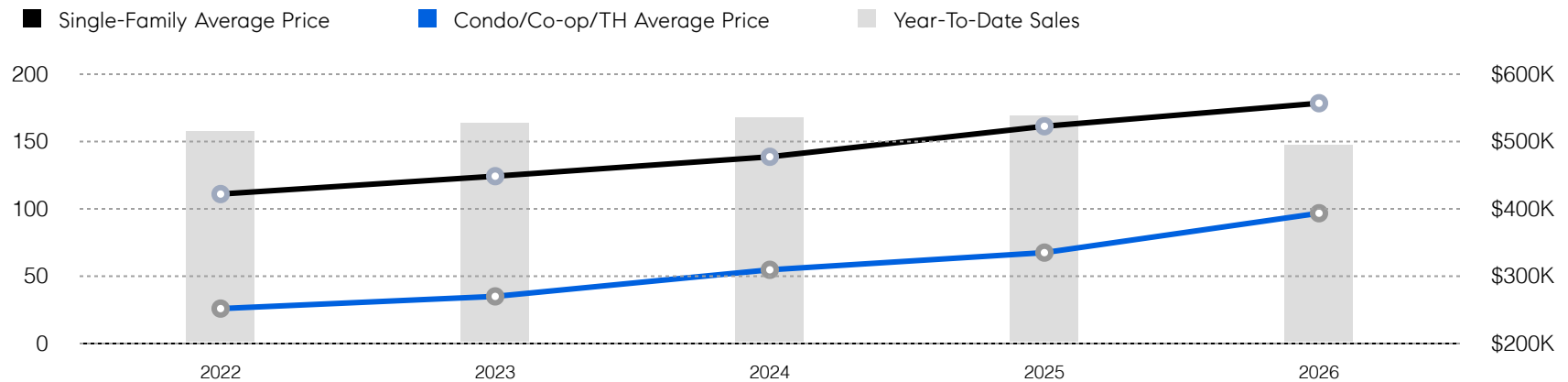
Historic Sales Trends



Belleville

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	130	135	3.8%	12	30	150.0%
	ACTIVE LISTINGS	59	55	-6.8%	59	55	-6.8%
	# OF SALES	118	105	-11.0%	15	21	40.0%
	SALES VOLUME	\$61,672,708	\$58,475,000	-5.2%	\$8,051,000	\$11,756,000	46.0%
	MEDIAN PRICE	\$532,500	\$560,000	5.2%	\$560,000	\$570,000	1.8%
	AVERAGE PRICE	\$522,650	\$556,905	6.6%	\$536,733	\$559,810	4.3%
	AVERAGE DOM	35	37	5.7%	43	32	-25.6%
	% OF ASKING PRICE	105.3%	103.3%	-1.9%	107.5%	105.0%	-2.5%
Condo/Co-op/TH	CONTRACTS SIGNED	47	49	4.3%	10	12	20.0%
	ACTIVE LISTINGS	28	15	-46.4%	28	15	-46.4%
	# OF SALES	50	41	-18.0%	6	8	33.3%
	SALES VOLUME	\$16,750,500	\$16,134,000	-3.7%	\$2,054,000	\$3,555,000	73.1%
	MEDIAN PRICE	\$327,000	\$380,000	16.2%	\$321,000	\$483,000	50.5%
	AVERAGE PRICE	\$335,010	\$393,512	17.5%	\$342,333	\$444,375	29.8%
	AVERAGE DOM	41	41	0.0%	21	21	0.0%
	% OF ASKING PRICE	105.5%	102.5%	-3.1%	112.0%	103.3%	-8.7%

Historic Sales Trends

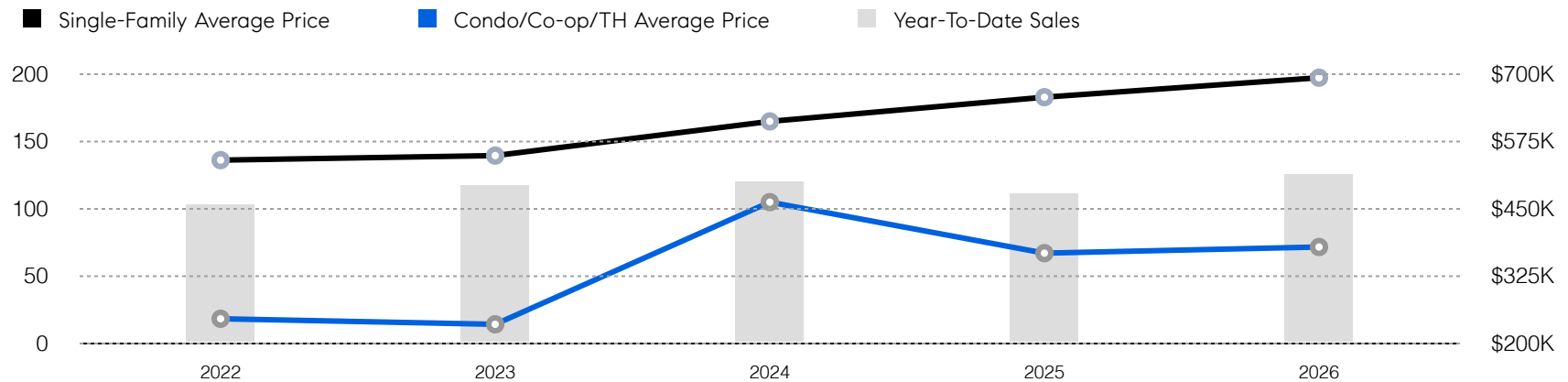


* Line graphs may be hidden due to limited sales data

Bloomfield

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	103	123	19.4%	14	23	64.3%
	ACTIVE LISTINGS	44	34	-22.7%	44	34	-22.7%
	# OF SALES	91	103	13.2%	23	26	13.0%
	SALES VOLUME	\$59,817,005	\$71,427,100	19.4%	\$15,395,999	\$18,357,720	19.2%
	MEDIAN PRICE	\$640,000	\$650,000	1.6%	\$640,000	\$662,500	3.5%
	AVERAGE PRICE	\$657,330	\$693,467	5.5%	\$669,391	\$706,066	5.5%
	AVERAGE DOM	26	33	26.9%	23	21	-8.7%
	% OF ASKING PRICE	110.2%	111.9%	1.8%	109.7%	111.7%	2.0%
Condo/Co-op/TH	CONTRACTS SIGNED	21	26	23.8%	2	6	200.0%
	ACTIVE LISTINGS	6	7	16.7%	6	7	16.7%
	# OF SALES	19	21	10.5%	3	7	133.3%
	SALES VOLUME	\$6,987,900	\$7,963,323	14.0%	\$1,365,000	\$3,141,900	130.2%
	MEDIAN PRICE	\$297,000	\$345,000	16.2%	\$550,000	\$440,000	-20.0%
	AVERAGE PRICE	\$367,784	\$379,206	3.1%	\$455,000	\$448,843	-1.4%
	AVERAGE DOM	45	38	-15.6%	67	33	-50.7%
	% OF ASKING PRICE	105.1%	103.0%	-2.2%	103.5%	104.9%	1.4%

Historic Sales Trends

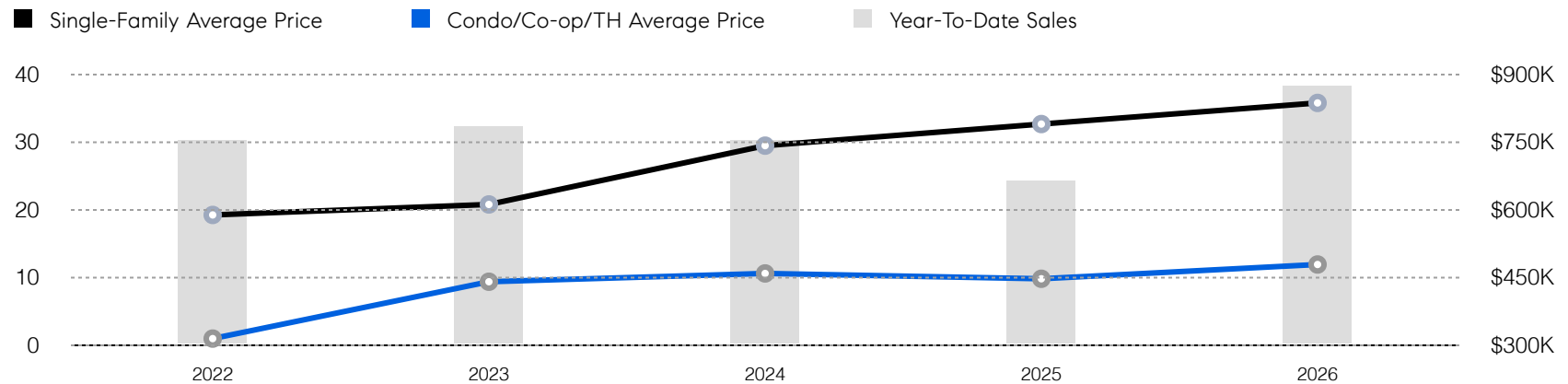


* Line graphs may be hidden due to limited sales data

Caldwell

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	21	24	14.3%	5	6	20.0%
	ACTIVE LISTINGS	5	2	-60.0%	5	2	-60.0%
	# OF SALES	16	24	50.0%	4	6	50.0%
	SALES VOLUME	\$12,646,000	\$20,093,000	58.9%	\$4,315,000	\$5,125,000	18.8%
	MEDIAN PRICE	\$732,500	\$802,500	9.6%	\$1,115,000	\$690,000	-38.1%
	AVERAGE PRICE	\$790,375	\$837,208	5.9%	\$1,078,750	\$854,167	-20.8%
	AVERAGE DOM	35	17	-51.4%	19	17	-10.5%
	% OF ASKING PRICE	105.2%	106.5%	1.3%	108.4%	104.3%	-4.1%
Condo/Co-op/TH	CONTRACTS SIGNED	12	15	25.0%	2	5	150.0%
	ACTIVE LISTINGS	4	5	25.0%	4	5	25.0%
	# OF SALES	8	14	75.0%	0	2	0.0%
	SALES VOLUME	\$3,580,000	\$6,707,555	87.4%	-	\$926,000	-
	MEDIAN PRICE	\$432,000	\$471,278	9.1%	-	\$463,000	-
	AVERAGE PRICE	\$447,500	\$479,111	7.1%	-	\$463,000	-
	AVERAGE DOM	19	31	63.2%	-	38	-
	% OF ASKING PRICE	105.9%	103.4%	-2.4%	-	102.6%	-

Historic Sales Trends

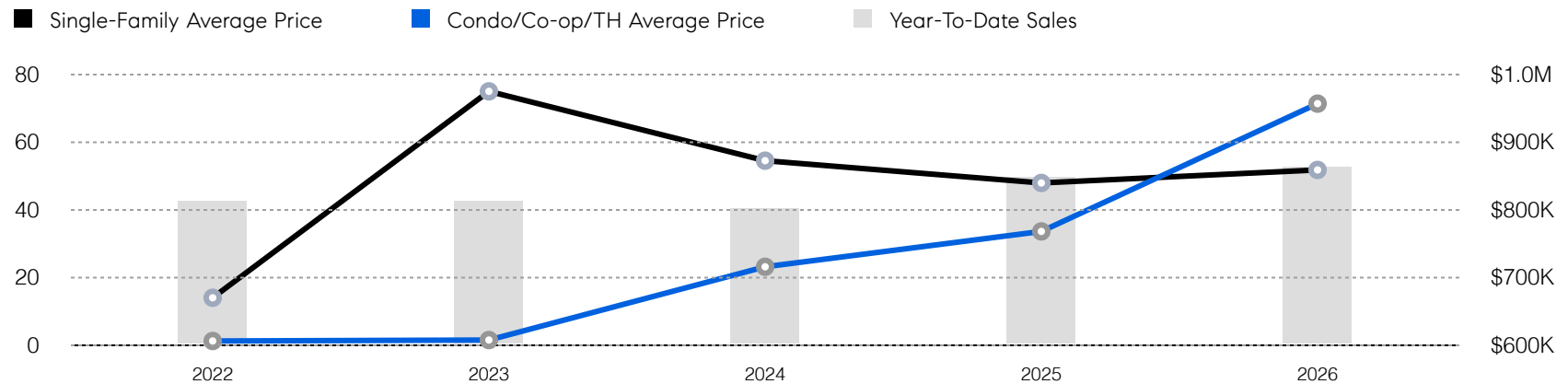


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Cedar Grove

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	38	46	21.1%	7	14	100.0%
	ACTIVE LISTINGS	17	9	-47.1%	17	9	-47.1%
	# OF SALES	33	32	-3.0%	9	7	-22.2%
	SALES VOLUME	\$27,716,500	\$27,492,077	-0.8%	\$8,168,000	\$5,681,000	-30.4%
	MEDIAN PRICE	\$730,000	\$802,500	9.9%	\$850,000	\$800,000	-5.9%
	AVERAGE PRICE	\$839,894	\$859,127	2.3%	\$907,556	\$811,571	-10.6%
	AVERAGE DOM	22	21	-4.5%	16	12	-25.0%
	% OF ASKING PRICE	110.5%	108.8%	-1.7%	111.1%	111.8%	0.7%
Condo/Co-op/TH	CONTRACTS SIGNED	19	23	21.1%	4	5	25.0%
	ACTIVE LISTINGS	3	4	33.3%	3	4	33.3%
	# OF SALES	16	20	25.0%	3	2	-33.3%
	SALES VOLUME	\$12,292,400	\$19,141,500	55.7%	\$2,039,000	\$1,877,000	-7.9%
	MEDIAN PRICE	\$750,000	\$872,500	16.3%	\$700,000	\$938,500	34.1%
	AVERAGE PRICE	\$768,275	\$957,075	24.6%	\$679,667	\$938,500	38.1%
	AVERAGE DOM	27	27	0.0%	10	19	90.0%
	% OF ASKING PRICE	106.4%	110.0%	3.7%	111.6%	108.5%	-3.1%

Historic Sales Trends

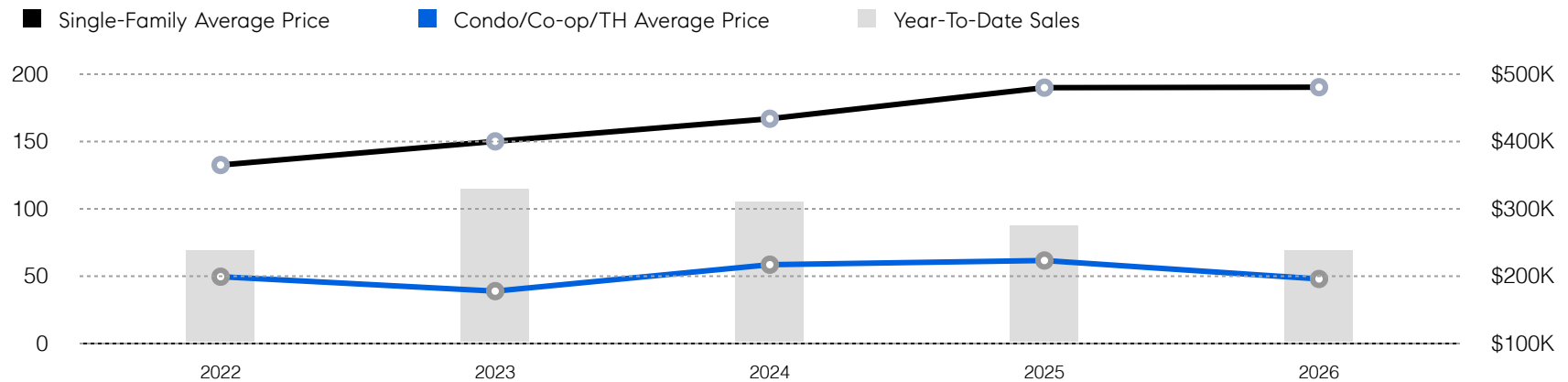


* Line graphs may be hidden due to limited sales data

East Orange

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	81	72	-11.1%	17	13	-23.5%
	ACTIVE LISTINGS	38	32	-15.8%	38	32	-15.8%
	# OF SALES	71	56	-21.1%	12	12	0.0%
	SALES VOLUME	\$34,080,490	\$26,918,026	-21.0%	\$5,785,000	\$6,138,526	6.1%
	MEDIAN PRICE	\$492,000	\$475,000	-3.5%	\$480,000	\$511,000	6.5%
	AVERAGE PRICE	\$480,007	\$480,679	0.1%	\$482,083	\$511,544	6.1%
	AVERAGE DOM	52	41	-21.2%	25	20	-20.0%
	% OF ASKING PRICE	105.4%	105.4%	0.0%	106.9%	106.1%	-0.8%
Condo/Co-op/TH	CONTRACTS SIGNED	15	17	13.3%	3	2	-33.3%
	ACTIVE LISTINGS	14	14	0.0%	14	14	0.0%
	# OF SALES	15	12	-20.0%	1	3	200.0%
	SALES VOLUME	\$3,349,448	\$2,350,500	-29.8%	\$241,200	\$560,000	132.2%
	MEDIAN PRICE	\$210,000	\$207,250	-1.3%	\$241,200	\$210,000	-12.9%
	AVERAGE PRICE	\$223,297	\$195,875	-12.3%	\$241,200	\$186,667	-22.6%
	AVERAGE DOM	106	102	-3.8%	40	87	117.5%
	% OF ASKING PRICE	94.9%	97.6%	2.7%	100.0%	99.0%	-1.0%

Historic Sales Trends

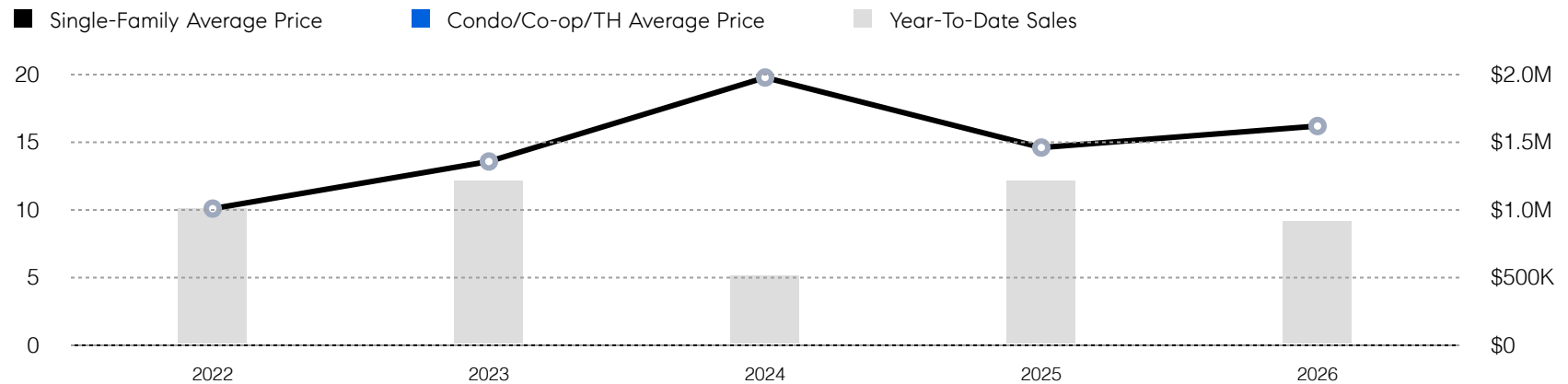


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Essex Fells

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	16	10	-37.5%	4	0	0.0%
	ACTIVE LISTINGS	5	4	-20.0%	5	4	-20.0%
	# OF SALES	12	9	-25.0%	4	0	0.0%
	SALES VOLUME	\$17,531,500	\$14,580,000	-16.8%	\$5,794,000	-	-
	MEDIAN PRICE	\$1,533,750	\$1,595,000	4.0%	\$1,577,500	-	-
	AVERAGE PRICE	\$1,460,958	\$1,620,000	10.9%	\$1,448,500	-	-
	AVERAGE DOM	44	67	52.3%	19	-	-
	% OF ASKING PRICE	102.5%	101.3%	-1.2%	105.2%	-	-
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	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

Historic Sales Trends

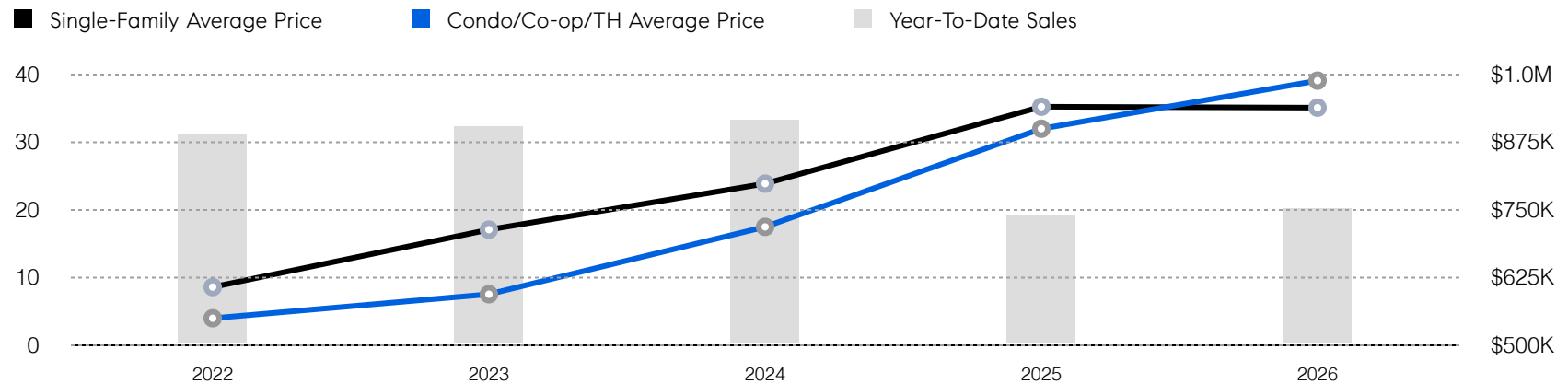


* Line graphs may be hidden due to limited sales data

Fairfield

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	21	29	38.1%	6	5	-16.7%
	ACTIVE LISTINGS	18	11	-38.9%	18	11	-38.9%
	# OF SALES	18	19	5.6%	2	7	250.0%
	SALES VOLUME	\$16,932,000	\$17,840,259	5.4%	\$2,130,000	\$5,970,999	180.3%
	MEDIAN PRICE	\$867,500	\$980,000	13.0%	\$1,065,000	\$810,999	-23.8%
	AVERAGE PRICE	\$940,667	\$938,961	-0.2%	\$1,065,000	\$853,000	-19.9%
	AVERAGE DOM	21	23	9.5%	16	16	0.0%
	% OF ASKING PRICE	104.8%	105.2%	0.3%	105.0%	108.6%	3.6%
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%	0	0	0.0%
	SALES VOLUME	\$900,000	\$988,800	9.9%	-	-	-
	MEDIAN PRICE	\$900,000	\$988,800	9.9%	-	-	-
	AVERAGE PRICE	\$900,000	\$988,800	9.9%	-	-	-
	AVERAGE DOM	23	15	-34.8%	-	-	-
	% OF ASKING PRICE	94.8%	101.4%	6.6%	-	-	-

Historic Sales Trends

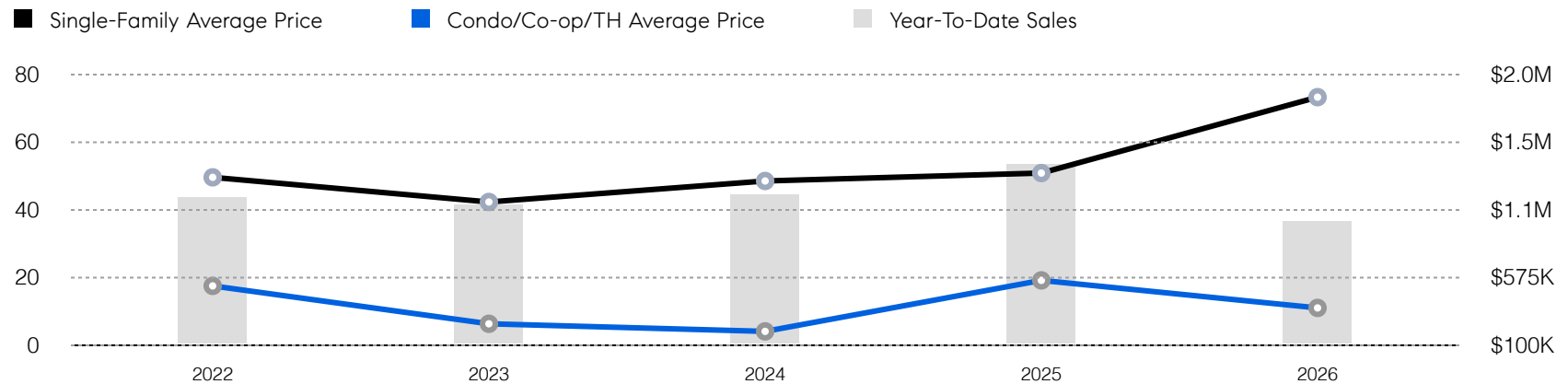


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Glen Ridge

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	59	41	-30.5%	11	8	-27.3%
	ACTIVE LISTINGS	9	4	-55.6%	9	4	-55.6%
	# OF SALES	45	30	-33.3%	16	9	-43.7%
	SALES VOLUME	\$58,900,988	\$55,249,488	-6.2%	\$20,850,999	\$15,422,410	-26.0%
	MEDIAN PRICE	\$1,185,000	\$1,784,000	50.5%	\$1,330,500	\$1,875,000	40.9%
	AVERAGE PRICE	\$1,308,911	\$1,841,650	40.7%	\$1,303,187	\$1,713,601	31.5%
	AVERAGE DOM	26	15	-42.3%	28	12	-57.1%
	% OF ASKING PRICE	128.1%	131.9%	3.8%	122.5%	133.5%	10.9%
Condo/Co-op/TH	CONTRACTS SIGNED	10	8	-20.0%	1	3	200.0%
	ACTIVE LISTINGS	2	0	0.0%	2	0	0.0%
	# OF SALES	8	6	-25.0%	2	1	-50.0%
	SALES VOLUME	\$4,446,000	\$2,175,000	-51.1%	\$767,000	\$220,000	-71.3%
	MEDIAN PRICE	\$469,000	\$292,500	-37.6%	\$383,500	\$220,000	-42.6%
	AVERAGE PRICE	\$555,750	\$362,500	-34.8%	\$383,500	\$220,000	-42.6%
	AVERAGE DOM	26	20	-23.1%	36	20	-44.4%
	% OF ASKING PRICE	115.3%	104.5%	-10.8%	100.8%	104.8%	4.0%

Historic Sales Trends

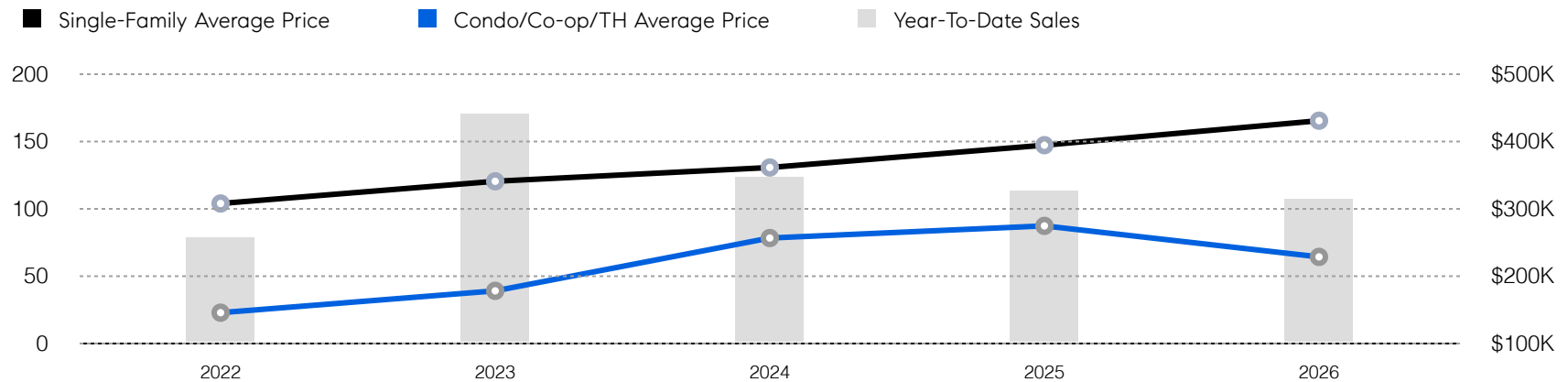


* Line graphs may be hidden due to limited sales data

Irvington

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	103	108	4.9%	18	19	5.6%
	ACTIVE LISTINGS	67	45	-32.8%	67	45	-32.8%
	# OF SALES	105	100	-4.8%	20	16	-20.0%
	SALES VOLUME	\$41,431,602	\$43,093,600	4.0%	\$8,772,000	\$6,611,000	-24.6%
	MEDIAN PRICE	\$390,000	\$450,000	15.4%	\$432,500	\$409,000	-5.4%
	AVERAGE PRICE	\$394,587	\$430,936	9.2%	\$438,600	\$413,188	-5.8%
	AVERAGE DOM	55	46	-16.4%	41	42	2.4%
	% OF ASKING PRICE	105.8%	104.3%	-1.4%	109.0%	97.4%	-11.5%
Condo/Co-op/TH	CONTRACTS SIGNED	7	9	28.6%	2	3	50.0%
	ACTIVE LISTINGS	3	9	200.0%	3	9	200.0%
	# OF SALES	7	6	-14.3%	0	0	0.0%
	SALES VOLUME	\$1,923,000	\$1,372,000	-28.7%	-	-	-
	MEDIAN PRICE	\$265,000	\$215,000	-18.9%	-	-	-
	AVERAGE PRICE	\$274,714	\$228,667	-16.8%	-	-	-
	AVERAGE DOM	32	45	40.6%	-	-	-
	% OF ASKING PRICE	100.7%	98.0%	-2.7%	-	-	-

Historic Sales Trends

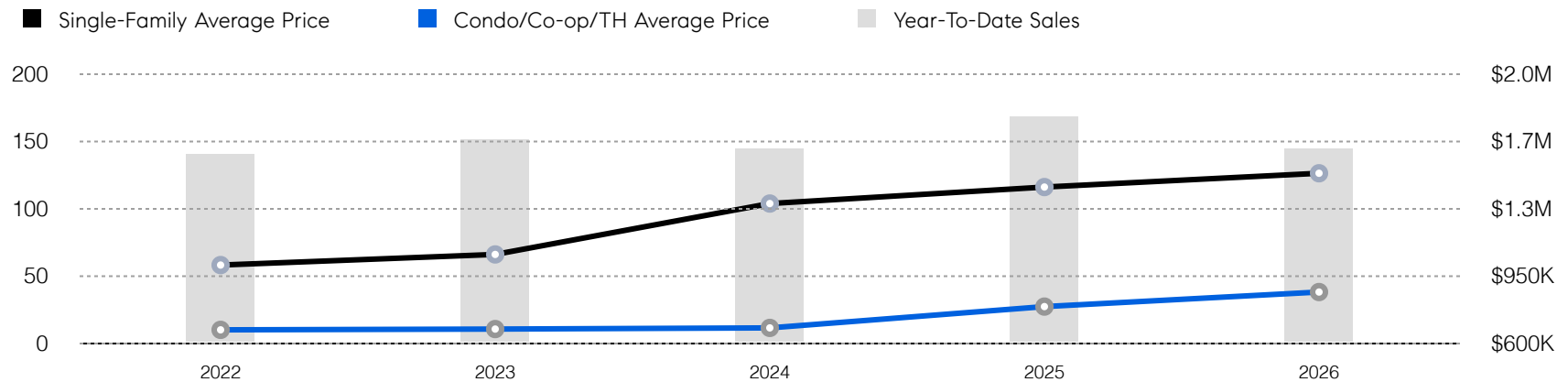


* Line graphs may be hidden due to limited sales data

Livingston

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	169	141	-16.6%	36	37	2.8%
	ACTIVE LISTINGS	55	73	32.7%	55	73	32.7%
	# OF SALES	143	127	-11.2%	31	30	-3.2%
	SALES VOLUME	\$202,103,960	\$188,595,233	-6.7%	\$45,195,200	\$45,706,599	1.1%
	MEDIAN PRICE	\$1,325,000	\$1,360,000	2.6%	\$1,350,000	\$1,380,000	2.2%
	AVERAGE PRICE	\$1,413,314	\$1,485,002	5.1%	\$1,457,910	\$1,523,553	4.5%
	AVERAGE DOM	25	28	12.0%	18	16	-11.1%
	% OF ASKING PRICE	107.4%	103.7%	-3.7%	108.4%	104.3%	-4.1%
Condo/Co-op/TH	CONTRACTS SIGNED	27	19	-29.6%	5	5	0.0%
	ACTIVE LISTINGS	6	7	16.7%	6	7	16.7%
	# OF SALES	24	16	-33.3%	3	9	200.0%
	SALES VOLUME	\$19,007,000	\$13,881,999	-27.0%	\$2,330,000	\$7,905,999	239.3%
	MEDIAN PRICE	\$830,000	\$856,500	3.2%	\$710,000	\$855,000	20.4%
	AVERAGE PRICE	\$791,958	\$867,625	9.6%	\$776,667	\$878,444	13.1%
	AVERAGE DOM	27	22	-18.5%	22	24	9.1%
	% OF ASKING PRICE	101.8%	101.3%	-0.5%	101.6%	101.1%	-0.5%

Historic Sales Trends

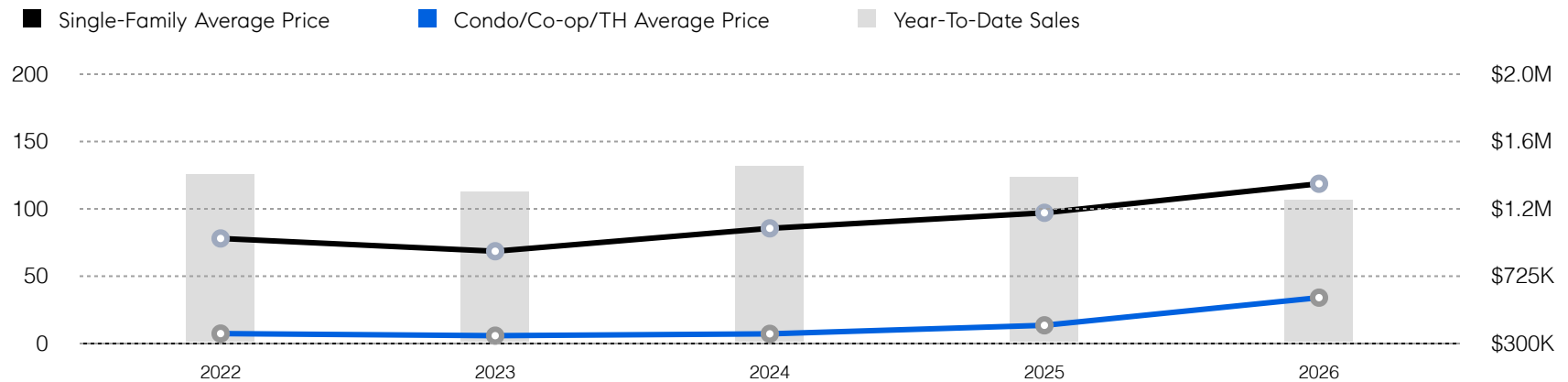


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Maplewood

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	133	127	-4.5%	18	25	38.9%
	ACTIVE LISTINGS	29	16	-44.8%	29	16	-44.8%
	# OF SALES	109	96	-11.9%	24	24	0.0%
	SALES VOLUME	\$122,631,090	\$125,616,393	2.4%	\$26,724,299	\$33,060,447	23.7%
	MEDIAN PRICE	\$1,100,000	\$1,250,000	13.6%	\$1,050,000	\$1,225,000	16.7%
	AVERAGE PRICE	\$1,125,056	\$1,308,504	16.3%	\$1,113,512	\$1,377,519	23.7%
	AVERAGE DOM	15	15	0.0%	15	11	-26.7%
	% OF ASKING PRICE	114.7%	117.9%	3.2%	114.0%	121.9%	7.9%
Condo/Co-op/TH	CONTRACTS SIGNED	11	12	9.1%	2	4	100.0%
	ACTIVE LISTINGS	3	7	133.3%	3	7	133.3%
	# OF SALES	13	9	-30.8%	2	3	50.0%
	SALES VOLUME	\$5,394,650	\$5,306,000	-1.6%	\$1,008,650	\$2,877,000	185.2%
	MEDIAN PRICE	\$395,000	\$407,000	3.0%	\$504,325	\$565,000	12.0%
	AVERAGE PRICE	\$414,973	\$589,556	42.1%	\$504,325	\$959,000	90.2%
	AVERAGE DOM	45	27	-40.0%	18	23	27.8%
	% OF ASKING PRICE	105.0%	102.3%	-2.8%	112.5%	101.2%	-11.4%

Historic Sales Trends

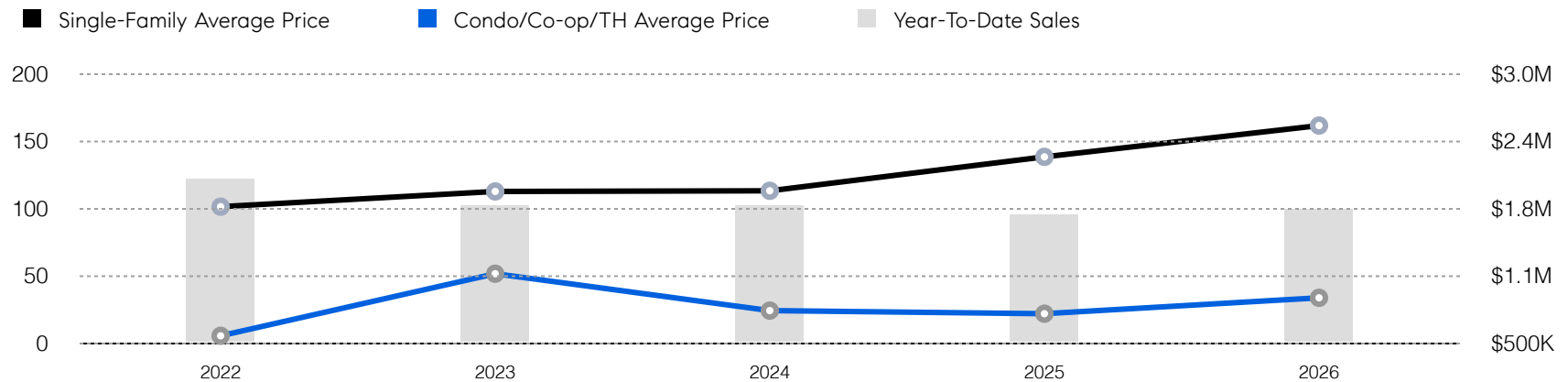


* Line graphs may be hidden due to limited sales data

Millburn

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	122	126	3.3%	22	25	13.6%
	ACTIVE LISTINGS	40	35	-12.5%	40	35	-12.5%
	# OF SALES	86	93	8.1%	32	32	0.0%
	SALES VOLUME	\$192,012,799	\$234,649,714	22.2%	\$66,485,299	\$92,345,298	38.9%
	MEDIAN PRICE	\$1,937,500	\$2,200,000	13.5%	\$1,887,500	\$2,537,500	34.4%
	AVERAGE PRICE	\$2,232,707	\$2,523,115	13.0%	\$2,077,666	\$2,885,791	38.9%
	AVERAGE DOM	24	24	0.0%	23	17	-26.1%
	% OF ASKING PRICE	106.6%	105.5%	-1.1%	108.0%	104.4%	-3.5%
Condo/Co-op/TH	CONTRACTS SIGNED	6	6	0.0%	0	2	0.0%
	ACTIVE LISTINGS	4	4	0.0%	4	4	0.0%
	# OF SALES	8	5	-37.5%	1	0	0.0%
	SALES VOLUME	\$6,214,000	\$4,622,000	-25.6%	\$318,000	-	-
	MEDIAN PRICE	\$855,000	\$665,000	-22.2%	\$318,000	-	-
	AVERAGE PRICE	\$776,750	\$924,400	19.0%	\$318,000	-	-
	AVERAGE DOM	34	24	-29.4%	57	-	-
	% OF ASKING PRICE	98.9%	101.6%	2.6%	101.0%	-	-

Historic Sales Trends

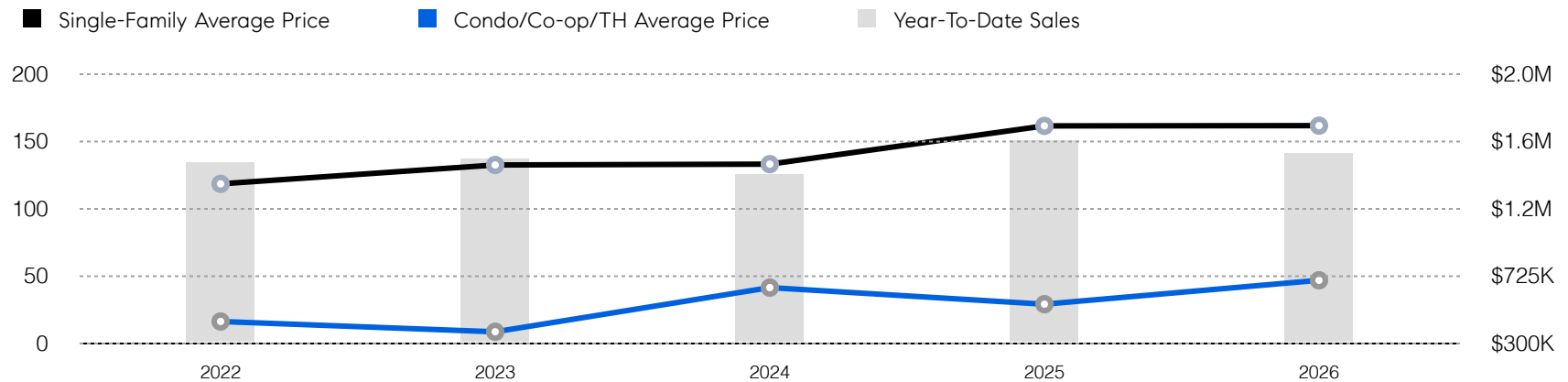


* Line graphs may be hidden due to limited sales data

Montclair

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	158	151	-4.4%	31	30	-3.2%
	ACTIVE LISTINGS	27	30	11.1%	27	30	11.1%
	# OF SALES	119	110	-7.6%	39	33	-15.4%
	SALES VOLUME	\$199,171,499	\$184,284,928	-7.5%	\$63,579,317	\$57,027,207	-10.3%
	MEDIAN PRICE	\$1,570,000	\$1,500,000	-4.5%	\$1,570,000	\$1,700,000	8.3%
	AVERAGE PRICE	\$1,673,710	\$1,675,318	0.1%	\$1,630,239	\$1,728,097	6.0%
	AVERAGE DOM	23	20	-13.0%	22	14	-36.4%
	% OF ASKING PRICE	125.6%	127.6%	2.0%	127.2%	129.8%	2.7%
Condo/Co-op/TH	CONTRACTS SIGNED	31	40	29.0%	4	8	100.0%
	ACTIVE LISTINGS	12	8	-33.3%	12	8	-33.3%
	# OF SALES	30	30	0.0%	9	8	-11.1%
	SALES VOLUME	\$16,447,579	\$20,976,100	27.5%	\$4,968,800	\$6,480,100	30.4%
	MEDIAN PRICE	\$462,500	\$575,000	24.3%	\$470,000	\$730,000	55.3%
	AVERAGE PRICE	\$548,253	\$699,203	27.5%	\$552,089	\$810,013	46.7%
	AVERAGE DOM	20	28	40.0%	26	19	-26.9%
	% OF ASKING PRICE	118.2%	109.8%	-8.4%	111.5%	115.8%	4.3%

Historic Sales Trends

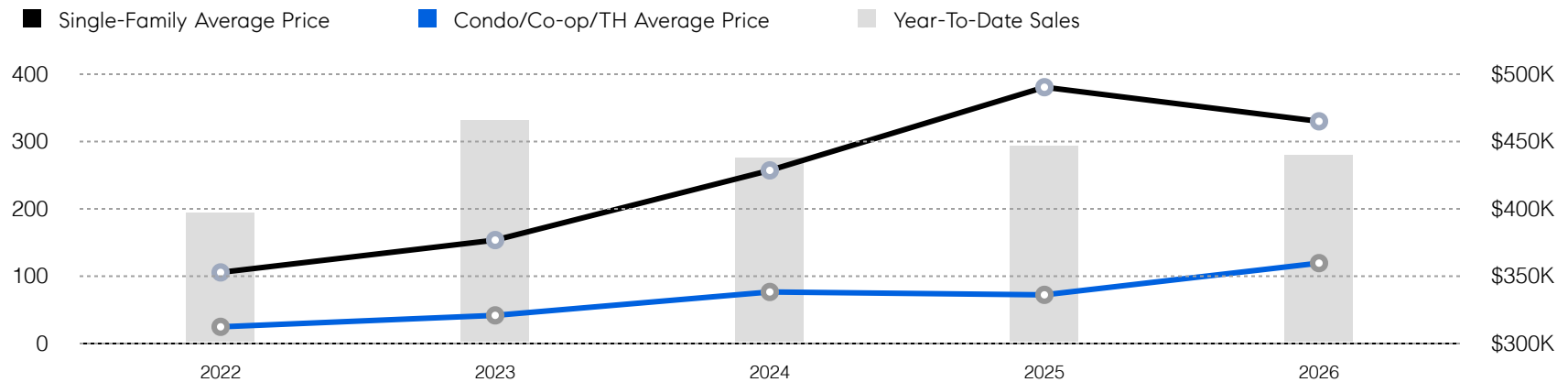


* Line graphs may be hidden due to limited sales data

Newark

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	206	255	23.8%	33	42	27.3%
	ACTIVE LISTINGS	217	166	-23.5%	217	166	-23.5%
	# OF SALES	207	208	0.5%	44	35	-20.5%
	SALES VOLUME	\$101,501,201	\$96,721,000	-4.7%	\$21,985,954	\$18,924,000	-13.9%
	MEDIAN PRICE	\$445,000	\$460,000	3.4%	\$480,000	\$545,000	13.5%
	AVERAGE PRICE	\$490,344	\$465,005	-5.2%	\$499,681	\$540,686	8.2%
	AVERAGE DOM	53	48	-9.4%	36	33	-8.3%
	% OF ASKING PRICE	109.6%	264526.1%	264,416.5%	104.3%	103.3%	-0.9%
Condo/Co-op/TH	CONTRACTS SIGNED	88	82	-6.8%	10	18	80.0%
	ACTIVE LISTINGS	75	80	6.7%	75	80	6.7%
	# OF SALES	84	69	-17.9%	17	5	-70.6%
	SALES VOLUME	\$28,236,400	\$24,820,109	-12.1%	\$5,198,000	\$1,787,400	-65.6%
	MEDIAN PRICE	\$344,500	\$365,000	6.0%	\$280,000	\$360,000	28.6%
	AVERAGE PRICE	\$336,148	\$359,712	7.0%	\$305,765	\$357,480	16.9%
	AVERAGE DOM	38	45	18.4%	30	46	53.3%
	% OF ASKING PRICE	101.9%	102.4%	0.5%	102.5%	98.8%	-3.6%

Historic Sales Trends

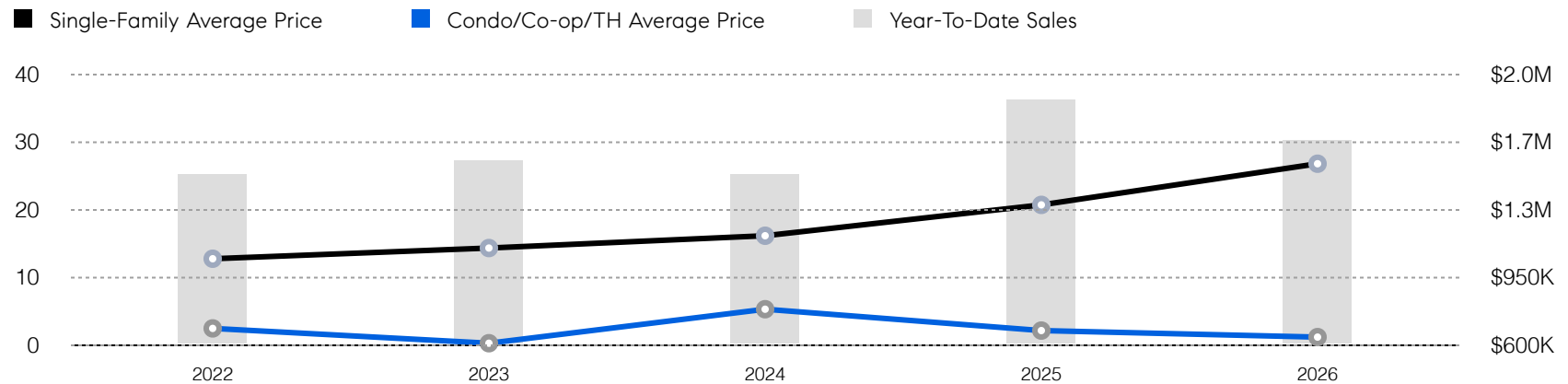


* Line graphs may be hidden due to limited sales data

North Caldwell

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	39	25	-35.9%	10	8	-20.0%
	ACTIVE LISTINGS	14	9	-35.7%	14	9	-35.7%
	# OF SALES	32	24	-25.0%	11	9	-18.2%
	SALES VOLUME	\$42,440,518	\$36,937,500	-13.0%	\$12,821,381	\$10,993,000	-14.3%
	MEDIAN PRICE	\$1,255,000	\$1,300,000	3.6%	\$967,000	\$1,200,000	24.1%
	AVERAGE PRICE	\$1,326,266	\$1,539,063	16.0%	\$1,165,580	\$1,221,444	4.8%
	AVERAGE DOM	22	27	22.7%	18	20	11.1%
	% OF ASKING PRICE	108.2%	107.1%	-1.0%	106.8%	109.4%	2.6%
Condo/Co-op/TH	CONTRACTS SIGNED	4	6	50.0%	1	0	0.0%
	ACTIVE LISTINGS	2	0	0.0%	2	0	0.0%
	# OF SALES	4	6	50.0%	1	2	100.0%
	SALES VOLUME	\$2,705,000	\$3,855,000	42.5%	\$770,000	\$1,261,000	63.8%
	MEDIAN PRICE	\$682,500	\$630,500	-7.6%	\$770,000	\$630,500	-18.1%
	AVERAGE PRICE	\$676,250	\$642,500	-5.0%	\$770,000	\$630,500	-18.1%
	AVERAGE DOM	18	19	5.6%	12	12	0.0%
	% OF ASKING PRICE	105.7%	107.9%	2.3%	110.2%	106.2%	-4.0%

Historic Sales Trends

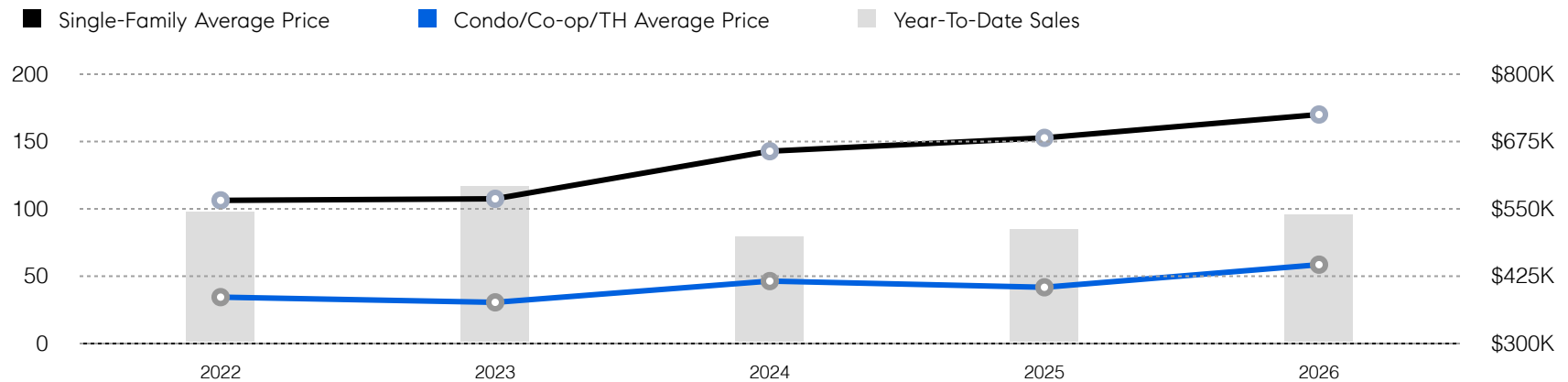


* Line graphs may be hidden due to limited sales data

Nutley

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	82	85	3.7%	22	24	9.1%
	ACTIVE LISTINGS	38	29	-23.7%	38	29	-23.7%
	# OF SALES	67	70	4.5%	13	15	15.4%
	SALES VOLUME	\$45,679,549	\$50,760,499	11.1%	\$9,853,499	\$11,611,999	17.8%
	MEDIAN PRICE	\$655,000	\$718,500	9.7%	\$728,500	\$725,000	-0.5%
	AVERAGE PRICE	\$681,784	\$725,150	6.4%	\$757,961	\$774,133	2.1%
	AVERAGE DOM	36	31	-13.9%	32	31	-3.1%
	% OF ASKING PRICE	105.0%	106.7%	1.6%	105.1%	106.2%	1.1%
Condo/Co-op/TH	CONTRACTS SIGNED	27	24	-11.1%	11	3	-72.7%
	ACTIVE LISTINGS	14	7	-50.0%	14	7	-50.0%
	# OF SALES	16	24	50.0%	3	7	133.3%
	SALES VOLUME	\$6,470,500	\$10,713,350	65.6%	\$997,500	\$3,291,000	229.9%
	MEDIAN PRICE	\$345,000	\$388,500	12.6%	\$367,500	\$417,000	13.5%
	AVERAGE PRICE	\$404,406	\$446,390	10.4%	\$332,500	\$470,143	41.4%
	AVERAGE DOM	31	36	16.1%	28	45	60.7%
	% OF ASKING PRICE	103.2%	101.6%	-1.6%	106.9%	101.1%	-5.8%

Historic Sales Trends

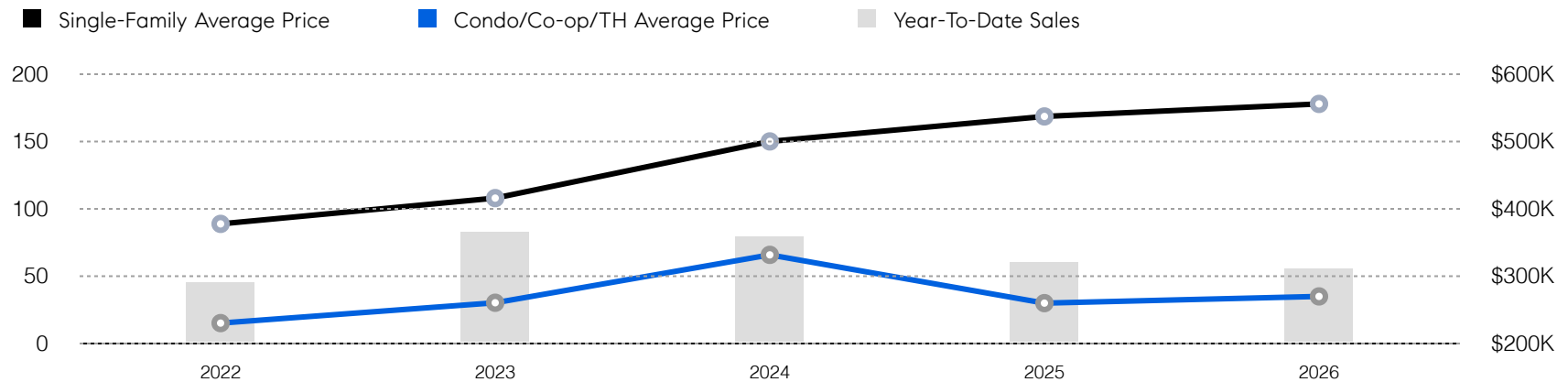


* Line graphs may be hidden due to limited sales data

Orange

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	44	68	54.5%	3	12	300.0%
	ACTIVE LISTINGS	34	54	58.8%	34	54	58.8%
	# OF SALES	50	50	0.0%	9	9	0.0%
	SALES VOLUME	\$26,863,150	\$27,793,400	3.5%	\$5,656,000	\$5,115,000	-9.6%
	MEDIAN PRICE	\$504,000	\$512,500	1.7%	\$590,000	\$500,000	-15.3%
	AVERAGE PRICE	\$537,263	\$555,868	3.5%	\$628,444	\$568,333	-9.6%
	AVERAGE DOM	56	59	5.4%	25	45	80.0%
	% OF ASKING PRICE	103.9%	100.7%	-3.2%	108.2%	107.8%	-0.4%
Condo/Co-op/TH	CONTRACTS SIGNED	15	9	-40.0%	4	2	-50.0%
	ACTIVE LISTINGS	26	16	-38.5%	26	16	-38.5%
	# OF SALES	9	4	-55.6%	0	2	0.0%
	SALES VOLUME	\$2,340,000	\$1,079,800	-53.9%	-	\$379,800	-
	MEDIAN PRICE	\$242,000	\$269,950	11.5%	-	\$189,900	-
	AVERAGE PRICE	\$260,000	\$269,950	3.8%	-	\$189,900	-
	AVERAGE DOM	67	50	-25.4%	-	8	-
	% OF ASKING PRICE	105.3%	97.6%	-7.6%	-	100.0%	-

Historic Sales Trends

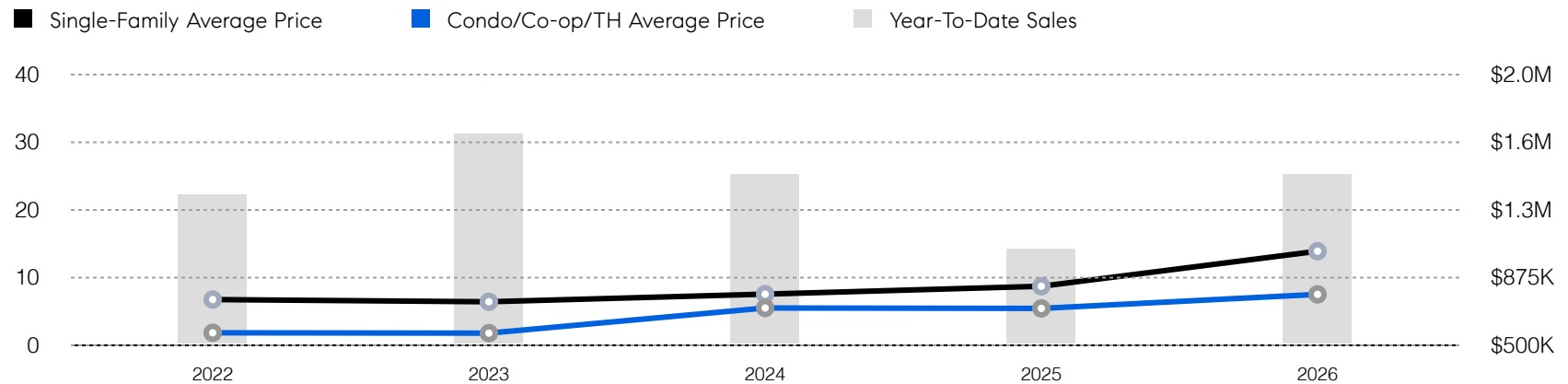


* Line graphs may be hidden due to limited sales data

Roseland

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	10	21	110.0%	2	3	50.0%
	ACTIVE LISTINGS	9	10	11.1%	9	10	11.1%
	# OF SALES	8	17	112.5%	2	5	150.0%
	SALES VOLUME	\$6,617,999	\$17,364,600	162.4%	\$1,500,000	\$7,244,000	382.9%
	MEDIAN PRICE	\$750,000	\$960,000	28.0%	\$750,000	\$1,300,000	73.3%
	AVERAGE PRICE	\$827,250	\$1,021,447	23.5%	\$750,000	\$1,448,800	93.2%
	AVERAGE DOM	21	47	123.8%	27	34	25.9%
	% OF ASKING PRICE	106.9%	104.2%	-2.7%	98.1%	102.8%	4.7%
Condo/Co-op/TH	CONTRACTS SIGNED	7	9	28.6%	0	1	0.0%
	ACTIVE LISTINGS	0	2	0.0%	0	2	0.0%
	# OF SALES	6	8	33.3%	2	2	0.0%
	SALES VOLUME	\$4,227,000	\$6,258,000	48.0%	\$1,451,000	\$1,815,000	25.1%
	MEDIAN PRICE	\$648,000	\$710,000	9.6%	\$725,500	\$907,500	25.1%
	AVERAGE PRICE	\$704,500	\$782,250	11.0%	\$725,500	\$907,500	25.1%
	AVERAGE DOM	17	33	94.1%	13	20	53.8%
	% OF ASKING PRICE	106.1%	102.9%	-3.1%	105.2%	109.3%	4.2%

Historic Sales Trends

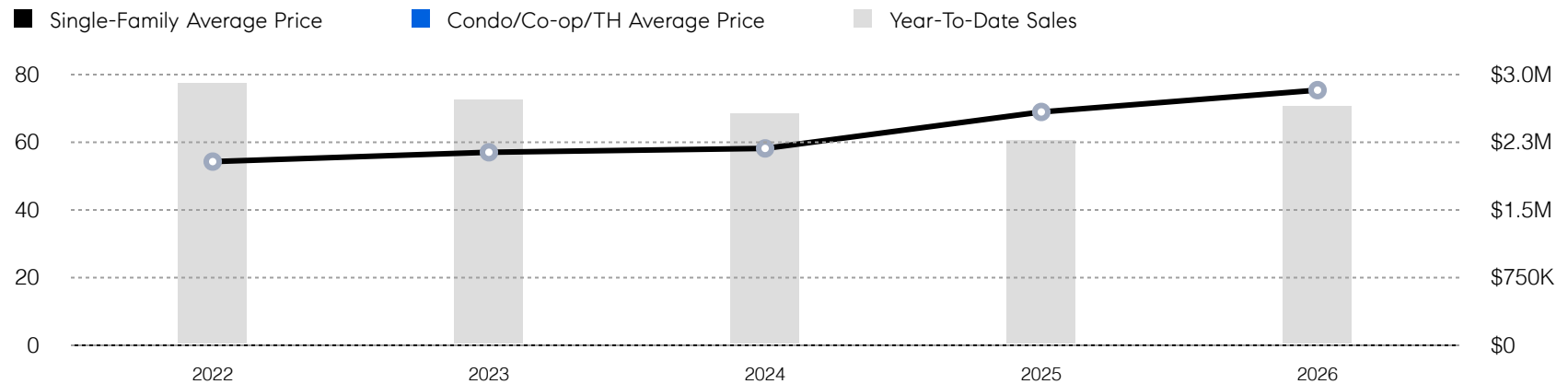


* Line graphs may be hidden due to limited sales data

Short Hills

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	80	94	17.5%	14	19	35.7%
	ACTIVE LISTINGS	29	27	-6.9%	29	27	-6.9%
	# OF SALES	60	69	15.0%	23	27	17.4%
	SALES VOLUME	\$155,157,799	\$195,109,827	25.7%	\$54,105,299	\$84,231,299	55.7%
	MEDIAN PRICE	\$2,360,000	\$2,625,000	11.2%	\$2,140,000	\$2,825,000	32.0%
	AVERAGE PRICE	\$2,585,963	\$2,827,679	9.3%	\$2,352,404	\$3,119,678	32.6%
	AVERAGE DOM	27	24	-11.1%	21	19	-9.5%
	% OF ASKING PRICE	105.5%	105.2%	-0.3%	107.5%	104.2%	-3.4%
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

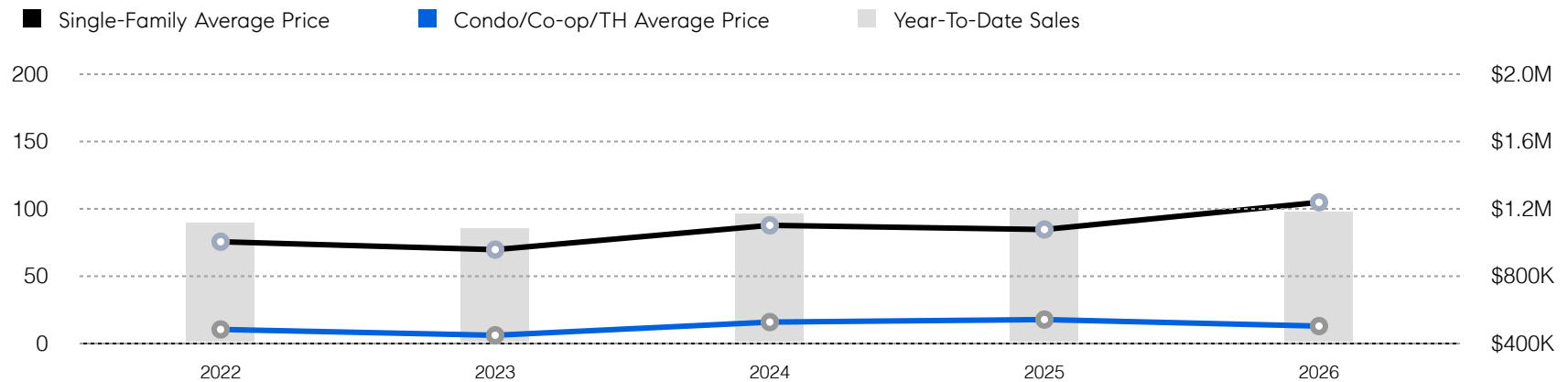


* Line graphs may be hidden due to limited sales data

South Orange

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	92	111	20.7%	15	18	20.0%
	ACTIVE LISTINGS	38	29	-23.7%	38	29	-23.7%
	# OF SALES	84	81	-3.6%	22	24	9.1%
	SALES VOLUME	\$90,495,595	\$100,339,223	10.9%	\$21,593,097	\$36,233,431	67.8%
	MEDIAN PRICE	\$1,063,500	\$1,175,000	10.5%	\$999,999	\$1,340,000	34.0%
	AVERAGE PRICE	\$1,077,329	\$1,238,756	15.0%	\$981,504	\$1,509,726	53.8%
	AVERAGE DOM	21	22	4.8%	19	10	-47.4%
	% OF ASKING PRICE	112.4%	114.1%	1.7%	114.2%	118.1%	3.9%
Condo/Co-op/TH	CONTRACTS SIGNED	18	18	0.0%	3	0	0.0%
	ACTIVE LISTINGS	6	3	-50.0%	6	3	-50.0%
	# OF SALES	14	15	7.1%	3	6	100.0%
	SALES VOLUME	\$7,590,500	\$7,553,750	-0.5%	\$1,260,000	\$3,422,000	171.6%
	MEDIAN PRICE	\$458,000	\$510,000	11.4%	\$425,000	\$535,000	25.9%
	AVERAGE PRICE	\$542,179	\$503,583	-7.1%	\$420,000	\$570,333	35.8%
	AVERAGE DOM	38	41	7.9%	15	31	106.7%
	% OF ASKING PRICE	105.9%	105.1%	-0.8%	102.7%	109.9%	7.3%

Historic Sales Trends

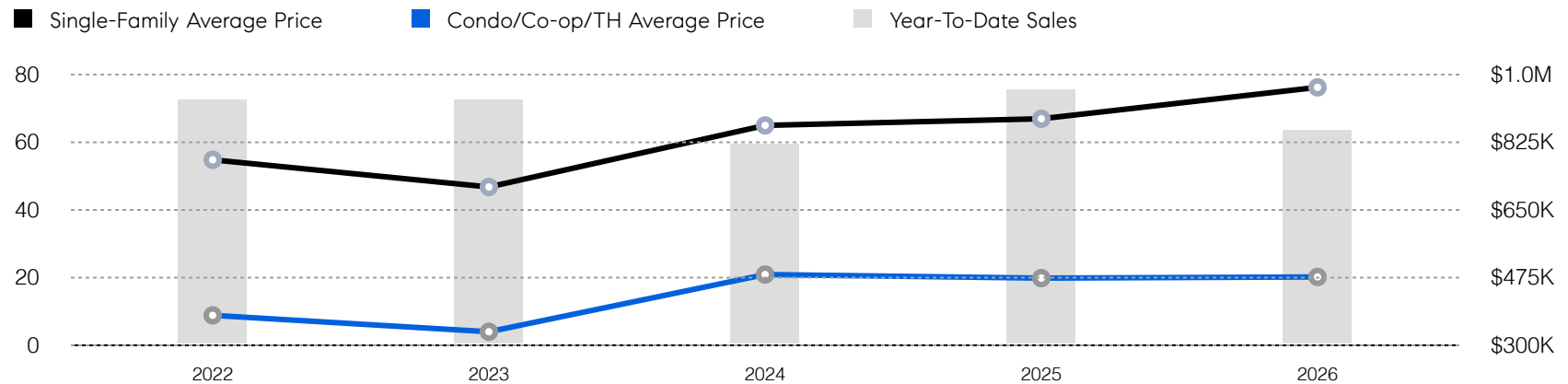


* Line graphs may be hidden due to limited sales data

Verona

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	56	45	-19.6%	7	12	71.4%
	ACTIVE LISTINGS	16	9	-43.7%	16	9	-43.7%
	# OF SALES	46	36	-21.7%	12	9	-25.0%
	SALES VOLUME	\$40,745,280	\$34,812,801	-14.6%	\$9,728,680	\$9,500,998	-2.3%
	MEDIAN PRICE	\$851,000	\$834,000	-2.0%	\$831,250	\$838,000	0.8%
	AVERAGE PRICE	\$885,767	\$967,022	9.2%	\$810,723	\$1,055,666	30.2%
	AVERAGE DOM	21	42	100.0%	14	87	521.4%
	% OF ASKING PRICE	117.6%	114.9%	-2.7%	111.3%	114.3%	3.0%
Condo/Co-op/TH	CONTRACTS SIGNED	33	27	-18.2%	8	9	12.5%
	ACTIVE LISTINGS	16	9	-43.7%	16	9	-43.7%
	# OF SALES	29	27	-6.9%	5	6	20.0%
	SALES VOLUME	\$13,739,992	\$12,873,900	-6.3%	\$2,741,350	\$3,100,000	13.1%
	MEDIAN PRICE	\$375,000	\$391,000	4.3%	\$349,000	\$537,500	54.0%
	AVERAGE PRICE	\$473,793	\$476,811	0.6%	\$548,270	\$516,667	-5.8%
	AVERAGE DOM	46	37	-19.6%	36	30	-16.7%
	% OF ASKING PRICE	101.3%	102.0%	0.7%	97.4%	104.1%	6.7%

Historic Sales Trends

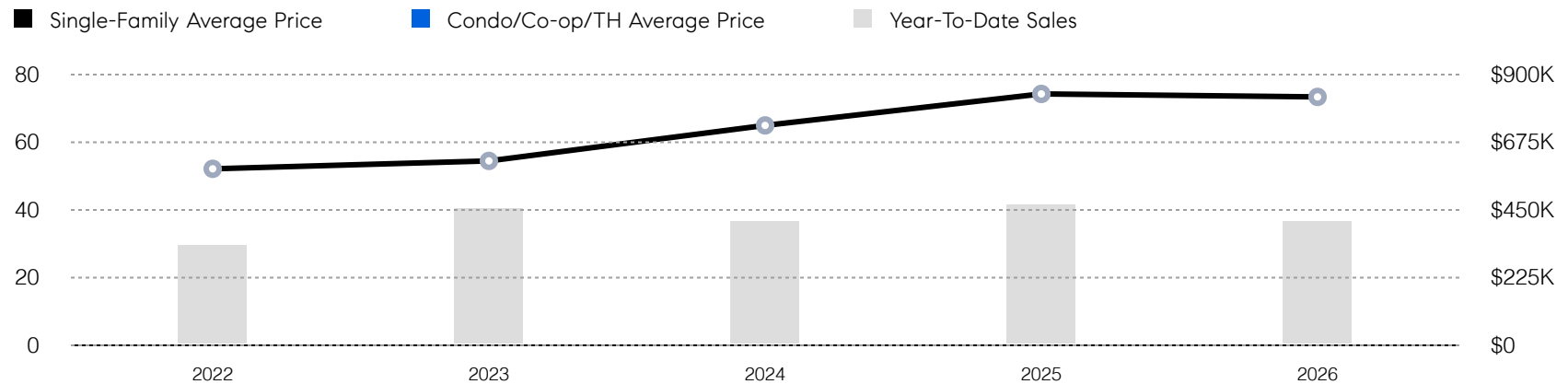


* Line graphs may be hidden due to limited sales data

West Caldwell

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	42	40	-4.8%	10	8	-20.0%
	ACTIVE LISTINGS	9	5	-44.4%	9	5	-44.4%
	# OF SALES	34	34	0.0%	11	12	9.1%
	SALES VOLUME	\$28,415,500	\$28,078,172	-1.2%	\$9,292,500	\$10,564,999	13.7%
	MEDIAN PRICE	\$807,500	\$758,000	-6.1%	\$831,000	\$795,000	-4.3%
	AVERAGE PRICE	\$835,750	\$825,829	-1.2%	\$844,773	\$880,417	4.2%
	AVERAGE DOM	26	18	-30.8%	19	15	-21.1%
	% OF ASKING PRICE	112.9%	111.0%	-1.8%	116.4%	111.8%	-4.7%
Condo/Co-op/TH	CONTRACTS SIGNED	7	4	-42.9%	0	1	0.0%
	ACTIVE LISTINGS	2	0	0.0%	2	0	0.0%
	# OF SALES	7	2	-71.4%	1	1	0.0%
	SALES VOLUME	\$3,298,000	\$1,230,000	-62.7%	\$389,000	\$815,000	109.5%
	MEDIAN PRICE	\$435,000	\$615,000	41.4%	\$389,000	\$815,000	109.5%
	AVERAGE PRICE	\$471,143	\$615,000	30.5%	\$389,000	\$815,000	109.5%
	AVERAGE DOM	13	14	7.7%	20	12	-40.0%
	% OF ASKING PRICE	108.9%	102.5%	-6.3%	100.0%	107.4%	7.4%

Historic Sales Trends

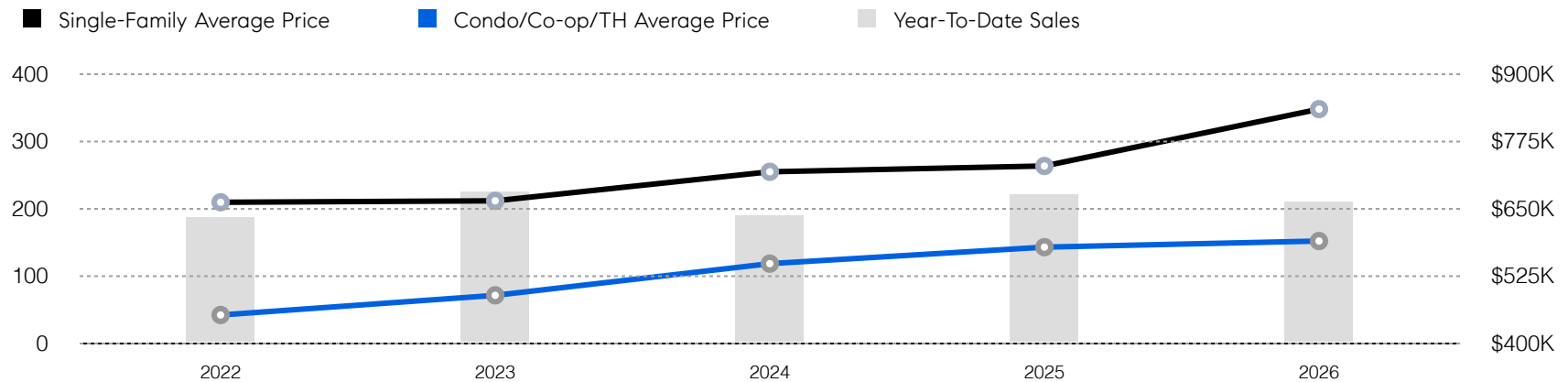


* Line graphs may be hidden due to limited sales data

West Orange

		YTD 2025	YTD 2026	% Change	Jun 2025	Jun 2026	% Change
Single-Family	CONTRACTS SIGNED	188	177	-5.9%	32	38	18.8%
	ACTIVE LISTINGS	58	72	24.1%	58	72	24.1%
	# OF SALES	160	144	-10.0%	38	41	7.9%
	SALES VOLUME	\$116,738,793	\$120,257,705	3.0%	\$29,050,999	\$37,088,120	27.7%
	MEDIAN PRICE	\$684,500	\$760,000	11.0%	\$705,000	\$875,000	24.1%
	AVERAGE PRICE	\$729,617	\$835,123	14.5%	\$764,500	\$904,588	18.3%
	AVERAGE DOM	32	31	-3.1%	21	17	-19.0%
	% OF ASKING PRICE	109.9%	109.3%	-0.6%	110.3%	114.6%	4.3%
Condo/Co-op/TH	CONTRACTS SIGNED	67	74	10.4%	12	14	16.7%
	ACTIVE LISTINGS	20	14	-30.0%	20	14	-30.0%
	# OF SALES	58	64	10.3%	8	18	125.0%
	SALES VOLUME	\$33,578,857	\$37,776,454	12.5%	\$4,907,000	\$10,899,954	122.1%
	MEDIAN PRICE	\$568,000	\$571,000	0.5%	\$632,500	\$532,727	-15.8%
	AVERAGE PRICE	\$578,946	\$590,257	2.0%	\$613,375	\$605,553	-1.3%
	AVERAGE DOM	24	30	25.0%	25	29	16.0%
	% OF ASKING PRICE	108.4%	104.2%	-4.1%	108.4%	102.6%	-5.9%

Historic Sales Trends



* Line graphs may be hidden due to limited sales data



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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