



Q1 2026

Passaic County Market Report

COMPASS

Passaic County Overview

Year-To-Date Sales

845

-4.3% Year-To-Date
-35.3% Quarter-Over-Quarter

Year-To-Date Contracts

1,018

6.7% Year-To-Date
-11.2% Quarter-Over-Quarter

Single-Family
Average Sale Price

\$647K

7.6% Year-To-Date
-2.1% Quarter-Over-Quarter

Condo/Co-op/Townhouse
Average Sale Price

\$431K

-4.6% Year-To-Date
-11.0% Quarter-Over-Quarter

Average Days On Market

39

25.8% Year-To-Date
2.6% Quarter-Over-Quarter

Active Listings

787

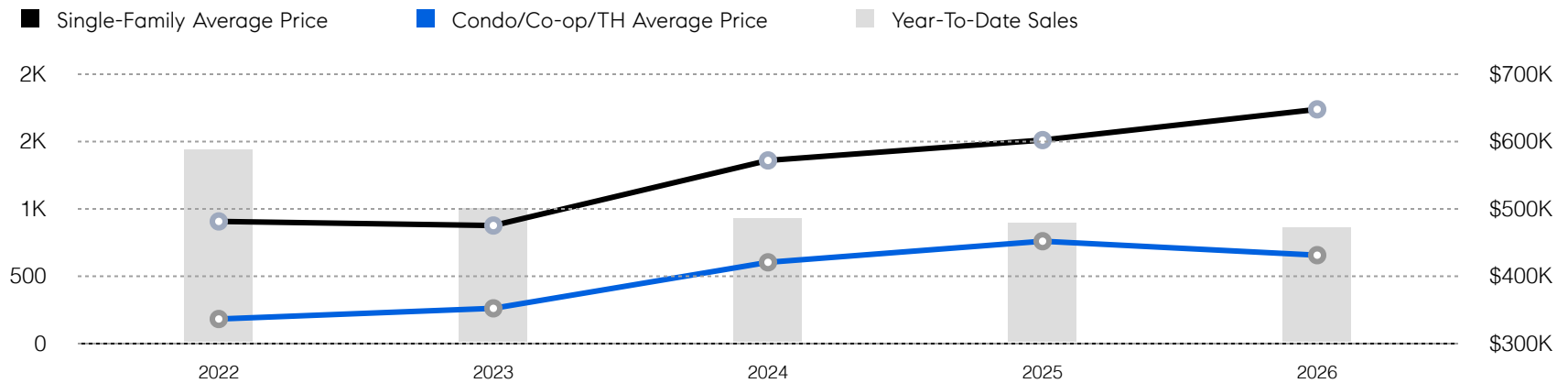
-13.8% Year-Over-Year
-5.4% Quarter-Over-Quarter



Passaic County Overview

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	714	735	2.9%	714	735	2.9%
	ACTIVE LISTINGS	715	588	-17.8%	715	588	-17.8%
	# OF SALES	645	648	0.5%	645	648	0.5%
	SALES VOLUME	\$388,416,310	\$419,797,084	8.1%	\$388,416,310	\$419,797,084	8.1%
	MEDIAN PRICE	\$575,000	\$610,000	6.1%	\$575,000	\$610,000	6.1%
	AVERAGE PRICE	\$602,196	\$647,835	7.6%	\$602,196	\$647,835	7.6%
	AVERAGE DOM	42	39	-7.1%	42	39	-7.1%
Condo/Co-op/TH	CONTRACTS SIGNED	240	283	17.9%	240	283	17.9%
	ACTIVE LISTINGS	198	199	0.5%	198	199	0.5%
	# OF SALES	238	197	-17.2%	238	197	-17.2%
	SALES VOLUME	\$107,580,901	\$84,965,122	-21.0%	\$107,580,901	\$84,965,122	-21.0%
	MEDIAN PRICE	\$457,500	\$422,000	-7.8%	\$457,500	\$422,000	-7.8%
	AVERAGE PRICE	\$452,021	\$431,295	-4.6%	\$452,021	\$431,295	-4.6%
	AVERAGE DOM	33	52	57.6%	33	52	57.6%

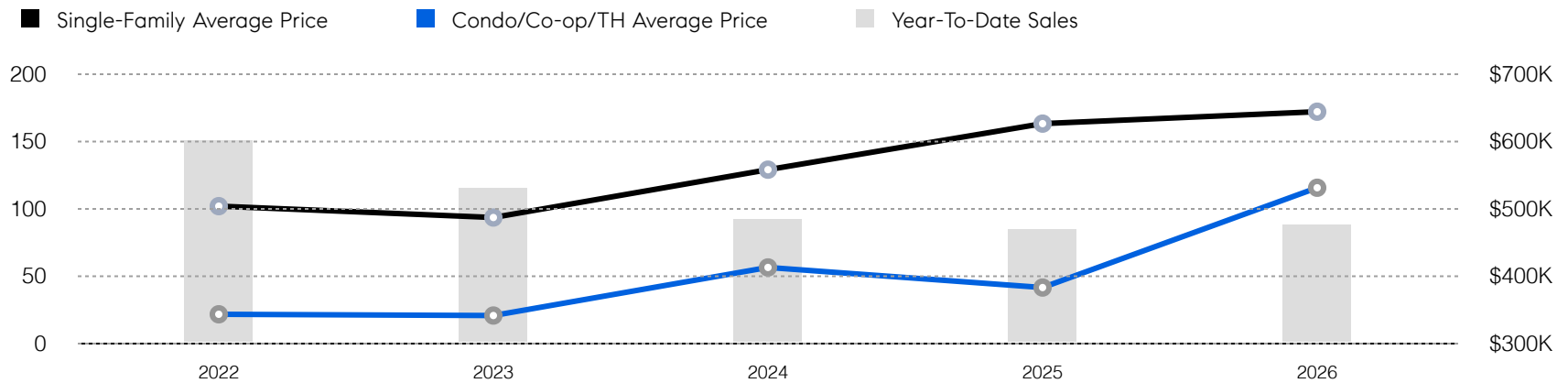
Historic Sales Trends



Clifton

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	70	74	5.7%	70	74	5.7%
	ACTIVE LISTINGS	45	64	42.2%	45	64	42.2%
	# OF SALES	60	73	21.7%	60	73	21.7%
	SALES VOLUME	\$37,598,187	\$47,036,973	25.1%	\$37,598,187	\$47,036,973	25.1%
	MEDIAN PRICE	\$592,500	\$600,000	1.3%	\$592,500	\$600,000	1.3%
	AVERAGE PRICE	\$626,636	\$644,342	2.8%	\$626,636	\$644,342	2.8%
	AVERAGE DOM	35	34	-2.9%	35	34	-2.9%
Condo/Co-op/TH	CONTRACTS SIGNED	21	18	-14.3%	21	18	-14.3%
	ACTIVE LISTINGS	21	16	-23.8%	21	16	-23.8%
	# OF SALES	23	14	-39.1%	23	14	-39.1%
	SALES VOLUME	\$8,814,357	\$7,439,900	-15.6%	\$8,814,357	\$7,439,900	-15.6%
	MEDIAN PRICE	\$345,000	\$516,500	49.7%	\$345,000	\$516,500	49.7%
	AVERAGE PRICE	\$383,233	\$531,421	38.7%	\$383,233	\$531,421	38.7%
	AVERAGE DOM	33	29	-12.1%	33	29	-12.1%

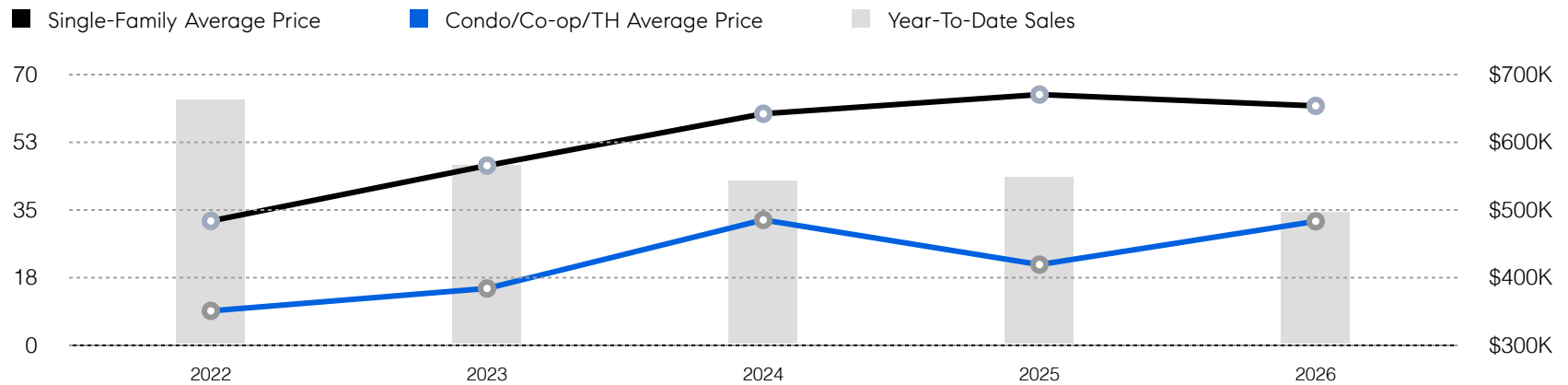
Historic Sales Trends



Little Falls

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	21	25	19.0%	21	25	19.0%
	ACTIVE LISTINGS	25	17	-32.0%	25	17	-32.0%
	# OF SALES	24	21	-12.5%	24	21	-12.5%
	SALES VOLUME	\$16,092,500	\$13,730,050	-14.7%	\$16,092,500	\$13,730,050	-14.7%
	MEDIAN PRICE	\$600,000	\$679,000	13.2%	\$600,000	\$679,000	13.2%
	AVERAGE PRICE	\$670,521	\$653,812	-2.5%	\$670,521	\$653,812	-2.5%
	AVERAGE DOM	19	33	73.7%	19	33	73.7%
Condo/Co-op/TH	CONTRACTS SIGNED	23	36	56.5%	23	36	56.5%
	ACTIVE LISTINGS	10	13	30.0%	10	13	30.0%
	# OF SALES	19	13	-31.6%	19	13	-31.6%
	SALES VOLUME	\$7,967,450	\$6,283,000	-21.1%	\$7,967,450	\$6,283,000	-21.1%
	MEDIAN PRICE	\$380,000	\$485,000	27.6%	\$380,000	\$485,000	27.6%
	AVERAGE PRICE	\$419,339	\$483,308	15.3%	\$419,339	\$483,308	15.3%
	AVERAGE DOM	27	31	14.8%	27	31	14.8%

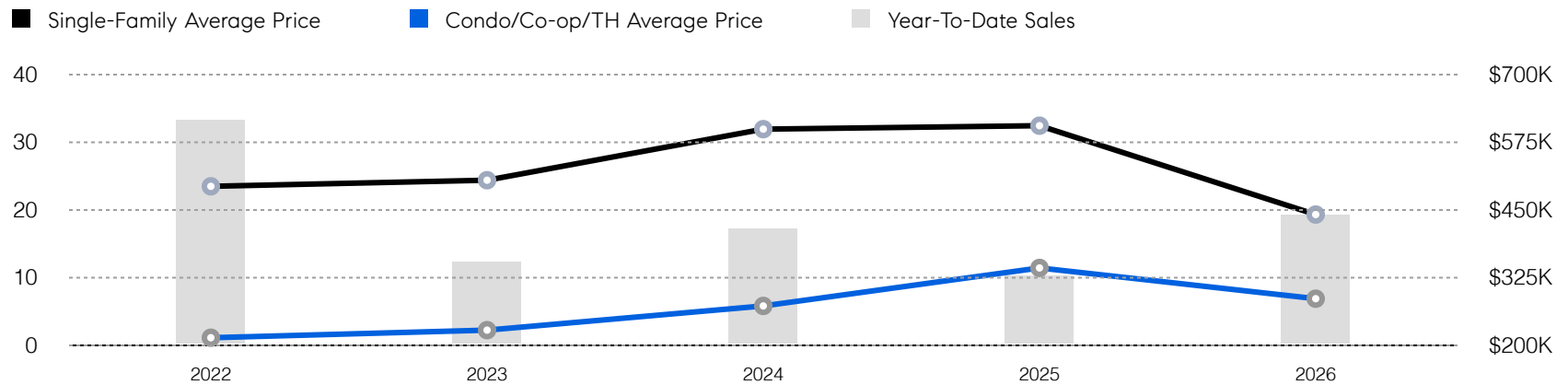
Historic Sales Trends



Passaic

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	9	11	22.2%	9	11	22.2%
	ACTIVE LISTINGS	19	18	-5.3%	19	18	-5.3%
	# OF SALES	6	11	83.3%	6	11	83.3%
	SALES VOLUME	\$3,634,000	\$4,857,400	33.7%	\$3,634,000	\$4,857,400	33.7%
	MEDIAN PRICE	\$622,500	\$500,000	-19.7%	\$622,500	\$500,000	-19.7%
	AVERAGE PRICE	\$605,667	\$441,582	-27.1%	\$605,667	\$441,582	-27.1%
	AVERAGE DOM	72	52	-27.8%	72	52	-27.8%
Condo/Co-op/TH	CONTRACTS SIGNED	6	5	-16.7%	6	5	-16.7%
	ACTIVE LISTINGS	9	6	-33.3%	9	6	-33.3%
	# OF SALES	4	8	100.0%	4	8	100.0%
	SALES VOLUME	\$1,372,000	\$2,289,900	66.9%	\$1,372,000	\$2,289,900	66.9%
	MEDIAN PRICE	\$316,000	\$257,500	-18.5%	\$316,000	\$257,500	-18.5%
	AVERAGE PRICE	\$343,000	\$286,238	-16.5%	\$343,000	\$286,238	-16.5%
	AVERAGE DOM	41	45	9.8%	41	45	9.8%

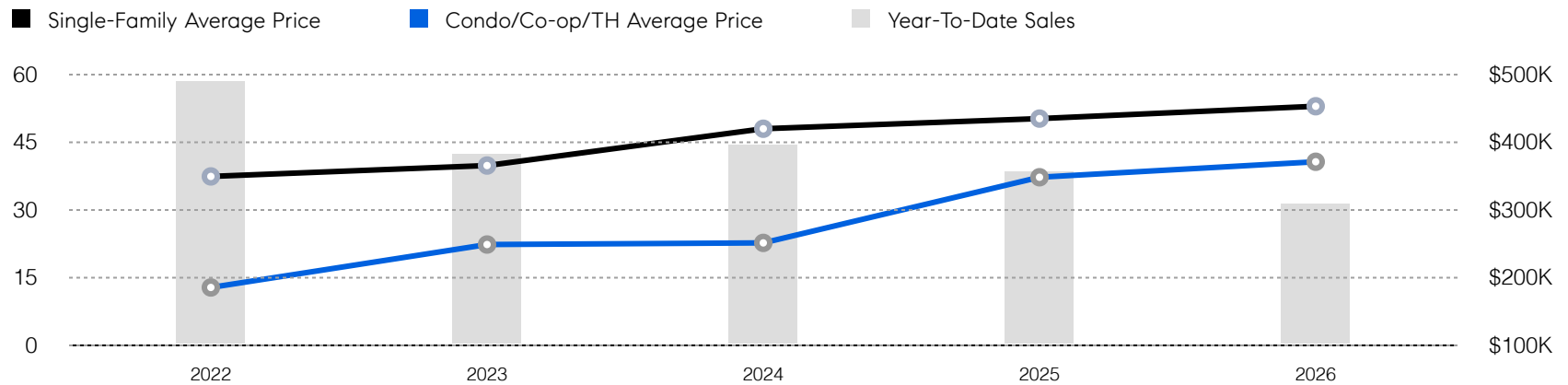
Historic Sales Trends



Paterson

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	29	27	-6.9%	29	27	-6.9%
	ACTIVE LISTINGS	38	37	-2.6%	38	37	-2.6%
	# OF SALES	27	25	-7.4%	27	25	-7.4%
	SALES VOLUME	\$11,745,500	\$11,331,500	-3.5%	\$11,745,500	\$11,331,500	-3.5%
	MEDIAN PRICE	\$450,000	\$490,000	8.9%	\$450,000	\$490,000	8.9%
	AVERAGE PRICE	\$435,019	\$453,260	4.2%	\$435,019	\$453,260	4.2%
	AVERAGE DOM	38	54	42.1%	38	54	42.1%
Condo/Co-op/TH	CONTRACTS SIGNED	8	13	62.5%	8	13	62.5%
	ACTIVE LISTINGS	9	16	77.8%	9	16	77.8%
	# OF SALES	11	6	-45.5%	11	6	-45.5%
	SALES VOLUME	\$3,832,233	\$2,227,500	-41.9%	\$3,832,233	\$2,227,500	-41.9%
	MEDIAN PRICE	\$375,000	\$380,000	1.3%	\$375,000	\$380,000	1.3%
	AVERAGE PRICE	\$348,385	\$371,250	6.6%	\$348,385	\$371,250	6.6%
	AVERAGE DOM	21	89	323.8%	21	89	323.8%

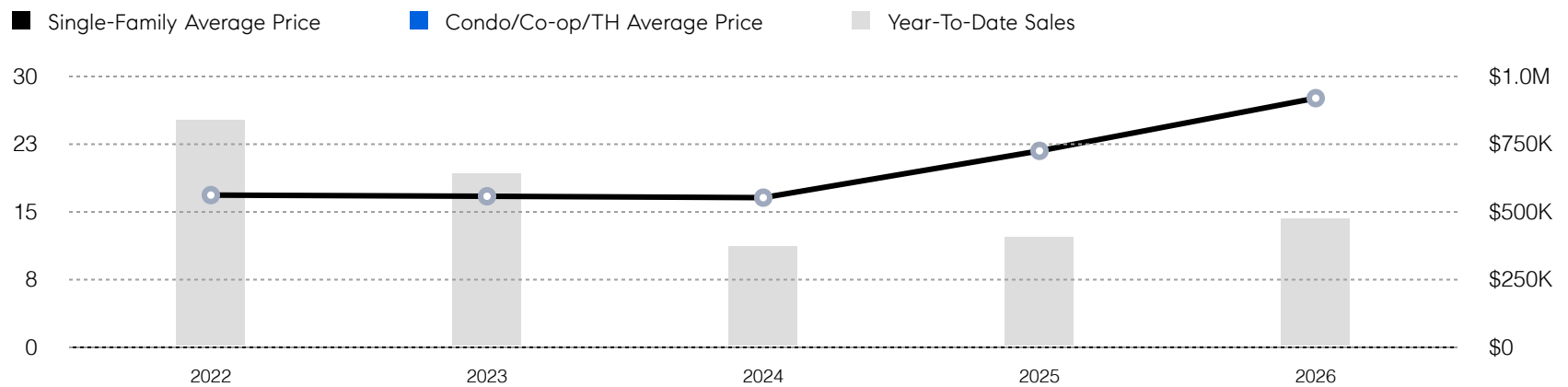
Historic Sales Trends



Totowa

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	11	16	45.5%	11	16	45.5%
	ACTIVE LISTINGS	11	16	45.5%	11	16	45.5%
	# OF SALES	11	14	27.3%	11	14	27.3%
	SALES VOLUME	\$7,979,500	\$12,878,900	61.4%	\$7,979,500	\$12,878,900	61.4%
	MEDIAN PRICE	\$600,000	\$747,450	24.6%	\$600,000	\$747,450	24.6%
	AVERAGE PRICE	\$725,409	\$919,921	26.8%	\$725,409	\$919,921	26.8%
	AVERAGE DOM	48	57	18.8%	48	57	18.8%
Condo/Co-op/TH	CONTRACTS SIGNED	1	2	100.0%	1	2	100.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	1	0	0.0%	1	0	0.0%
	SALES VOLUME	\$475,000	-	-	\$475,000	-	-
	MEDIAN PRICE	\$475,000	-	-	\$475,000	-	-
	AVERAGE PRICE	\$475,000	-	-	\$475,000	-	-
	AVERAGE DOM	164	-	-	164	-	-

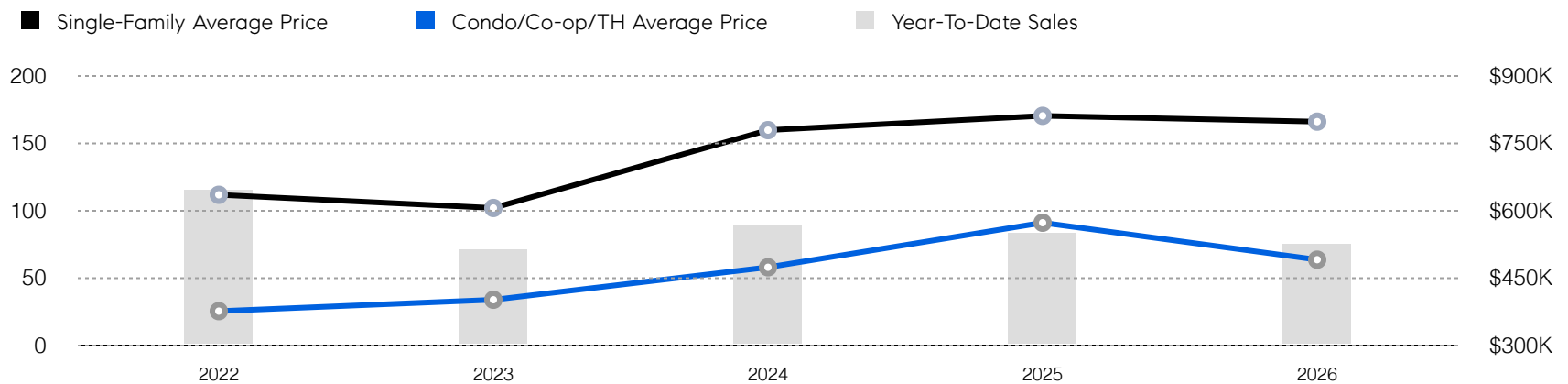
Historic Sales Trends



Wayne

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	59	72	22.0%	59	72	22.0%
	ACTIVE LISTINGS	36	47	30.6%	36	47	30.6%
	# OF SALES	59	48	-18.6%	59	48	-18.6%
	SALES VOLUME	\$47,873,800	\$38,326,400	-19.9%	\$47,873,800	\$38,326,400	-19.9%
	MEDIAN PRICE	\$815,000	\$760,000	-6.7%	\$815,000	\$760,000	-6.7%
	AVERAGE PRICE	\$811,420	\$798,467	-1.6%	\$811,420	\$798,467	-1.6%
	AVERAGE DOM	34	30	-11.8%	34	30	-11.8%
Condo/Co-op/TH	CONTRACTS SIGNED	26	34	30.8%	26	34	30.8%
	ACTIVE LISTINGS	8	12	50.0%	8	12	50.0%
	# OF SALES	23	26	13.0%	23	26	13.0%
	SALES VOLUME	\$13,190,214	\$12,769,660	-3.2%	\$13,190,214	\$12,769,660	-3.2%
	MEDIAN PRICE	\$588,700	\$522,500	-11.2%	\$588,700	\$522,500	-11.2%
	AVERAGE PRICE	\$573,488	\$491,141	-14.4%	\$573,488	\$491,141	-14.4%
	AVERAGE DOM	24	44	83.3%	24	44	83.3%

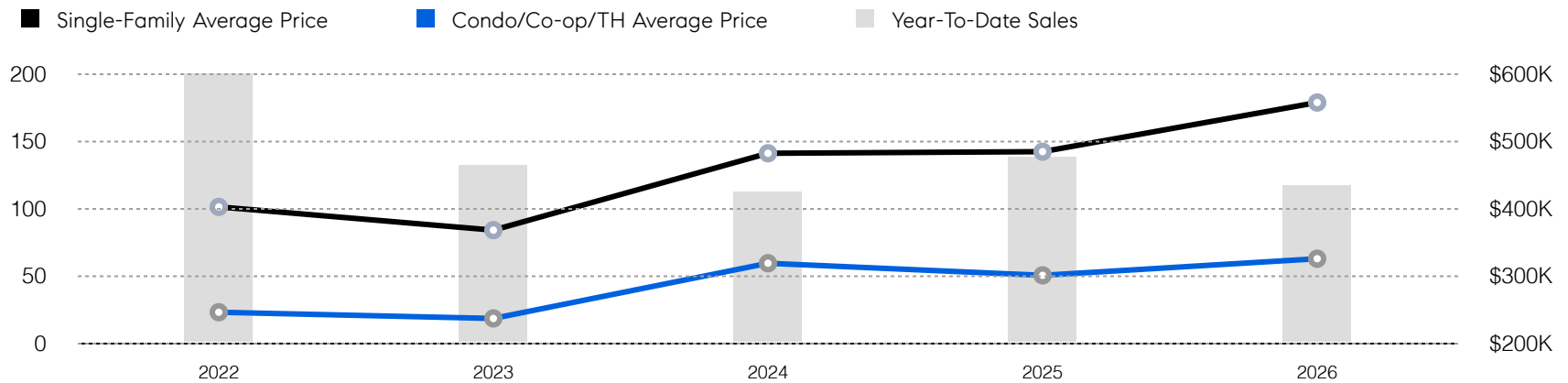
Historic Sales Trends



West Milford

		YTD 2025	YTD 2026	% Change	Q1 2025	Q1 2026	% Change
Single-Family	CONTRACTS SIGNED	121	85	-29.8%	121	85	-29.8%
	ACTIVE LISTINGS	124	108	-12.9%	124	108	-12.9%
	# OF SALES	110	82	-25.5%	110	82	-25.5%
	SALES VOLUME	\$53,349,540	\$45,755,150	-14.2%	\$53,349,540	\$45,755,150	-14.2%
	MEDIAN PRICE	\$485,000	\$542,250	11.8%	\$485,000	\$542,250	11.8%
	AVERAGE PRICE	\$484,996	\$557,990	15.1%	\$484,996	\$557,990	15.1%
	AVERAGE DOM	54	55	1.9%	54	55	1.9%
Condo/Co-op/TH	CONTRACTS SIGNED	24	34	41.7%	24	34	41.7%
	ACTIVE LISTINGS	17	22	29.4%	17	22	29.4%
	# OF SALES	27	34	25.9%	27	34	25.9%
	SALES VOLUME	\$8,137,324	\$11,084,700	36.2%	\$8,137,324	\$11,084,700	36.2%
	MEDIAN PRICE	\$300,000	\$311,250	3.8%	\$300,000	\$311,250	3.8%
	AVERAGE PRICE	\$301,382	\$326,021	8.2%	\$301,382	\$326,021	8.2%
	AVERAGE DOM	50	75	50.0%	50	75	50.0%

Historic Sales Trends



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Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 03/31/2025 vs. 01/01/2026 - 03/31/2026

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