



February 2026

# Passaic County Market Report

COMPASS

# Passaic County Overview

Year-To-Date Sales

**396**

3.1% Year-To-Date  
-29.3% Month-Over-Month

Year-To-Date Contracts

**446**

19.3% Year-To-Date  
11.4% Month-Over-Month

Single-Family  
Average Sale Price

**\$643K**

1.9% Year-To-Date  
1.9% Month-Over-Month

Condo/Co-op/Townhouse  
Average Sale Price

**\$415K**

0.6% Year-To-Date  
9.2% Month-Over-Month

Average Days On Market

**45**

28.6% Year-To-Date  
-6.4% Month-Over-Month

Active Listings

**414**

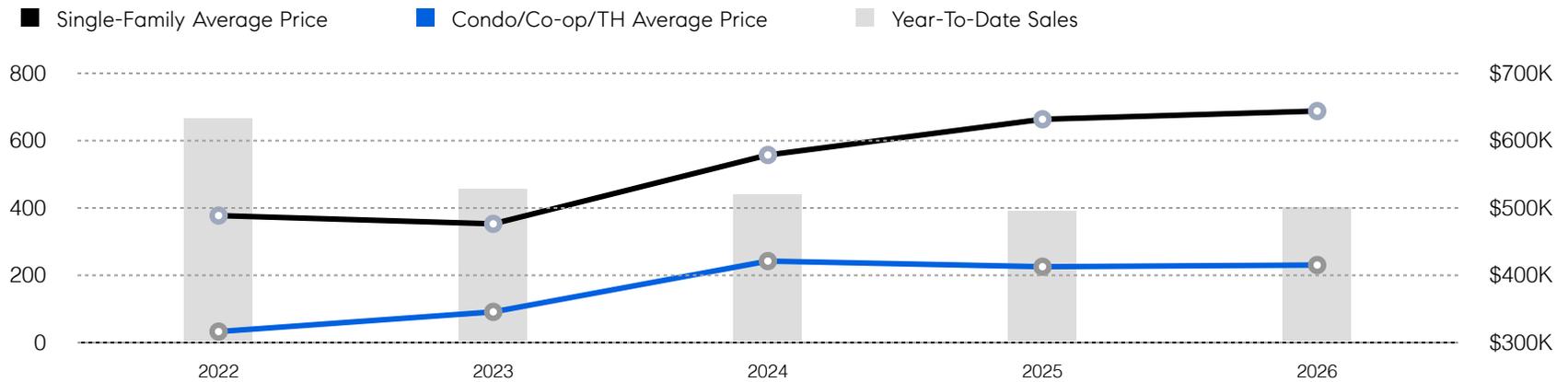
-28.6% Year-Over-Year  
-23.9% Month-Over-Month



# Passaic County Overview

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	269	318	18.2%	142	171	20.4%
	ACTIVE LISTINGS	458	310	-32.3%	458	310	-32.3%
	# OF SALES	278	303	9.0%	121	116	-4.1%
	SALES VOLUME	\$175,631,640	\$195,117,000	11.1%	\$72,245,150	\$75,550,700	4.6%
	MEDIAN PRICE	\$577,750	\$600,000	3.9%	\$549,500	\$600,000	9.2%
	AVERAGE PRICE	\$631,768	\$643,950	1.9%	\$597,067	\$651,299	9.1%
	AVERAGE DOM	44	43	-2.3%	44	53	20.5%
Condo/Co-op/TH	CONTRACTS SIGNED	105	128	21.9%	50	64	28.0%
	ACTIVE LISTINGS	122	104	-14.8%	122	104	-14.8%
	# OF SALES	106	93	-12.3%	55	48	-12.7%
	SALES VOLUME	\$43,750,697	\$38,616,300	-11.7%	\$20,767,190	\$20,775,000	0.0%
	MEDIAN PRICE	\$395,000	\$399,900	1.2%	\$375,000	\$435,000	16.0%
	AVERAGE PRICE	\$412,742	\$415,229	0.6%	\$377,585	\$432,813	14.6%
	AVERAGE DOM	35	51	45.7%	34	61	79.4%

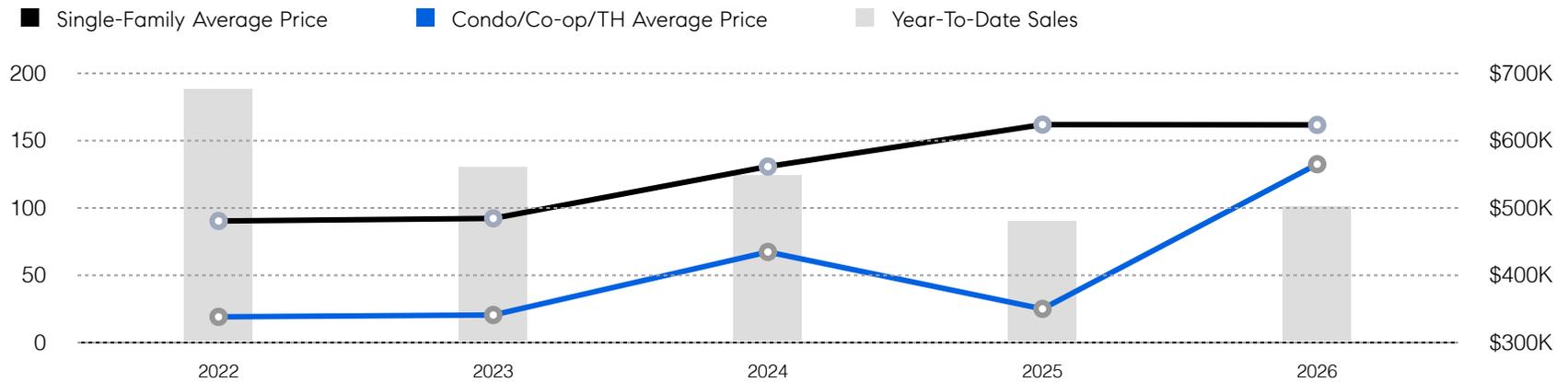
## Historic Sales Trends



# Clifton

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	77	93	20.8%	44	47	6.8%
	ACTIVE LISTINGS	107	77	-28.0%	107	77	-28.0%
	# OF SALES	64	86	34.4%	26	39	50.0%
	SALES VOLUME	\$39,926,200	\$53,609,400	34.3%	\$16,292,000	\$25,155,000	54.4%
	MEDIAN PRICE	\$625,000	\$599,000	-4.2%	\$642,500	\$600,000	-6.6%
	AVERAGE PRICE	\$623,847	\$623,365	-0.1%	\$626,615	\$645,000	2.9%
	AVERAGE DOM	41	33	-19.5%	48	33	-31.2%
Condo/Co-op/TH	CONTRACTS SIGNED	25	26	4.0%	14	13	-7.1%
	ACTIVE LISTINGS	33	21	-36.4%	33	21	-36.4%
	# OF SALES	25	14	-44.0%	14	6	-57.1%
	SALES VOLUME	\$8,752,257	\$7,909,800	-9.6%	\$4,329,800	\$3,290,000	-24.0%
	MEDIAN PRICE	\$320,000	\$525,000	64.1%	\$315,000	\$505,000	60.3%
	AVERAGE PRICE	\$350,090	\$564,986	61.4%	\$309,271	\$548,333	77.3%
	AVERAGE DOM	29	33	13.8%	29	24	-17.2%

## Historic Sales Trends

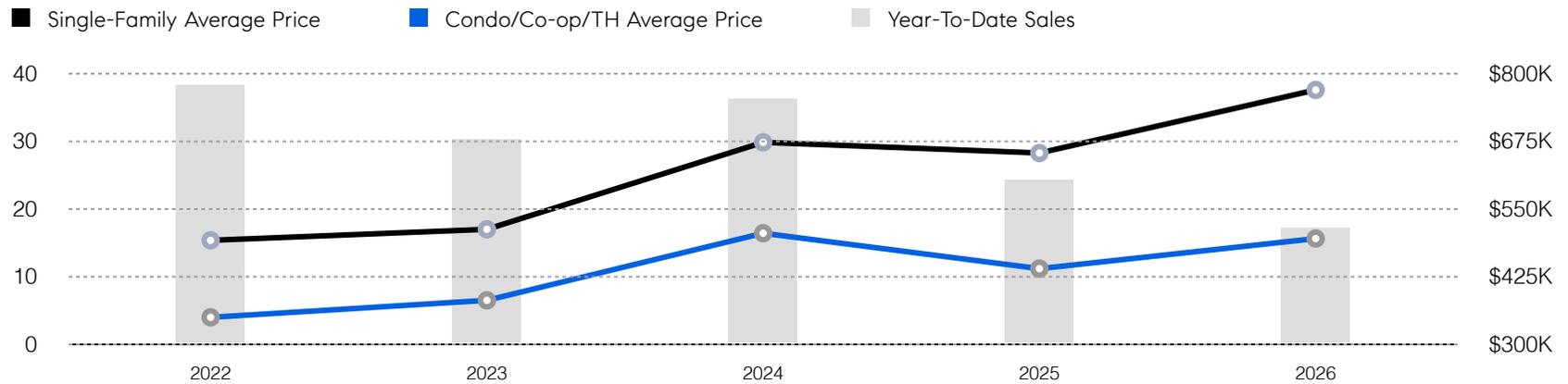


\* Line graphs may be hidden due to limited sales data

# Little Falls

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	13	13	0.0%	6	11	83.3%
	ACTIVE LISTINGS	22	14	-36.4%	22	14	-36.4%
	# OF SALES	15	10	-33.3%	5	3	-40.0%
	SALES VOLUME	\$9,802,500	\$7,701,050	-21.4%	\$3,290,000	\$2,200,050	-33.1%
	MEDIAN PRICE	\$600,000	\$765,025	27.5%	\$635,000	\$765,025	20.5%
	AVERAGE PRICE	\$653,500	\$770,105	17.8%	\$658,000	\$733,350	11.5%
	AVERAGE DOM	20	21	5.0%	21	24	14.3%
Condo/Co-op/TH	CONTRACTS SIGNED	20	12	-40.0%	14	7	-50.0%
	ACTIVE LISTINGS	15	17	13.3%	15	17	13.3%
	# OF SALES	9	7	-22.2%	4	6	50.0%
	SALES VOLUME	\$3,959,450	\$3,469,000	-12.4%	\$1,998,000	\$2,884,000	44.3%
	MEDIAN PRICE	\$471,450	\$509,000	8.0%	\$499,500	\$464,500	-7.0%
	AVERAGE PRICE	\$439,939	\$495,571	12.6%	\$499,500	\$480,667	-3.8%
	AVERAGE DOM	38	28	-26.3%	34	30	-11.8%

## Historic Sales Trends

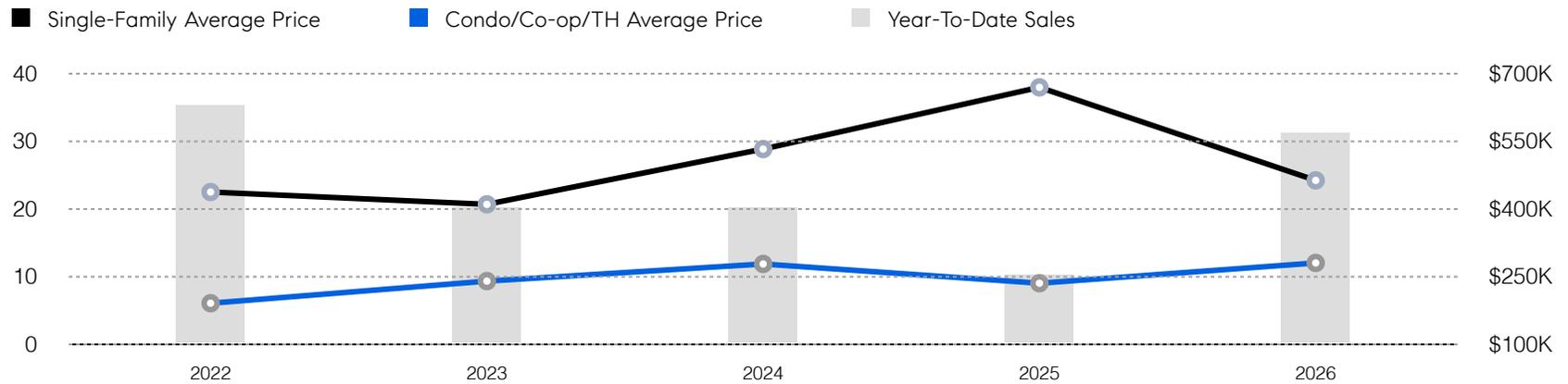


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# Passaic

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	9	11	22.2%	5	5	0.0%
	ACTIVE LISTINGS	28	18	-35.7%	28	18	-35.7%
	# OF SALES	7	14	100.0%	2	2	0.0%
	SALES VOLUME	\$4,689,000	\$6,489,900	38.4%	\$900,000	\$1,120,000	24.4%
	MEDIAN PRICE	\$630,000	\$500,000	-20.6%	\$450,000	\$560,000	24.4%
	AVERAGE PRICE	\$669,857	\$463,564	-30.8%	\$450,000	\$560,000	24.4%
	AVERAGE DOM	61	49	-19.7%	16	27	68.8%
Condo/Co-op/TH	CONTRACTS SIGNED	7	9	28.6%	3	2	-33.3%
	ACTIVE LISTINGS	18	4	-77.8%	18	4	-77.8%
	# OF SALES	3	17	466.7%	1	8	700.0%
	SALES VOLUME	\$707,000	\$4,769,800	574.7%	\$377,000	\$2,440,000	547.2%
	MEDIAN PRICE	\$165,000	\$235,000	42.4%	\$377,000	\$310,000	-17.8%
	AVERAGE PRICE	\$235,667	\$280,576	19.1%	\$377,000	\$305,000	-19.1%
	AVERAGE DOM	32	43	34.4%	75	50	-33.3%

## Historic Sales Trends

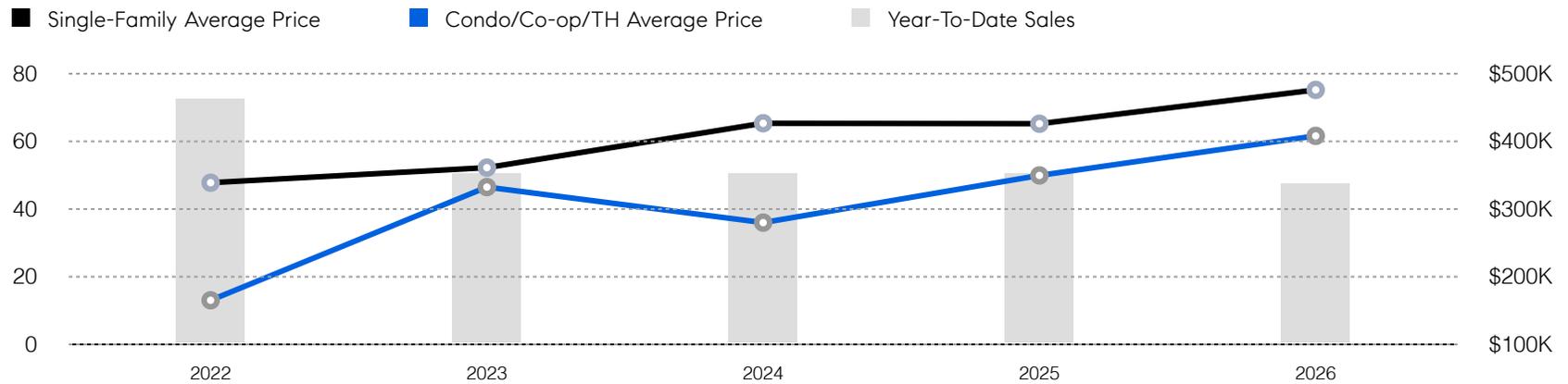


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# Paterson

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	29	39	34.5%	18	22	22.2%
	ACTIVE LISTINGS	79	58	-26.6%	79	58	-26.6%
	# OF SALES	32	39	21.9%	13	8	-38.5%
	SALES VOLUME	\$13,634,000	\$18,568,000	36.2%	\$6,165,000	\$3,613,000	-41.4%
	MEDIAN PRICE	\$440,000	\$490,000	11.4%	\$500,000	\$370,000	-26.0%
	AVERAGE PRICE	\$426,063	\$476,103	11.7%	\$474,231	\$451,625	-4.8%
	AVERAGE DOM	53	48	-9.4%	35	77	120.0%
Condo/Co-op/TH	CONTRACTS SIGNED	17	16	-5.9%	9	12	33.3%
	ACTIVE LISTINGS	14	24	71.4%	14	24	71.4%
	# OF SALES	18	8	-55.6%	13	4	-69.2%
	SALES VOLUME	\$6,294,466	\$3,265,000	-48.1%	\$4,359,566	\$1,760,000	-59.6%
	MEDIAN PRICE	\$375,000	\$380,000	1.3%	\$375,000	\$440,000	17.3%
	AVERAGE PRICE	\$349,693	\$408,125	16.7%	\$335,351	\$440,000	31.2%
	AVERAGE DOM	25	70	180.0%	20	71	255.0%

## Historic Sales Trends

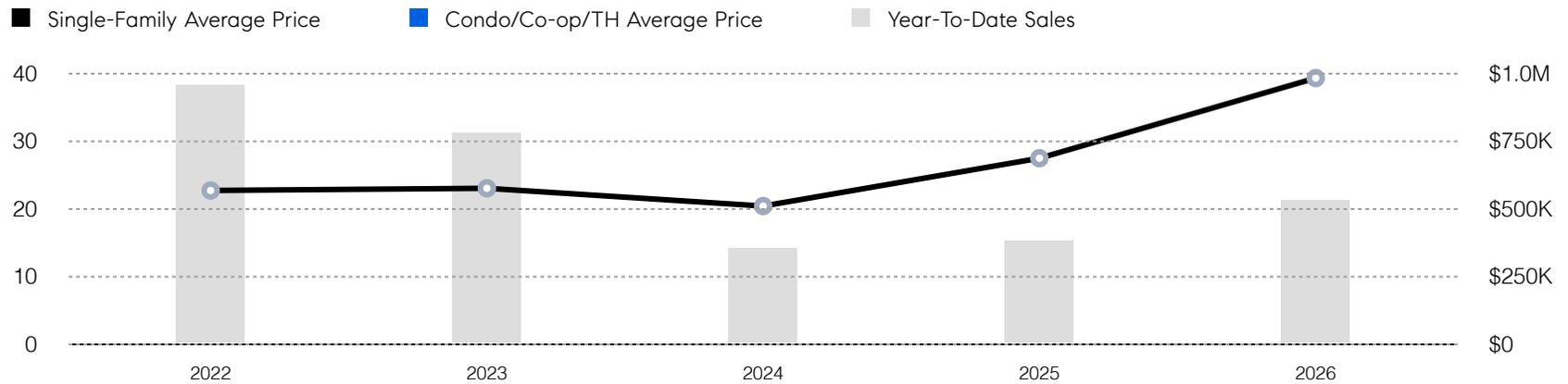


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# Totowa

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	15	19	26.7%	8	9	12.5%
	ACTIVE LISTINGS	16	23	43.8%	16	23	43.8%
	# OF SALES	14	21	50.0%	9	13	44.4%
	SALES VOLUME	\$9,627,000	\$20,663,000	114.6%	\$6,083,000	\$14,373,000	136.3%
	MEDIAN PRICE	\$570,000	\$760,000	33.3%	\$570,000	\$760,000	33.3%
	AVERAGE PRICE	\$687,643	\$983,952	43.1%	\$675,889	\$1,105,615	63.6%
	AVERAGE DOM	65	60	-7.7%	64	60	-6.2%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	3	0.0%	0	3	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

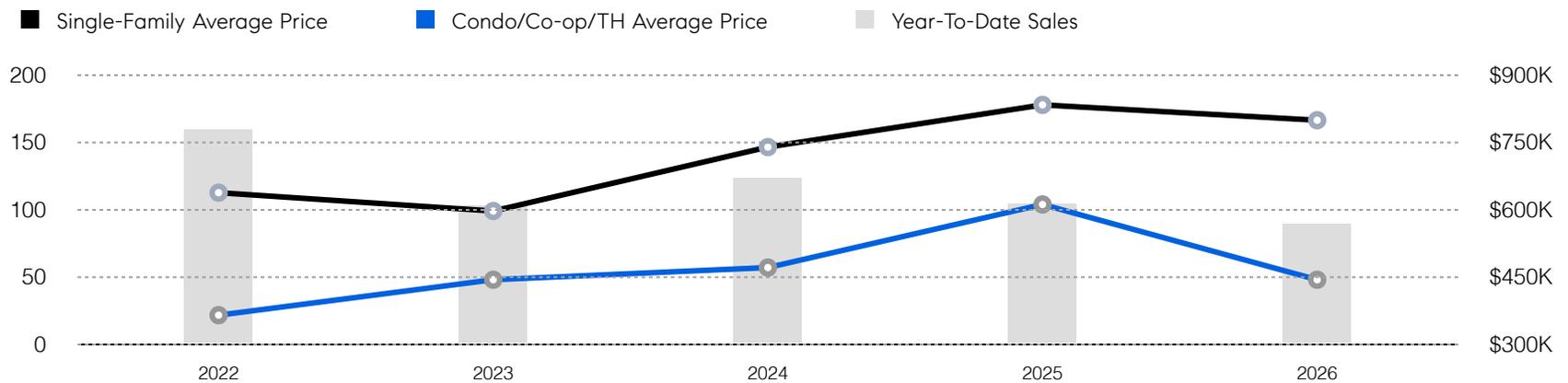


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# Wayne

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	54	86	59.3%	26	54	107.7%
	ACTIVE LISTINGS	93	54	-41.9%	93	54	-41.9%
	# OF SALES	76	61	-19.7%	30	20	-33.3%
	SALES VOLUME	\$63,372,600	\$48,780,300	-23.0%	\$22,300,800	\$13,099,800	-41.3%
	MEDIAN PRICE	\$830,000	\$750,000	-9.6%	\$774,950	\$717,750	-7.4%
	AVERAGE PRICE	\$833,850	\$799,677	-4.1%	\$743,360	\$654,990	-11.9%
	AVERAGE DOM	36	32	-11.1%	41	48	17.1%
Condo/Co-op/TH	CONTRACTS SIGNED	20	45	125.0%	8	17	112.5%
	ACTIVE LISTINGS	28	19	-32.1%	28	19	-32.1%
	# OF SALES	27	27	0.0%	8	13	62.5%
	SALES VOLUME	\$16,525,000	\$11,996,000	-27.4%	\$4,870,000	\$6,400,000	31.4%
	MEDIAN PRICE	\$645,000	\$393,000	-39.1%	\$600,000	\$500,000	-16.7%
	AVERAGE PRICE	\$612,037	\$444,296	-27.4%	\$608,750	\$492,308	-19.1%
	AVERAGE DOM	26	53	103.8%	19	81	326.3%

## Historic Sales Trends

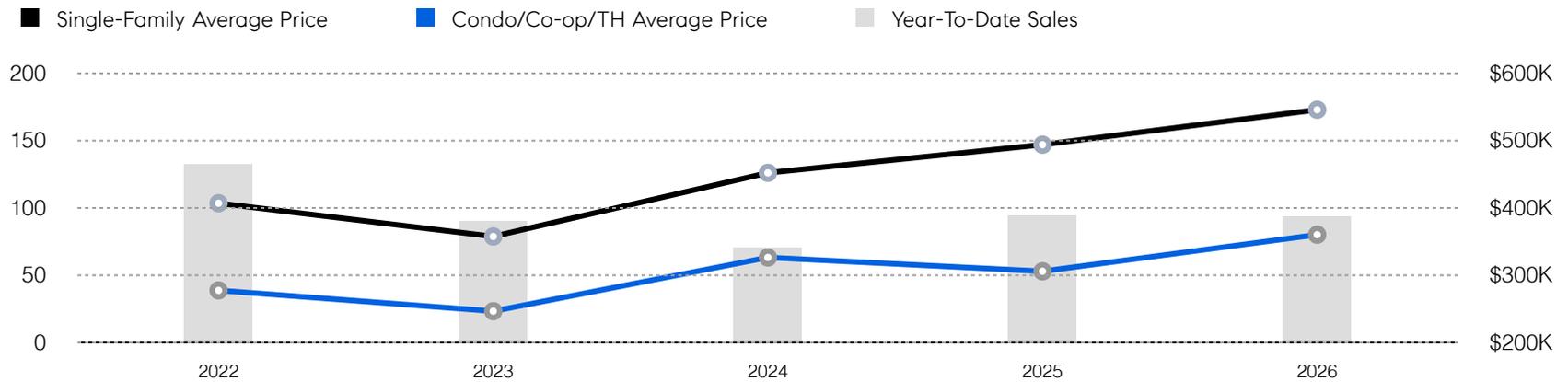


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# West Milford

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	72	57	-20.8%	35	23	-34.3%
	ACTIVE LISTINGS	113	66	-41.6%	113	66	-41.6%
	# OF SALES	70	72	2.9%	36	31	-13.9%
	SALES VOLUME	\$34,580,340	\$39,305,350	13.7%	\$17,214,350	\$15,989,850	-7.1%
	MEDIAN PRICE	\$485,000	\$545,250	12.4%	\$487,500	\$535,000	9.7%
	AVERAGE PRICE	\$494,005	\$545,908	10.5%	\$478,176	\$515,802	7.9%
	AVERAGE DOM	49	58	18.4%	48	77	60.4%
Condo/Co-op/TH	CONTRACTS SIGNED	16	20	25.0%	2	13	550.0%
	ACTIVE LISTINGS	14	16	14.3%	14	16	14.3%
	# OF SALES	23	20	-13.0%	14	11	-21.4%
	SALES VOLUME	\$7,037,524	\$7,206,700	2.4%	\$4,357,824	\$4,001,000	-8.2%
	MEDIAN PRICE	\$315,000	\$399,900	27.0%	\$351,250	\$418,000	19.0%
	AVERAGE PRICE	\$305,979	\$360,335	17.8%	\$311,273	\$363,727	16.9%
	AVERAGE DOM	54	71	31.5%	48	78	62.5%

## Historic Sales Trends



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# COMPASS

Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 02/28/2025 vs. 01/01/2026 - 02/28/2026

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