



July 2026

Passaic Market Report

COMPASS

Passaic Overview

Year-To-Date Sales

2,515

0.2% Year-To-Date
21.9% Month-Over-Month

Year-To-Date Contracts

3,003

11.1% Year-To-Date
-8.3% Month-Over-Month

Single-Family
Average Sale Price

\$685K

8.1% Year-To-Date
2.4% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$467K

2.7% Year-To-Date
2.7% Month-Over-Month

Average Days On Market

33

13.8% Year-To-Date
0.0% Month-Over-Month

Active Listings

1,137

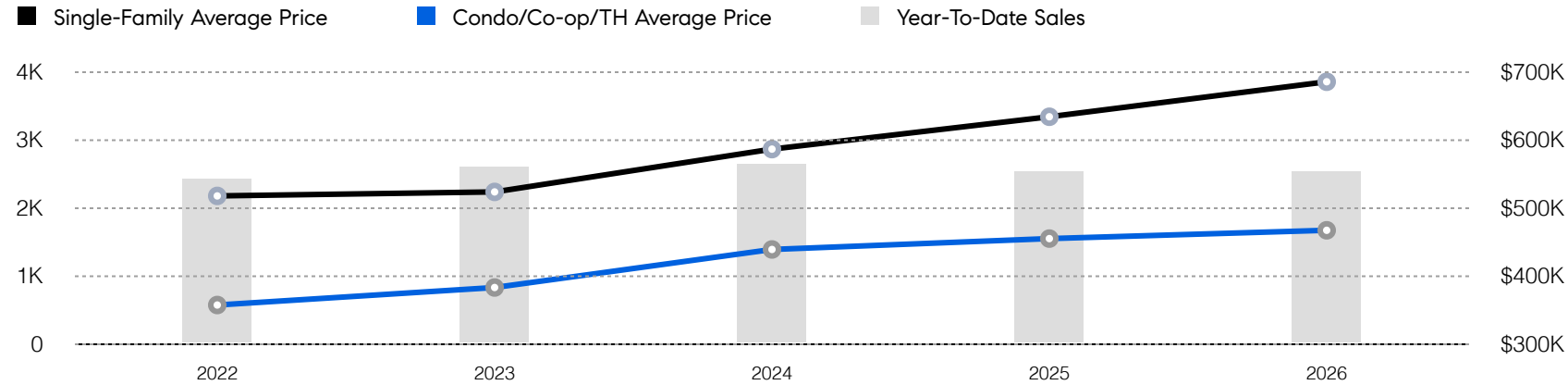
-15.5% Year-Over-Year
-4.4% Month-Over-Month



Passaic Overview

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	2,044	2,249	10.0%	329	401	21.9%
	ACTIVE LISTINGS	1,051	851	-19.0%	1,051	851	-19.0%
	# OF SALES	1,870	1,888	1.0%	381	407	6.8%
	SALES VOLUME	\$1,186,463,467	\$1,295,041,524	9.2%	\$252,259,737	\$292,441,273	15.9%
	MEDIAN PRICE	\$600,000	\$635,000	5.8%	\$620,000	\$650,000	4.8%
	AVERAGE PRICE	\$634,472	\$685,933	8.1%	\$662,099	\$718,529	8.5%
	AVERAGE DOM	33	33	0.0%	24	31	29.2%
	% OF ASKING PRICE	105.0%	104.6%	-0.4%	106.2%	104.9%	-1.4%
Condo/Co-op/TH	CONTRACTS SIGNED	660	754	14.2%	108	151	39.8%
	ACTIVE LISTINGS	295	286	-3.1%	295	286	-3.1%
	# OF SALES	641	627	-2.2%	115	111	-3.5%
	SALES VOLUME	\$291,891,611	\$293,165,710	0.4%	\$52,969,700	\$53,455,900	0.9%
	MEDIAN PRICE	\$460,000	\$445,000	-3.3%	\$460,000	\$480,000	4.3%
	AVERAGE PRICE	\$455,369	\$467,569	2.7%	\$460,606	\$481,585	4.6%
	AVERAGE DOM	27	41	51.9%	22	43	95.5%
	% OF ASKING PRICE	102.4%	101.0%	-1.4%	104.2%	100.3%	-3.9%

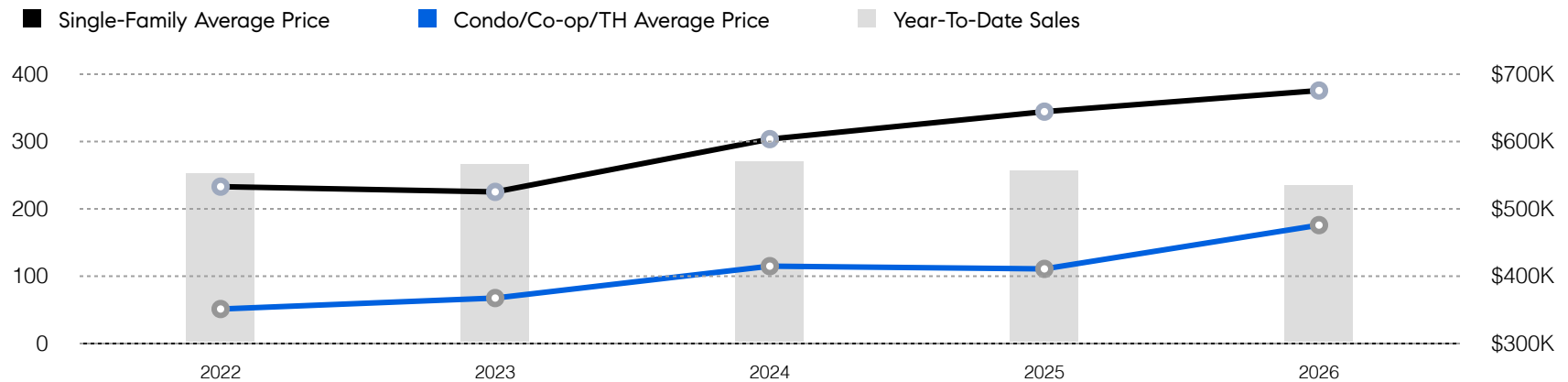
Historic Sales Trends



Clifton

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	202	209	3.5%	31	36	16.1%
	ACTIVE LISTINGS	60	72	20.0%	60	72	20.0%
	# OF SALES	189	191	1.1%	44	38	-13.6%
	SALES VOLUME	\$121,785,836	\$129,065,693	6.0%	\$27,999,300	\$28,820,039	2.9%
	MEDIAN PRICE	\$605,000	\$630,000	4.1%	\$603,500	\$661,000	9.5%
	AVERAGE PRICE	\$644,370	\$675,737	4.9%	\$636,348	\$758,422	19.2%
	AVERAGE DOM	29	33	13.8%	21	38	81.0%
	% OF ASKING PRICE	106.2%	105.4%	-0.8%	105.6%	103.5%	-2.1%
Condo/Co-op/TH	CONTRACTS SIGNED	63	53	-15.9%	11	10	-9.1%
	ACTIVE LISTINGS	25	21	-16.0%	25	21	-16.0%
	# OF SALES	65	41	-36.9%	12	7	-41.7%
	SALES VOLUME	\$26,706,257	\$19,509,940	-26.9%	\$5,113,000	\$2,722,000	-46.8%
	MEDIAN PRICE	\$425,000	\$505,000	18.8%	\$455,000	\$360,000	-20.9%
	AVERAGE PRICE	\$410,865	\$475,852	15.8%	\$426,083	\$388,857	-8.7%
	AVERAGE DOM	31	35	12.9%	20	66	230.0%
	% OF ASKING PRICE	102.3%	102.6%	0.3%	107.2%	102.5%	-4.7%

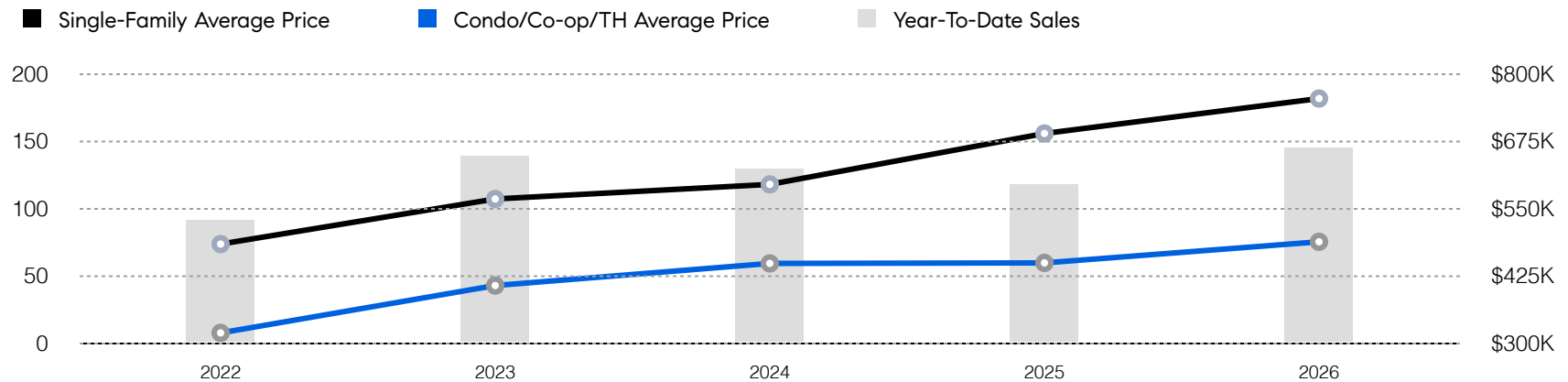
Historic Sales Trends



Little Falls

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	71	84	18.3%	14	24	71.4%
	ACTIVE LISTINGS	30	31	3.3%	30	31	3.3%
	# OF SALES	65	67	3.1%	21	17	-19.0%
	SALES VOLUME	\$44,845,500	\$50,575,628	12.8%	\$15,568,000	\$14,812,580	-4.9%
	MEDIAN PRICE	\$635,000	\$765,025	20.5%	\$650,000	\$875,000	34.6%
	AVERAGE PRICE	\$689,931	\$754,860	9.4%	\$741,333	\$871,328	17.5%
	AVERAGE DOM	19	26	36.8%	21	17	-19.0%
	% OF ASKING PRICE	106.6%	108.2%	1.6%	103.5%	113.2%	9.7%
Condo/Co-op/TH	CONTRACTS SIGNED	70	91	30.0%	15	8	-46.7%
	ACTIVE LISTINGS	27	21	-22.2%	27	21	-22.2%
	# OF SALES	52	77	48.1%	10	17	70.0%
	SALES VOLUME	\$23,382,450	\$37,643,100	61.0%	\$4,122,000	\$8,802,000	113.5%
	MEDIAN PRICE	\$429,000	\$485,000	13.1%	\$460,000	\$495,000	7.6%
	AVERAGE PRICE	\$449,663	\$488,871	8.7%	\$412,200	\$517,765	25.6%
	AVERAGE DOM	26	19	-26.9%	18	15	-16.7%
	% OF ASKING PRICE	102.9%	101.8%	-1.1%	104.0%	102.5%	-1.5%

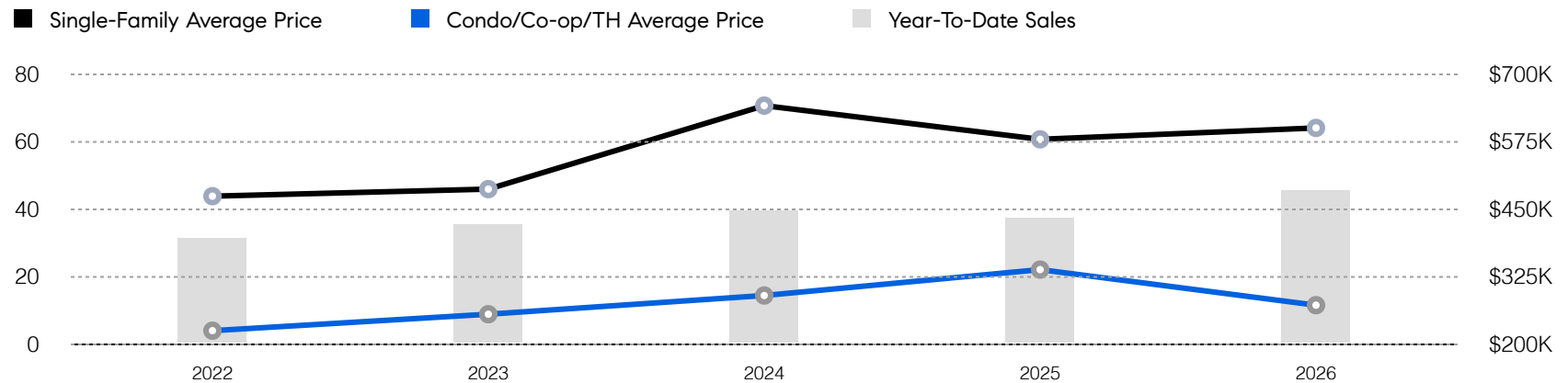
Historic Sales Trends



Passaic

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	27	29	7.4%	3	3	0.0%
	ACTIVE LISTINGS	19	21	10.5%	19	21	10.5%
	# OF SALES	24	28	16.7%	8	5	-37.5%
	SALES VOLUME	\$13,915,000	\$16,824,400	20.9%	\$4,545,000	\$3,560,000	-21.7%
	MEDIAN PRICE	\$530,000	\$562,500	6.1%	\$507,500	\$810,000	59.6%
	AVERAGE PRICE	\$579,792	\$600,871	3.6%	\$568,125	\$712,000	25.3%
	AVERAGE DOM	45	41	-8.9%	26	25	-3.8%
	% OF ASKING PRICE	102.5%	104.3%	1.8%	104.5%	104.8%	0.2%
Condo/Co-op/TH	CONTRACTS SIGNED	15	17	13.3%	1	3	200.0%
	ACTIVE LISTINGS	10	5	-50.0%	10	5	-50.0%
	# OF SALES	13	17	30.8%	3	3	0.0%
	SALES VOLUME	\$4,401,000	\$4,634,900	5.3%	\$1,194,000	\$855,000	-28.4%
	MEDIAN PRICE	\$310,000	\$260,000	-16.1%	\$395,000	\$350,000	-11.4%
	AVERAGE PRICE	\$338,538	\$272,641	-19.5%	\$398,000	\$285,000	-28.4%
	AVERAGE DOM	42	59	40.5%	15	49	226.7%
	% OF ASKING PRICE	100.6%	101.3%	0.7%	105.5%	92.9%	-12.5%

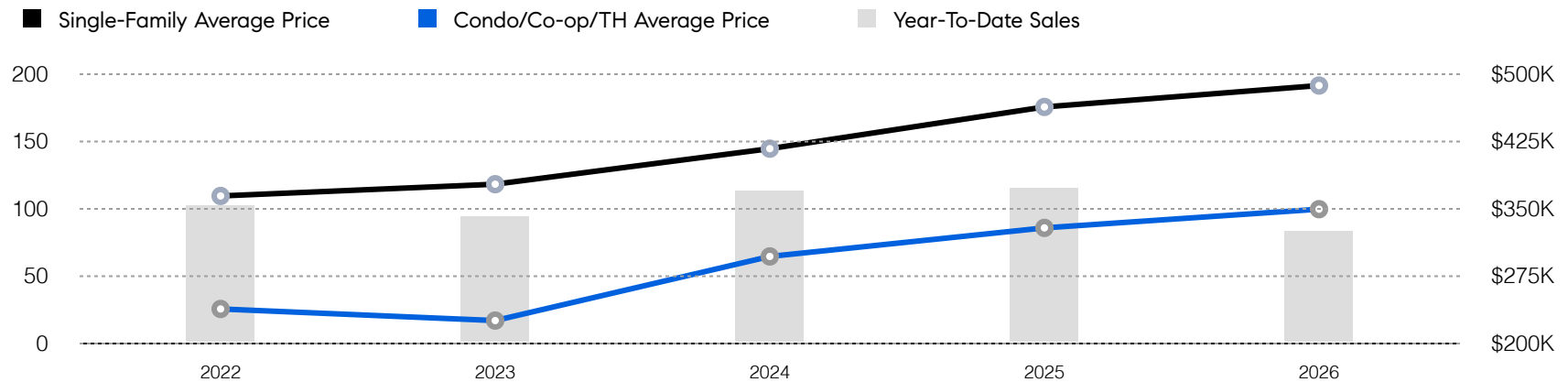
Historic Sales Trends



Paterson

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	77	81	5.2%	11	15	36.4%
	ACTIVE LISTINGS	46	46	0.0%	46	46	0.0%
	# OF SALES	71	64	-9.9%	11	9	-18.2%
	SALES VOLUME	\$32,909,600	\$31,192,180	-5.2%	\$4,814,000	\$4,206,300	-12.6%
	MEDIAN PRICE	\$485,000	\$497,500	2.6%	\$475,000	\$505,000	6.3%
	AVERAGE PRICE	\$463,515	\$487,378	5.1%	\$437,636	\$467,367	6.8%
	AVERAGE DOM	42	48	14.3%	60	70	16.7%
	% OF ASKING PRICE	104.7%	104.0%	-0.7%	107.4%	106.8%	-0.5%
Condo/Co-op/TH	CONTRACTS SIGNED	40	29	-27.5%	1	9	800.0%
	ACTIVE LISTINGS	15	13	-13.3%	15	13	-13.3%
	# OF SALES	43	18	-58.1%	3	3	0.0%
	SALES VOLUME	\$14,138,297	\$6,293,500	-55.5%	\$915,499	\$926,000	1.1%
	MEDIAN PRICE	\$330,000	\$365,000	10.6%	\$326,000	\$215,000	-34.0%
	AVERAGE PRICE	\$328,798	\$349,639	6.3%	\$305,166	\$308,667	1.1%
	AVERAGE DOM	12	76	533.3%	17	38	123.5%
	% OF ASKING PRICE	99.5%	101.5%	2.0%	105.0%	98.0%	-7.0%

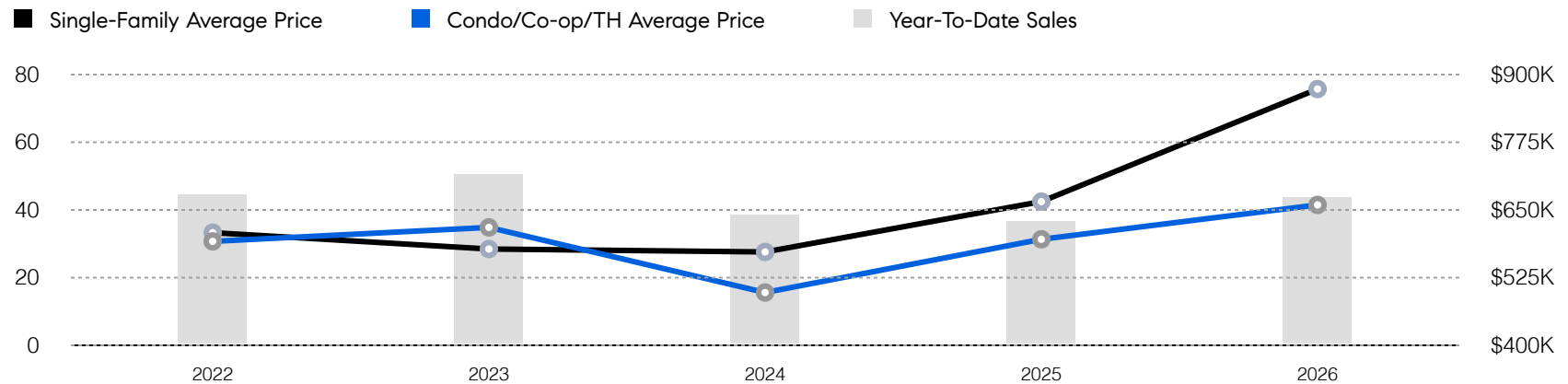
Historic Sales Trends



Totowa

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	34	38	11.8%	7	3	-57.1%
	ACTIVE LISTINGS	17	23	35.3%	17	23	35.3%
	# OF SALES	30	40	33.3%	6	10	66.7%
	SALES VOLUME	\$19,963,000	\$34,933,900	75.0%	\$3,425,000	\$8,276,000	141.6%
	MEDIAN PRICE	\$595,000	\$772,500	29.8%	\$585,000	\$727,500	24.4%
	AVERAGE PRICE	\$665,433	\$873,348	31.2%	\$570,833	\$827,600	45.0%
	AVERAGE DOM	30	47	56.7%	22	60	172.7%
	% OF ASKING PRICE	104.0%	102.3%	-1.7%	105.9%	102.6%	-3.4%
Condo/Co-op/TH	CONTRACTS SIGNED	7	3	-57.1%	0	0	0.0%
	ACTIVE LISTINGS	0	2	0.0%	0	2	0.0%
	# OF SALES	6	3	-50.0%	1	0	0.0%
	SALES VOLUME	\$3,575,000	\$1,978,000	-44.7%	\$415,000	-	-
	MEDIAN PRICE	\$540,000	\$750,000	38.9%	\$415,000	-	-
	AVERAGE PRICE	\$595,833	\$659,333	10.7%	\$415,000	-	-
	AVERAGE DOM	45	68	51.1%	31	-	-
	% OF ASKING PRICE	104.8%	102.0%	-2.8%	101.2%	-	-

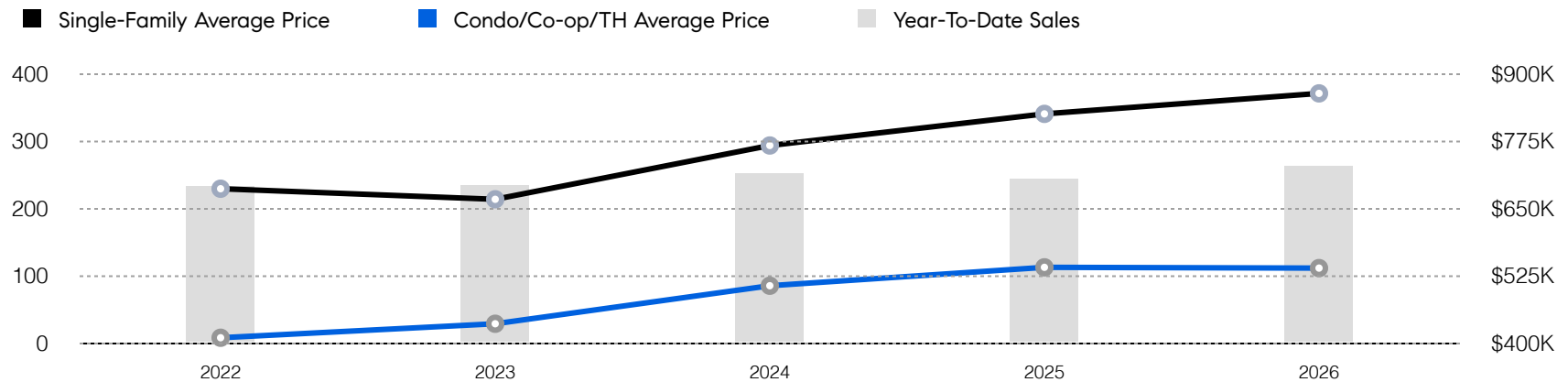
Historic Sales Trends



Wayne

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	190	230	21.1%	29	43	48.3%
	ACTIVE LISTINGS	60	67	11.7%	60	67	11.7%
	# OF SALES	180	188	4.4%	33	41	24.2%
	SALES VOLUME	\$148,740,744	\$162,504,609	9.3%	\$29,399,110	\$36,317,900	23.5%
	MEDIAN PRICE	\$820,000	\$818,500	-0.2%	\$855,700	\$810,000	-5.3%
	AVERAGE PRICE	\$826,337	\$864,386	4.6%	\$890,882	\$885,802	-0.6%
	AVERAGE DOM	31	27	-12.9%	15	31	106.7%
	% OF ASKING PRICE	106.9%	107.1%	0.2%	108.7%	107.0%	-1.8%
Condo/Co-op/TH	CONTRACTS SIGNED	64	78	21.9%	12	13	8.3%
	ACTIVE LISTINGS	13	30	130.8%	13	30	130.8%
	# OF SALES	62	72	16.1%	11	12	9.1%
	SALES VOLUME	\$33,570,980	\$38,882,660	15.8%	\$5,928,001	\$6,948,100	17.2%
	MEDIAN PRICE	\$562,000	\$560,250	-0.3%	\$565,000	\$536,500	-5.0%
	AVERAGE PRICE	\$541,467	\$540,037	-0.3%	\$538,909	\$579,008	7.4%
	AVERAGE DOM	22	36	63.6%	20	35	75.0%
	% OF ASKING PRICE	104.3%	101.1%	-3.2%	105.6%	102.3%	-3.3%

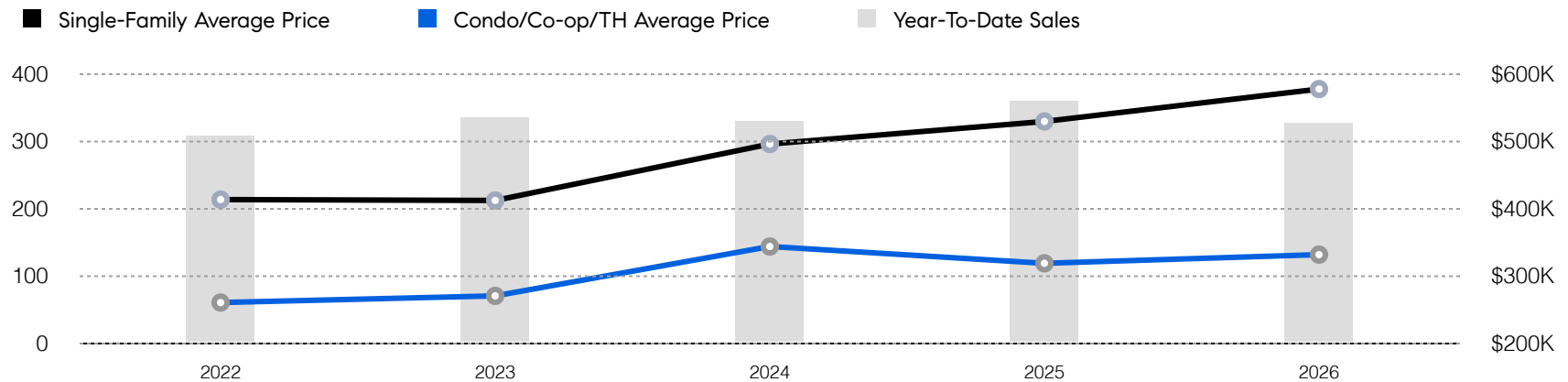
Historic Sales Trends



West Milford

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	307	320	4.2%	46	74	60.9%
	ACTIVE LISTINGS	210	175	-16.7%	210	175	-16.7%
	# OF SALES	296	246	-16.9%	41	57	39.0%
	SALES VOLUME	\$156,821,513	\$142,174,463	-9.3%	\$22,235,357	\$36,124,249	62.5%
	MEDIAN PRICE	\$507,500	\$537,875	6.0%	\$505,000	\$552,500	9.4%
	AVERAGE PRICE	\$529,802	\$577,945	9.1%	\$542,326	\$633,759	16.9%
	AVERAGE DOM	40	45	12.5%	34	37	8.8%
	% OF ASKING PRICE	102.2%	100.3%	-1.9%	105.7%	101.7%	-4.0%
Condo/Co-op/TH	CONTRACTS SIGNED	58	89	53.4%	12	20	66.7%
	ACTIVE LISTINGS	30	40	33.3%	30	40	33.3%
	# OF SALES	61	78	27.9%	12	13	8.3%
	SALES VOLUME	\$19,466,824	\$25,895,998	33.0%	\$4,058,700	\$4,642,800	14.4%
	MEDIAN PRICE	\$315,000	\$346,750	10.1%	\$320,000	\$357,000	11.6%
	AVERAGE PRICE	\$319,128	\$332,000	4.0%	\$338,225	\$357,138	5.6%
	AVERAGE DOM	39	55	41.0%	31	29	-6.5%
	% OF ASKING PRICE	98.8%	98.9%	0.1%	99.1%	99.5%	0.4%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 07/31/2025 vs. 01/01/2026 - 07/31/2026

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