



March 2026

Passaic County Market Report

COMPASS

Passaic County Overview

Year-To-Date Sales

845

-4.3% Year-To-Date
15.6% Month-Over-Month

Year-To-Date Contracts

1,018

6.7% Year-To-Date
18.0% Month-Over-Month

Single-Family
Average Sale Price

\$647K

7.6% Year-To-Date
6.1% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$431K

-4.6% Year-To-Date
0.9% Month-Over-Month

Average Days On Market

39

25.8% Year-To-Date
-35.6% Month-Over-Month

Active Listings

787

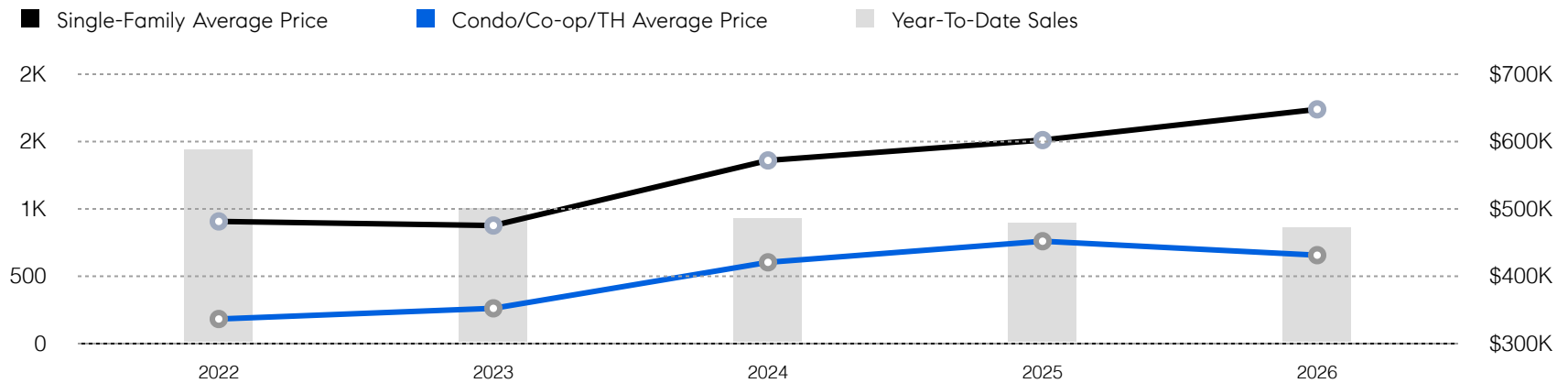
-13.8% Year-Over-Year
10.5% Month-Over-Month



Passaic County Overview

| | | YTD 2025 | YTD 2026 | % Change | Mar 2025 | Mar 2026 | % Change |
|----------------|------------------|---------------|---------------|----------|---------------|---------------|----------|
| Single-Family | CONTRACTS SIGNED | 714 | 735 | 2.9% | 296 | 267 | -9.8% |
| | ACTIVE LISTINGS | 715 | 588 | -17.8% | 715 | 588 | -17.8% |
| | # OF SALES | 645 | 648 | 0.5% | 236 | 210 | -11.0% |
| | SALES VOLUME | \$388,416,310 | \$419,797,084 | 8.1% | \$135,966,174 | \$140,775,084 | 3.5% |
| | MEDIAN PRICE | \$575,000 | \$610,000 | 6.1% | \$565,000 | \$640,000 | 13.3% |
| | AVERAGE PRICE | \$602,196 | \$647,835 | 7.6% | \$576,128 | \$670,358 | 16.4% |
| | AVERAGE DOM | 42 | 39 | -7.1% | 42 | 35 | -16.7% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 240 | 283 | 17.9% | 82 | 120 | 46.3% |
| | ACTIVE LISTINGS | 198 | 199 | 0.5% | 198 | 199 | 0.5% |
| | # OF SALES | 238 | 197 | -17.2% | 74 | 72 | -2.7% |
| | SALES VOLUME | \$107,580,901 | \$84,965,122 | -21.0% | \$34,693,304 | \$32,505,160 | -6.3% |
| | MEDIAN PRICE | \$457,500 | \$422,000 | -7.8% | \$475,000 | \$485,000 | 2.1% |
| | AVERAGE PRICE | \$452,021 | \$431,295 | -4.6% | \$468,828 | \$451,461 | -3.7% |
| | AVERAGE DOM | 33 | 52 | 57.6% | 36 | 48 | 33.3% |

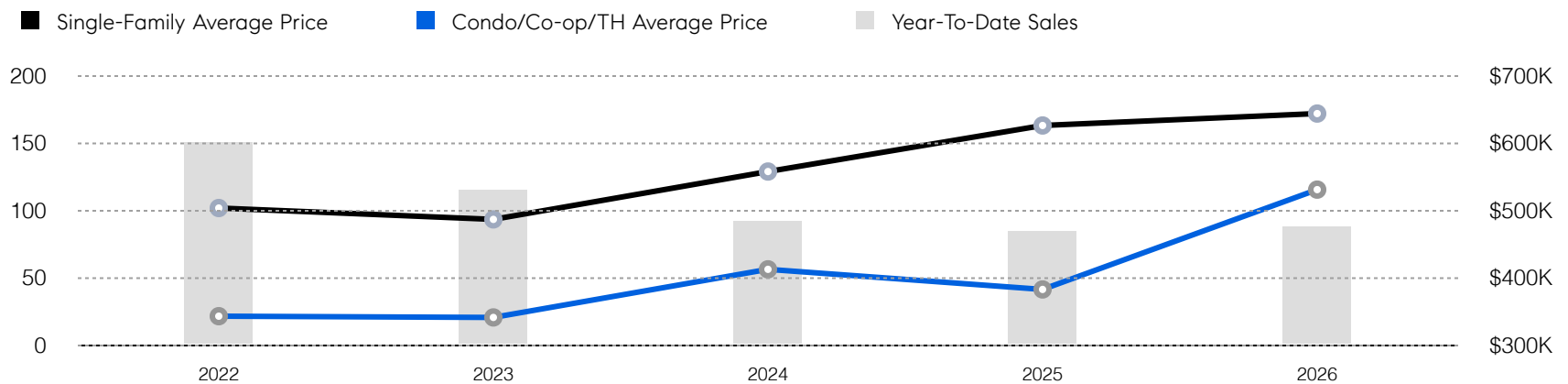
Historic Sales Trends



Clifton

| | | YTD 2025 | YTD 2026 | % Change | Mar 2025 | Mar 2026 | % Change |
|----------------|------------------|--------------|--------------|----------|--------------|--------------|----------|
| Single-Family | CONTRACTS SIGNED | 70 | 74 | 5.7% | 31 | 27 | -12.9% |
| | ACTIVE LISTINGS | 45 | 64 | 42.2% | 45 | 64 | 42.2% |
| | # OF SALES | 60 | 73 | 21.7% | 25 | 26 | 4.0% |
| | SALES VOLUME | \$37,598,187 | \$47,036,973 | 25.1% | \$15,333,887 | \$17,740,273 | 15.7% |
| | MEDIAN PRICE | \$592,500 | \$600,000 | 1.3% | \$580,888 | \$637,500 | 9.7% |
| | AVERAGE PRICE | \$626,636 | \$644,342 | 2.8% | \$613,355 | \$682,318 | 11.2% |
| | AVERAGE DOM | 35 | 34 | -2.9% | 31 | 38 | 22.6% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 21 | 18 | -14.3% | 7 | 5 | -28.6% |
| | ACTIVE LISTINGS | 21 | 16 | -23.8% | 21 | 16 | -23.8% |
| | # OF SALES | 23 | 14 | -39.1% | 9 | 8 | -11.1% |
| | SALES VOLUME | \$8,814,357 | \$7,439,900 | -15.6% | \$4,013,000 | \$4,235,000 | 5.5% |
| | MEDIAN PRICE | \$345,000 | \$516,500 | 49.7% | \$490,000 | \$534,000 | 9.0% |
| | AVERAGE PRICE | \$383,233 | \$531,421 | 38.7% | \$445,889 | \$529,375 | 18.7% |
| | AVERAGE DOM | 33 | 29 | -12.1% | 40 | 31 | -22.5% |

Historic Sales Trends

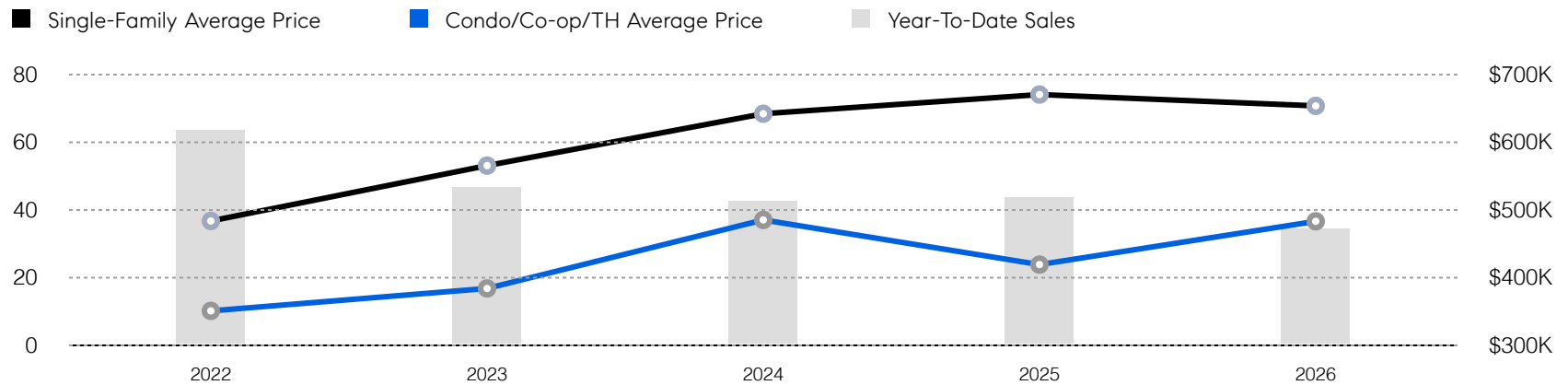


* Line graphs may be hidden due to limited sales data

Little Falls

| | | YTD 2025 | YTD 2026 | % Change | Mar 2025 | Mar 2026 | % Change |
|----------------|------------------|--------------|--------------|----------|-------------|-------------|----------|
| Single-Family | CONTRACTS SIGNED | 21 | 25 | 19.0% | 8 | 12 | 50.0% |
| | ACTIVE LISTINGS | 25 | 17 | -32.0% | 25 | 17 | -32.0% |
| | # OF SALES | 24 | 21 | -12.5% | 9 | 11 | 22.2% |
| | SALES VOLUME | \$16,092,500 | \$13,730,050 | -14.7% | \$6,290,000 | \$6,029,000 | -4.1% |
| | MEDIAN PRICE | \$600,000 | \$679,000 | 13.2% | \$800,000 | \$460,000 | -42.5% |
| | AVERAGE PRICE | \$670,521 | \$653,812 | -2.5% | \$698,889 | \$548,091 | -21.6% |
| | AVERAGE DOM | 19 | 33 | 73.7% | 16 | 44 | 175.0% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 23 | 36 | 56.5% | 3 | 24 | 700.0% |
| | ACTIVE LISTINGS | 10 | 13 | 30.0% | 10 | 13 | 30.0% |
| | # OF SALES | 19 | 13 | -31.6% | 10 | 6 | -40.0% |
| | SALES VOLUME | \$7,967,450 | \$6,283,000 | -21.1% | \$4,008,000 | \$2,814,000 | -29.8% |
| | MEDIAN PRICE | \$380,000 | \$485,000 | 27.6% | \$380,000 | \$485,000 | 27.6% |
| | AVERAGE PRICE | \$419,339 | \$483,308 | 15.3% | \$400,800 | \$469,000 | 17.0% |
| | AVERAGE DOM | 27 | 31 | 14.8% | 17 | 35 | 105.9% |

Historic Sales Trends

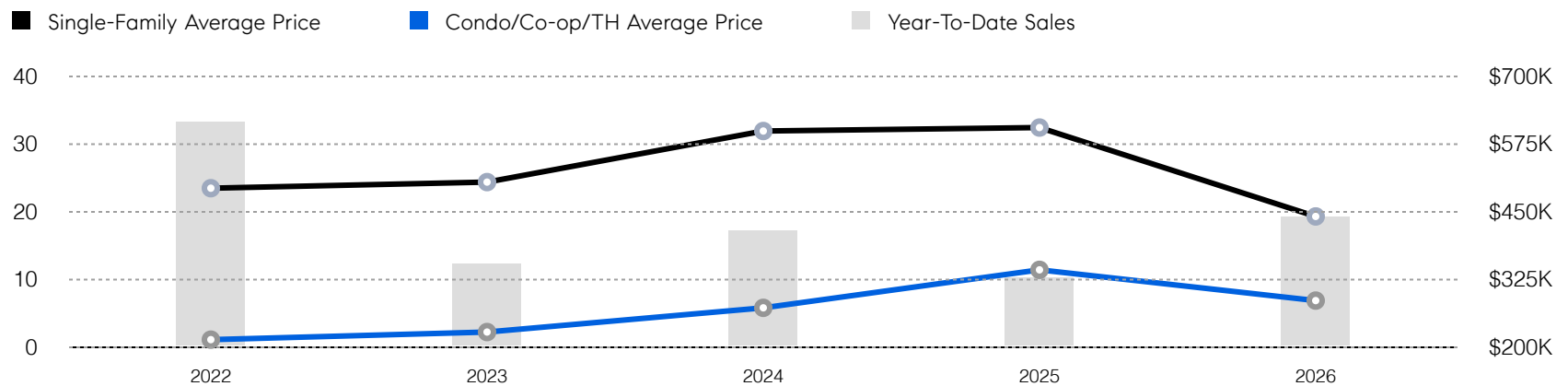


* Line graphs may be hidden due to limited sales data

Passaic

| | | YTD 2025 | YTD 2026 | % Change | Mar 2025 | Mar 2026 | % Change |
|----------------|------------------|-------------|-------------|----------|-----------|-------------|----------|
| Single-Family | CONTRACTS SIGNED | 9 | 11 | 22.2% | 4 | 6 | 50.0% |
| | ACTIVE LISTINGS | 19 | 18 | -5.3% | 19 | 18 | -5.3% |
| | # OF SALES | 6 | 11 | 83.3% | 2 | 3 | 50.0% |
| | SALES VOLUME | \$3,634,000 | \$4,857,400 | 33.7% | \$965,000 | \$1,300,000 | 34.7% |
| | MEDIAN PRICE | \$622,500 | \$500,000 | -19.7% | \$482,500 | \$500,000 | 3.6% |
| | AVERAGE PRICE | \$605,667 | \$441,582 | -27.1% | \$482,500 | \$433,333 | -10.2% |
| | AVERAGE DOM | 72 | 52 | -27.8% | 67 | 41 | -38.8% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 6 | 5 | -16.7% | 2 | 1 | -50.0% |
| | ACTIVE LISTINGS | 9 | 6 | -33.3% | 9 | 6 | -33.3% |
| | # OF SALES | 4 | 8 | 100.0% | 2 | 0 | 0.0% |
| | SALES VOLUME | \$1,372,000 | \$2,289,900 | 66.9% | \$830,000 | - | - |
| | MEDIAN PRICE | \$316,000 | \$257,500 | -18.5% | \$415,000 | - | - |
| | AVERAGE PRICE | \$343,000 | \$286,238 | -16.5% | \$415,000 | - | - |
| | AVERAGE DOM | 41 | 45 | 9.8% | 39 | - | - |

Historic Sales Trends

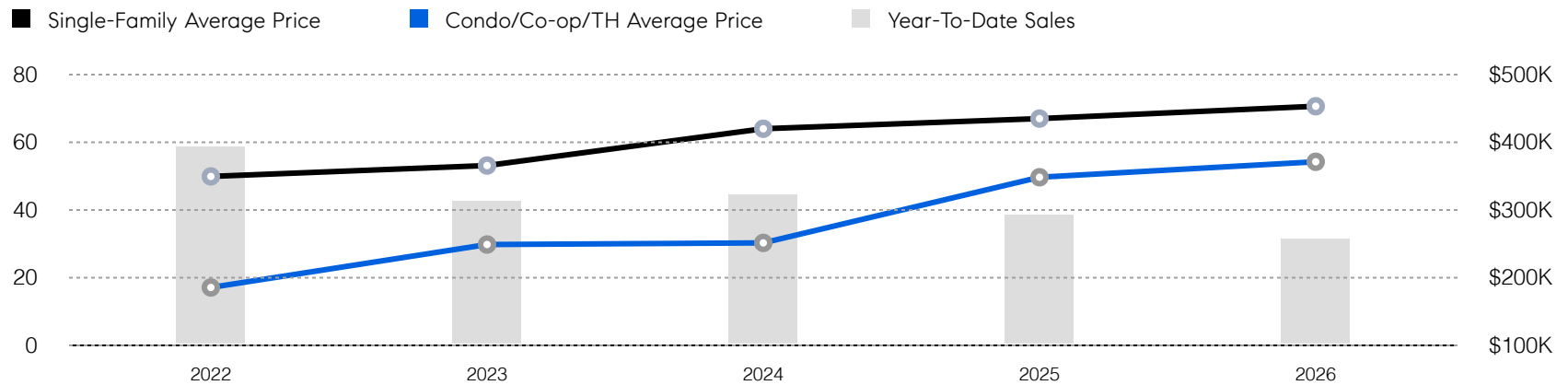


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Paterson

| | | YTD 2025 | YTD 2026 | % Change | Mar 2025 | Mar 2026 | % Change |
|----------------|------------------|--------------|--------------|----------|-------------|-------------|----------|
| Single-Family | CONTRACTS SIGNED | 29 | 27 | -6.9% | 14 | 10 | -28.6% |
| | ACTIVE LISTINGS | 38 | 37 | -2.6% | 38 | 37 | -2.6% |
| | # OF SALES | 27 | 25 | -7.4% | 9 | 5 | -44.4% |
| | SALES VOLUME | \$11,745,500 | \$11,331,500 | -3.5% | \$3,936,000 | \$2,190,000 | -44.4% |
| | MEDIAN PRICE | \$450,000 | \$490,000 | 8.9% | \$450,000 | \$515,000 | 14.4% |
| | AVERAGE PRICE | \$435,019 | \$453,260 | 4.2% | \$437,333 | \$438,000 | 0.2% |
| | AVERAGE DOM | 38 | 54 | 42.1% | 25 | 72 | 188.0% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 8 | 13 | 62.5% | 1 | 5 | 400.0% |
| | ACTIVE LISTINGS | 9 | 16 | 77.8% | 9 | 16 | 77.8% |
| | # OF SALES | 11 | 6 | -45.5% | 2 | 2 | 0.0% |
| | SALES VOLUME | \$3,832,233 | \$2,227,500 | -41.9% | \$685,000 | \$595,000 | -13.1% |
| | MEDIAN PRICE | \$375,000 | \$380,000 | 1.3% | \$342,500 | \$297,500 | -13.1% |
| | AVERAGE PRICE | \$348,385 | \$371,250 | 6.6% | \$342,500 | \$297,500 | -13.1% |
| | AVERAGE DOM | 21 | 89 | 323.8% | 16 | 128 | 700.0% |

Historic Sales Trends

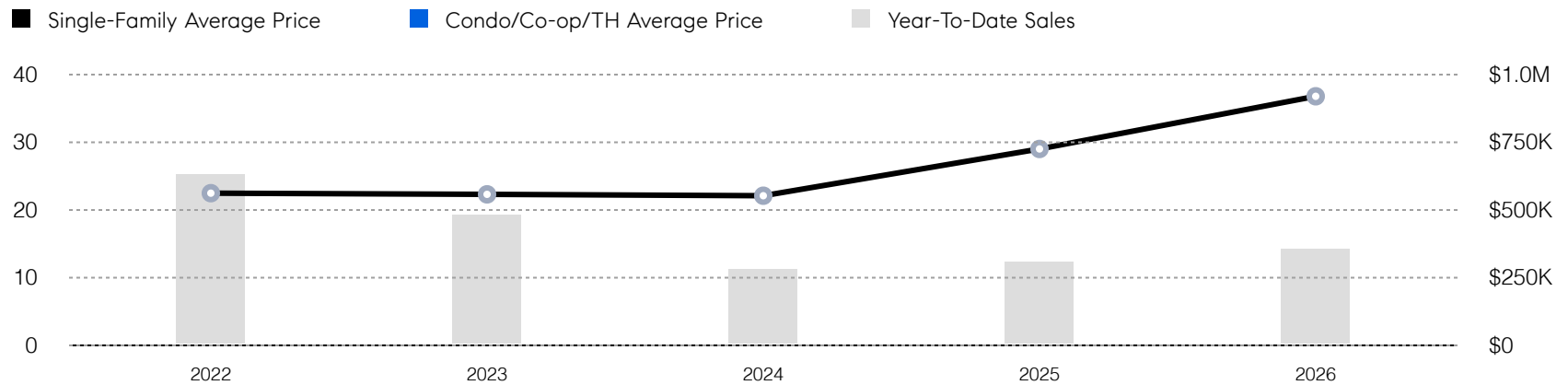


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Totowa

| | | YTD 2025 | YTD 2026 | % Change | Mar 2025 | Mar 2026 | % Change |
|----------------|------------------|-------------|--------------|----------|-------------|-------------|----------|
| Single-Family | CONTRACTS SIGNED | 11 | 16 | 45.5% | 4 | 6 | 50.0% |
| | ACTIVE LISTINGS | 11 | 16 | 45.5% | 11 | 16 | 45.5% |
| | # OF SALES | 11 | 14 | 27.3% | 4 | 3 | -25.0% |
| | SALES VOLUME | \$7,979,500 | \$12,878,900 | 61.4% | \$3,156,500 | \$2,134,900 | -32.4% |
| | MEDIAN PRICE | \$600,000 | \$747,450 | 24.6% | \$639,000 | \$734,900 | 15.0% |
| | AVERAGE PRICE | \$725,409 | \$919,921 | 26.8% | \$789,125 | \$711,633 | -9.8% |
| | AVERAGE DOM | 48 | 57 | 18.8% | 10 | 35 | 250.0% |
| 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% | 0 | 0 | 0.0% |
| | SALES VOLUME | \$475,000 | - | - | - | - | - |
| | MEDIAN PRICE | \$475,000 | - | - | - | - | - |
| | AVERAGE PRICE | \$475,000 | - | - | - | - | - |
| | AVERAGE DOM | 164 | - | - | - | - | - |

Historic Sales Trends

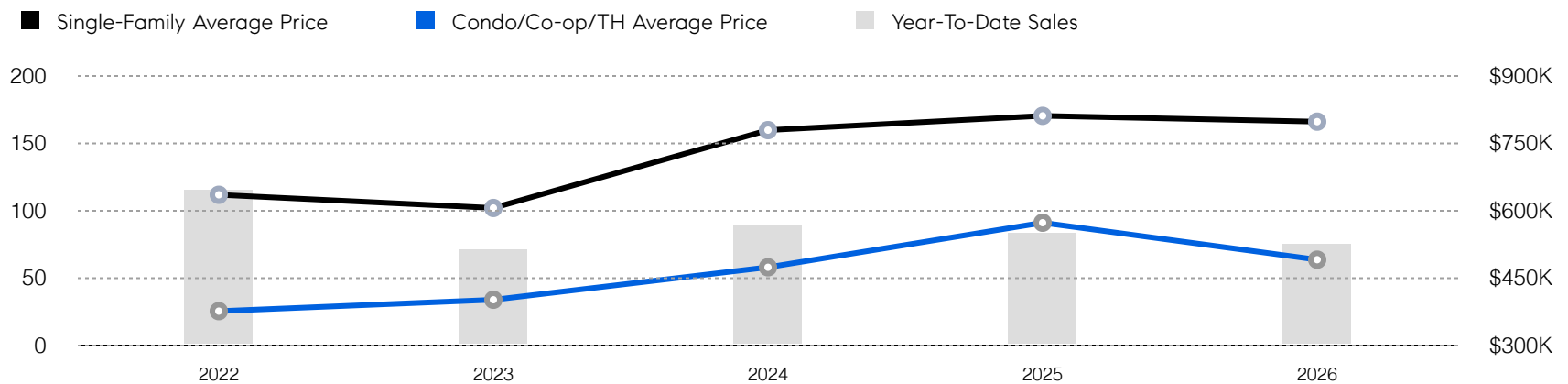


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Wayne

| | | YTD 2025 | YTD 2026 | % Change | Mar 2025 | Mar 2026 | % Change |
|----------------|------------------|--------------|--------------|----------|--------------|--------------|----------|
| Single-Family | CONTRACTS SIGNED | 59 | 72 | 22.0% | 31 | 28 | -9.7% |
| | ACTIVE LISTINGS | 36 | 47 | 30.6% | 36 | 47 | 30.6% |
| | # OF SALES | 59 | 48 | -18.6% | 15 | 18 | 20.0% |
| | SALES VOLUME | \$47,873,800 | \$38,326,400 | -19.9% | \$11,305,000 | \$14,768,000 | 30.6% |
| | MEDIAN PRICE | \$815,000 | \$760,000 | -6.7% | \$755,000 | \$770,000 | 2.0% |
| | AVERAGE PRICE | \$811,420 | \$798,467 | -1.6% | \$753,667 | \$820,444 | 8.9% |
| | AVERAGE DOM | 34 | 30 | -11.8% | 30 | 23 | -23.3% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 26 | 34 | 30.8% | 16 | 11 | -31.2% |
| | ACTIVE LISTINGS | 8 | 12 | 50.0% | 8 | 12 | 50.0% |
| | # OF SALES | 23 | 26 | 13.0% | 8 | 11 | 37.5% |
| | SALES VOLUME | \$13,190,214 | \$12,769,660 | -3.2% | \$3,995,214 | \$5,777,160 | 44.6% |
| | MEDIAN PRICE | \$588,700 | \$522,500 | -11.2% | \$527,000 | \$561,500 | 6.5% |
| | AVERAGE PRICE | \$573,488 | \$491,141 | -14.4% | \$499,402 | \$525,196 | 5.2% |
| | AVERAGE DOM | 24 | 44 | 83.3% | 22 | 31 | 40.9% |

Historic Sales Trends

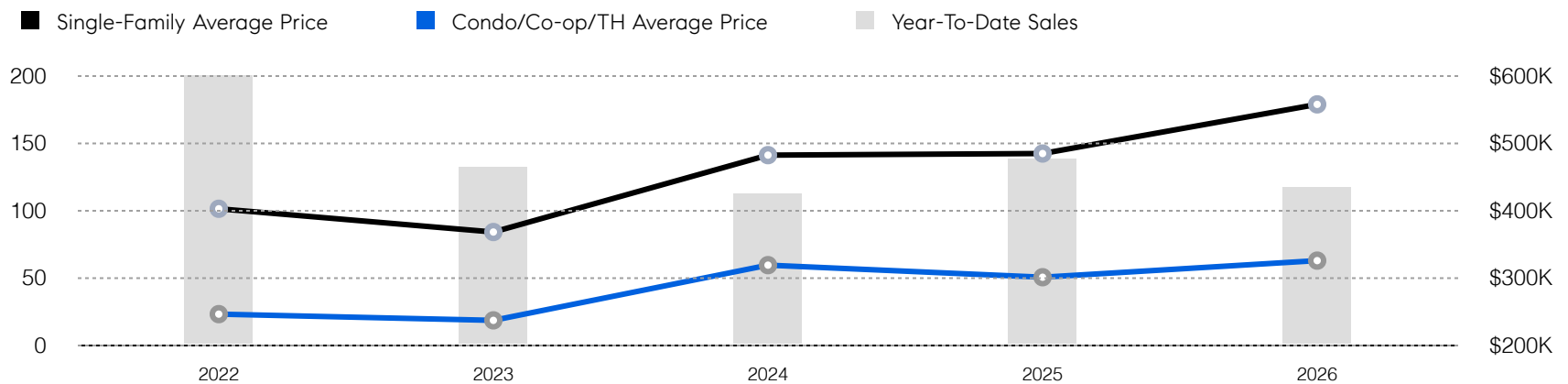


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West Milford

| | | YTD 2025 | YTD 2026 | % Change | Mar 2025 | Mar 2026 | % Change |
|----------------|------------------|--------------|--------------|----------|--------------|-------------|----------|
| Single-Family | CONTRACTS SIGNED | 121 | 85 | -29.8% | 49 | 30 | -38.8% |
| | ACTIVE LISTINGS | 124 | 108 | -12.9% | 124 | 108 | -12.9% |
| | # OF SALES | 110 | 82 | -25.5% | 40 | 10 | -75.0% |
| | SALES VOLUME | \$53,349,540 | \$45,755,150 | -14.2% | \$18,769,200 | \$6,449,800 | -65.6% |
| | MEDIAN PRICE | \$485,000 | \$542,250 | 11.8% | \$468,000 | \$531,000 | 13.5% |
| | AVERAGE PRICE | \$484,996 | \$557,990 | 15.1% | \$469,230 | \$644,980 | 37.5% |
| | AVERAGE DOM | 54 | 55 | 1.9% | 62 | 38 | -38.7% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 24 | 34 | 41.7% | 8 | 14 | 75.0% |
| | ACTIVE LISTINGS | 17 | 22 | 29.4% | 17 | 22 | 29.4% |
| | # OF SALES | 27 | 34 | 25.9% | 4 | 13 | 225.0% |
| | SALES VOLUME | \$8,137,324 | \$11,084,700 | 36.2% | \$1,099,800 | \$3,463,000 | 214.9% |
| | MEDIAN PRICE | \$300,000 | \$311,250 | 3.8% | \$274,950 | \$257,000 | -6.5% |
| | AVERAGE PRICE | \$301,382 | \$326,021 | 8.2% | \$274,950 | \$266,385 | -3.1% |
| | AVERAGE DOM | 50 | 75 | 50.0% | 25 | 86 | 244.0% |

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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