



November 2025

Passaic County Market Report

COMPASS

Passaic County Overview

Year-To-Date Sales

2,075

1.9% Year-To-Date
-25.7% Month-Over-Month

Year-To-Date Contracts

2,310

1.8% Year-To-Date
-8.1% Month-Over-Month

Single-Family
Average Sale Price

\$655K

7.4% Year-To-Date
1.5% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$423K

7.8% Year-To-Date
-7.0% Month-Over-Month

Average Days On Market

34

-8.1% Year-To-Date
26.5% Month-Over-Month

Active Listings

408

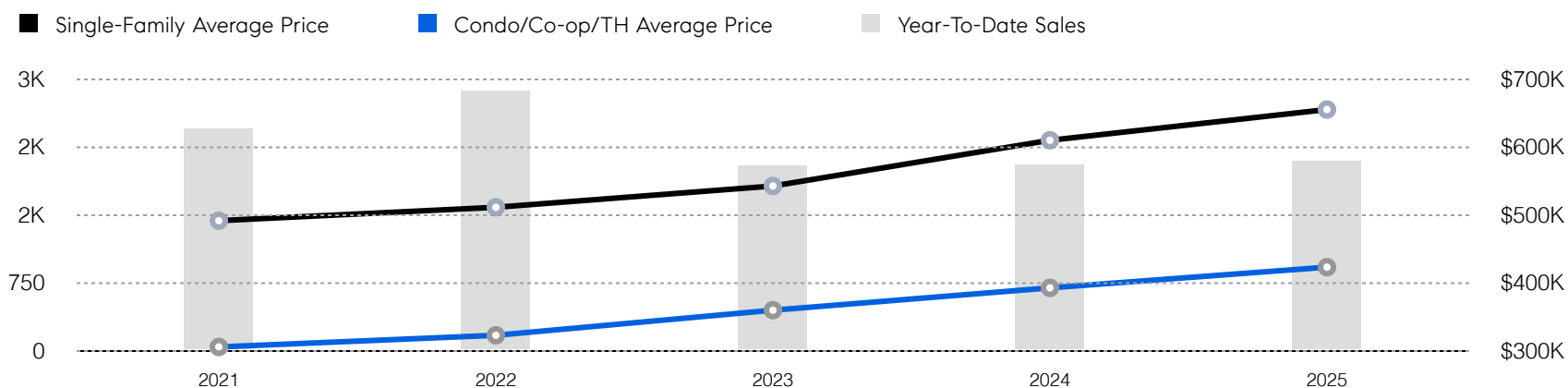
-3.1% Year-Over-Year
-26.8% Month-Over-Month



Passaic County Overview

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	1,665	1,616	-2.9%	144	153	6.3%
	ACTIVE LISTINGS	302	279	-7.6%	302	279	-7.6%
	# OF SALES	1,467	1,427	-2.7%	134	119	-11.2%
	SALES VOLUME	\$895,476,475	\$935,640,262	4.5%	\$83,883,961	\$80,531,923	-4.0%
	MEDIAN PRICE	\$562,000	\$604,000	7.5%	\$594,500	\$635,000	6.8%
	AVERAGE PRICE	\$610,413	\$655,669	7.4%	\$626,000	\$676,739	8.1%
	AVERAGE DOM	36	33	-8.3%	32	34	6.3%
Condo/Co-op/TH	CONTRACTS SIGNED	605	694	14.7%	54	63	16.7%
	ACTIVE LISTINGS	119	129	8.4%	119	129	8.4%
	# OF SALES	570	648	13.7%	49	52	6.1%
	SALES VOLUME	\$224,036,638	\$274,459,776	22.5%	\$19,695,450	\$22,295,240	13.2%
	MEDIAN PRICE	\$364,900	\$401,538	10.0%	\$358,000	\$394,360	10.2%
	AVERAGE PRICE	\$393,047	\$423,549	7.8%	\$401,948	\$428,755	6.7%
	AVERAGE DOM	32	32	0.0%	29	32	10.3%

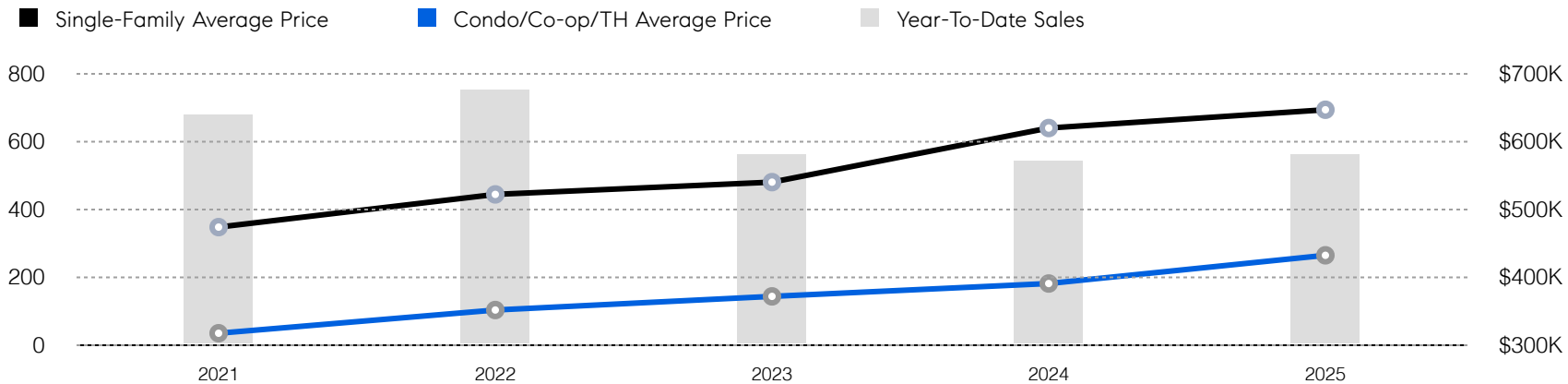
Historic Sales Trends



Clifton

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	459	444	-3.3%	40	44	10.0%
	ACTIVE LISTINGS	65	62	-4.6%	65	62	-4.6%
	# OF SALES	390	377	-3.3%	35	33	-5.7%
	SALES VOLUME	\$241,853,156	\$243,946,924	0.9%	\$22,621,475	\$21,937,000	-3.0%
	MEDIAN PRICE	\$575,000	\$610,000	6.1%	\$588,000	\$635,000	8.0%
	AVERAGE PRICE	\$620,136	\$647,074	4.3%	\$646,328	\$664,758	2.9%
	AVERAGE DOM	26	31	19.2%	26	35	34.6%
Condo/Co-op/TH	CONTRACTS SIGNED	162	178	9.9%	17	14	-17.6%
	ACTIVE LISTINGS	33	15	-54.5%	33	15	-54.5%
	# OF SALES	147	180	22.4%	6	13	116.7%
	SALES VOLUME	\$57,468,200	\$77,857,874	35.5%	\$3,118,000	\$6,446,000	106.7%
	MEDIAN PRICE	\$420,000	\$460,000	9.5%	\$520,500	\$540,000	3.7%
	AVERAGE PRICE	\$390,940	\$432,544	10.6%	\$519,667	\$495,846	-4.6%
	AVERAGE DOM	31	31	0.0%	19	36	89.5%

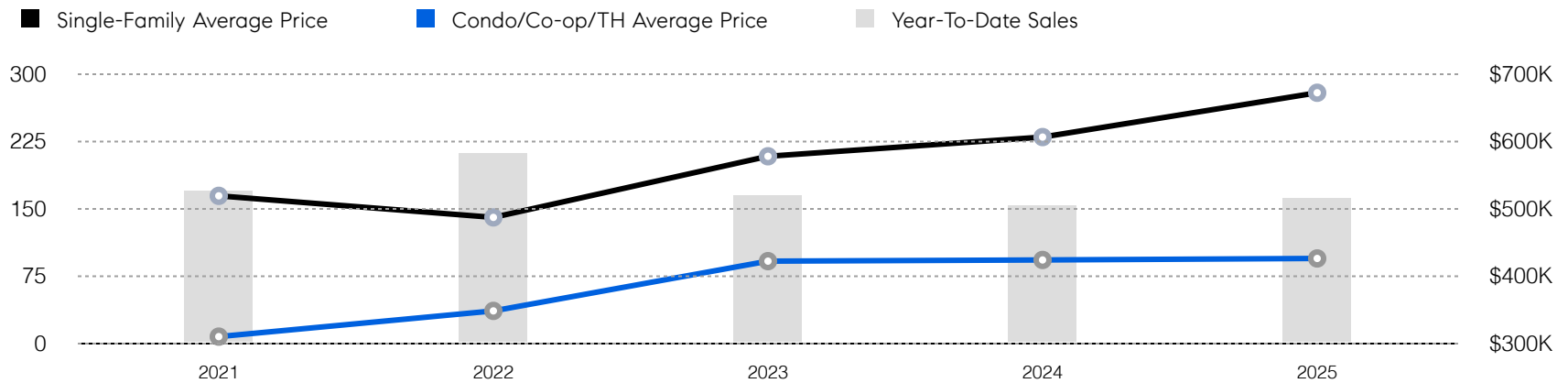
Historic Sales Trends



Little Falls

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	88	72	-18.2%	9	7	-22.2%
	ACTIVE LISTINGS	10	12	20.0%	10	12	20.0%
	# OF SALES	76	65	-14.5%	10	8	-20.0%
	SALES VOLUME	\$46,107,546	\$43,710,450	-5.2%	\$7,186,000	\$5,109,500	-28.9%
	MEDIAN PRICE	\$540,000	\$620,000	14.8%	\$613,750	\$637,500	3.9%
	AVERAGE PRICE	\$606,678	\$672,468	10.8%	\$718,600	\$638,688	-11.1%
	AVERAGE DOM	35	28	-20.0%	24	55	129.2%
Condo/Co-op/TH	CONTRACTS SIGNED	74	105	41.9%	2	10	400.0%
	ACTIVE LISTINGS	9	5	-44.4%	9	5	-44.4%
	# OF SALES	76	95	25.0%	9	8	-11.1%
	SALES VOLUME	\$32,238,700	\$40,511,150	25.7%	\$3,241,450	\$3,245,000	0.1%
	MEDIAN PRICE	\$407,500	\$429,000	5.3%	\$325,000	\$402,500	23.8%
	AVERAGE PRICE	\$424,193	\$426,433	0.5%	\$360,161	\$405,625	12.6%
	AVERAGE DOM	25	29	16.0%	25	28	12.0%

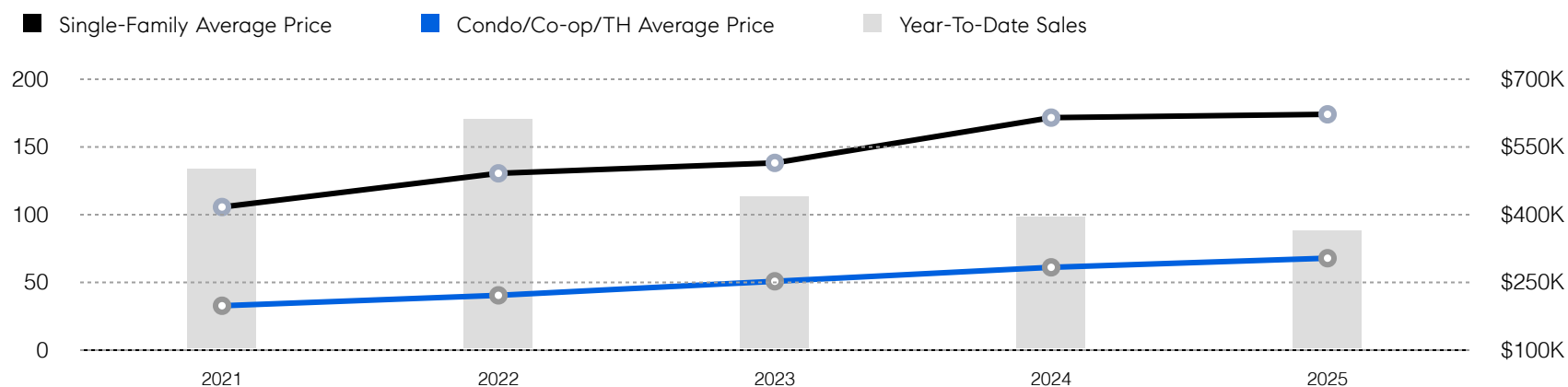
Historic Sales Trends



Passaic

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	51	65	27.5%	1	6	500.0%
	ACTIVE LISTINGS	24	12	-50.0%	24	12	-50.0%
	# OF SALES	46	45	-2.2%	6	2	-66.7%
	SALES VOLUME	\$28,288,000	\$28,004,000	-1.0%	\$3,115,500	\$1,455,000	-53.3%
	MEDIAN PRICE	\$562,500	\$575,000	2.2%	\$535,250	\$727,500	35.9%
	AVERAGE PRICE	\$614,957	\$622,311	1.2%	\$519,250	\$727,500	40.1%
	AVERAGE DOM	45	39	-13.3%	40	49	22.5%
Condo/Co-op/TH	CONTRACTS SIGNED	48	54	12.5%	4	8	100.0%
	ACTIVE LISTINGS	16	13	-18.7%	16	13	-18.7%
	# OF SALES	51	42	-17.6%	2	3	50.0%
	SALES VOLUME	\$14,454,800	\$12,753,000	-11.8%	\$815,000	\$802,000	-1.6%
	MEDIAN PRICE	\$290,000	\$300,000	3.4%	\$407,500	\$221,000	-45.8%
	AVERAGE PRICE	\$283,427	\$303,643	7.1%	\$407,500	\$267,333	-34.4%
	AVERAGE DOM	47	56	19.1%	46	16	-65.2%

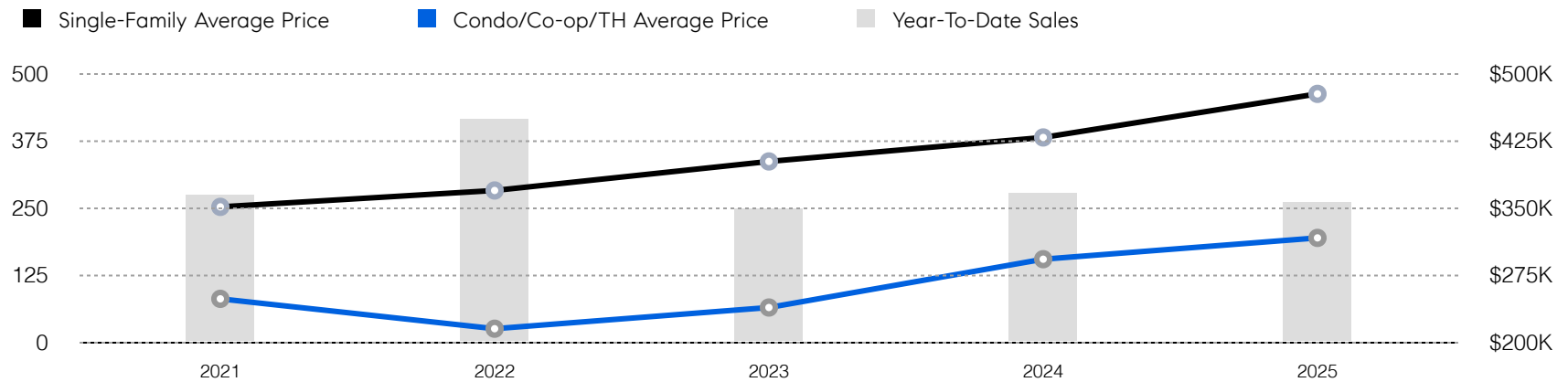
Historic Sales Trends



Paterson

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	204	200	-2.0%	18	20	11.1%
	ACTIVE LISTINGS	52	66	26.9%	52	66	26.9%
	# OF SALES	207	182	-12.1%	13	12	-7.7%
	SALES VOLUME	\$88,839,152	\$86,967,300	-2.1%	\$5,953,000	\$6,015,000	1.0%
	MEDIAN PRICE	\$435,000	\$485,000	11.5%	\$430,000	\$465,000	8.1%
	AVERAGE PRICE	\$429,175	\$477,842	11.3%	\$457,923	\$501,250	9.5%
	AVERAGE DOM	50	45	-10.0%	60	56	-6.7%
Condo/Co-op/TH	CONTRACTS SIGNED	68	87	27.9%	3	7	133.3%
	ACTIVE LISTINGS	16	35	118.8%	16	35	118.8%
	# OF SALES	67	76	13.4%	8	6	-25.0%
	SALES VOLUME	\$19,646,438	\$24,094,269	22.6%	\$2,133,000	\$1,847,240	-13.4%
	MEDIAN PRICE	\$314,000	\$326,000	3.8%	\$268,750	\$301,810	12.3%
	AVERAGE PRICE	\$293,230	\$317,030	8.1%	\$266,625	\$307,873	15.5%
	AVERAGE DOM	40	23	-42.5%	26	50	92.3%

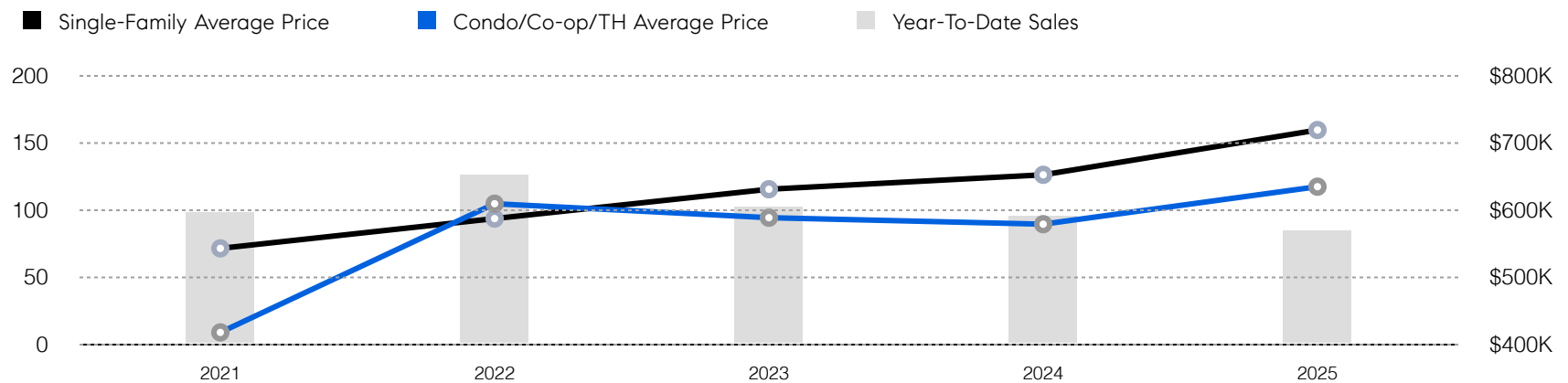
Historic Sales Trends



Totowa

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	88	82	-6.8%	3	8	166.7%
	ACTIVE LISTINGS	20	22	10.0%	20	22	10.0%
	# OF SALES	83	67	-19.3%	6	6	0.0%
	SALES VOLUME	\$54,177,800	\$48,198,867	-11.0%	\$3,160,000	\$5,667,000	79.3%
	MEDIAN PRICE	\$579,900	\$600,000	3.5%	\$530,000	\$822,500	55.2%
	AVERAGE PRICE	\$652,745	\$719,386	10.2%	\$526,667	\$944,500	79.3%
	AVERAGE DOM	32	30	-6.2%	29	25	-13.8%
Condo/Co-op/TH	CONTRACTS SIGNED	16	16	0.0%	2	0	0.0%
	ACTIVE LISTINGS	2	0	0.0%	2	0	0.0%
	# OF SALES	11	16	45.5%	3	2	-33.3%
	SALES VOLUME	\$6,371,800	\$10,161,000	59.5%	\$1,705,000	\$838,000	-50.9%
	MEDIAN PRICE	\$685,000	\$560,000	-18.2%	\$485,000	\$419,000	-13.6%
	AVERAGE PRICE	\$579,255	\$635,063	9.6%	\$568,333	\$419,000	-26.3%
	AVERAGE DOM	42	26	-38.1%	22	7	-68.2%

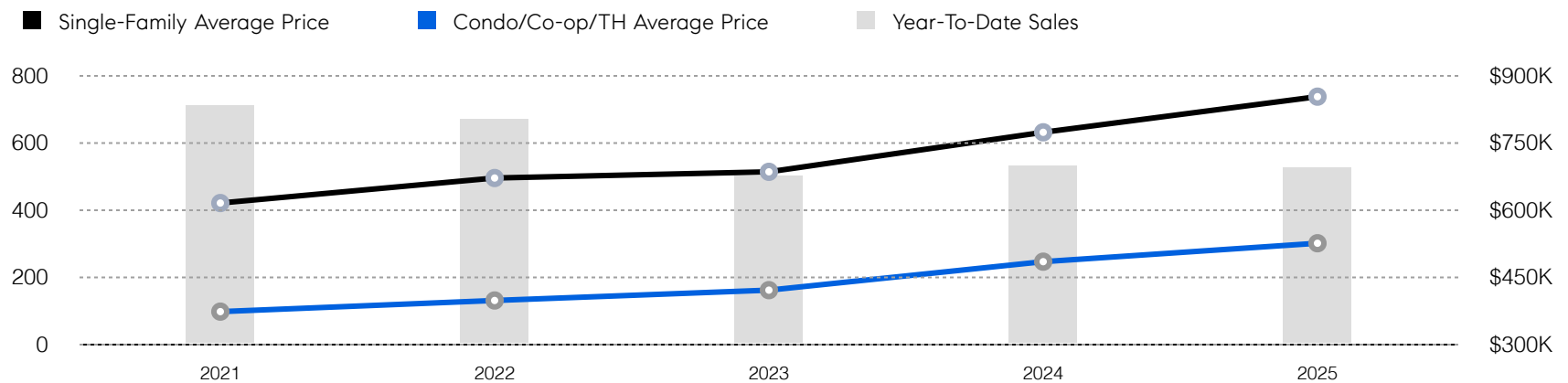
Historic Sales Trends



Wayne

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	439	396	-9.8%	46	29	-37.0%
	ACTIVE LISTINGS	65	39	-40.0%	65	39	-40.0%
	# OF SALES	385	366	-4.9%	34	32	-5.9%
	SALES VOLUME	\$298,005,118	\$312,411,002	4.8%	\$23,883,394	\$27,502,800	15.2%
	MEDIAN PRICE	\$735,000	\$790,000	7.5%	\$725,000	\$735,000	1.4%
	AVERAGE PRICE	\$774,039	\$853,582	10.3%	\$702,453	\$859,463	22.4%
	AVERAGE DOM	31	27	-12.9%	24	19	-20.8%
Condo/Co-op/TH	CONTRACTS SIGNED	153	161	5.2%	19	10	-47.4%
	ACTIVE LISTINGS	22	30	36.4%	22	30	36.4%
	# OF SALES	141	154	9.2%	19	14	-26.3%
	SALES VOLUME	\$68,407,300	\$81,050,959	18.5%	\$7,967,000	\$7,487,000	-6.0%
	MEDIAN PRICE	\$485,000	\$545,508	12.5%	\$315,000	\$480,000	52.4%
	AVERAGE PRICE	\$485,158	\$526,305	8.5%	\$419,316	\$534,786	27.5%
	AVERAGE DOM	28	27	-3.6%	36	32	-11.1%

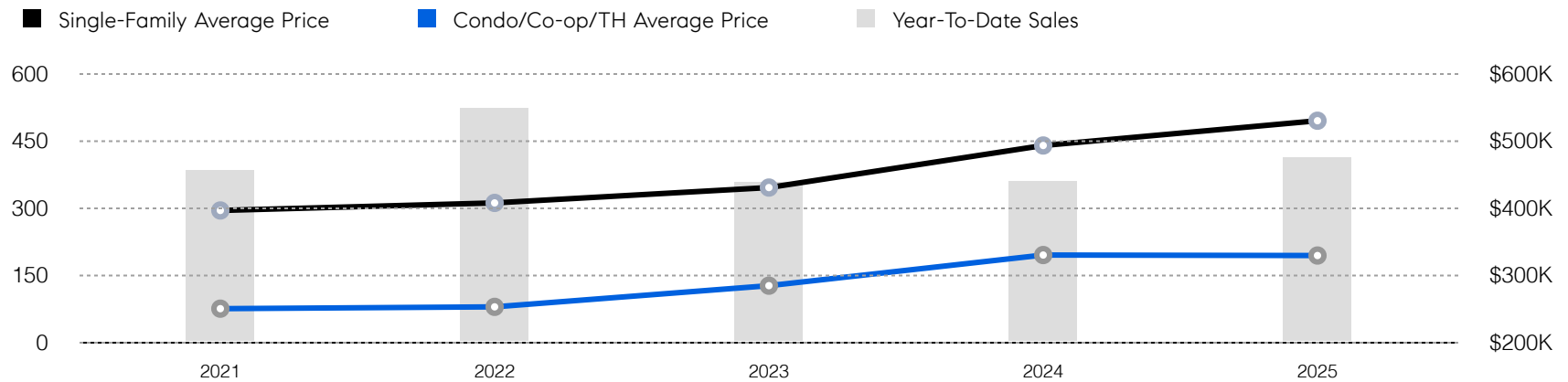
Historic Sales Trends



West Milford

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	336	357	6.3%	27	39	44.4%
	ACTIVE LISTINGS	66	66	0.0%	66	66	0.0%
	# OF SALES	280	325	16.1%	30	26	-13.3%
	SALES VOLUME	\$138,205,703	\$172,401,719	24.7%	\$17,964,592	\$12,845,623	-28.5%
	MEDIAN PRICE	\$452,750	\$492,500	8.8%	\$599,000	\$442,500	-26.1%
	AVERAGE PRICE	\$493,592	\$530,467	7.5%	\$598,820	\$494,062	-17.5%
	AVERAGE DOM	47	37	-21.3%	36	37	2.8%
Condo/Co-op/TH	CONTRACTS SIGNED	84	93	10.7%	7	14	100.0%
	ACTIVE LISTINGS	21	31	47.6%	21	31	47.6%
	# OF SALES	77	85	10.4%	2	6	200.0%
	SALES VOLUME	\$25,449,400	\$28,031,524	10.1%	\$716,000	\$1,630,000	127.7%
	MEDIAN PRICE	\$330,000	\$325,000	-1.5%	\$358,000	\$257,000	-28.2%
	AVERAGE PRICE	\$330,512	\$329,783	-0.2%	\$358,000	\$271,667	-24.1%
	AVERAGE DOM	33	42	27.3%	14	29	107.1%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2024 - 11/30/2024 vs. 01/01/2025 - 11/30/2025

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