



Q2 2026

Passaic County Market Report

COMPASS

Passaic County Overview

Year-To-Date Sales

1,990

-1.2% Year-To-Date
34.9% Quarter-Over-Quarter

Year-To-Date Contracts

2,440

7.6% Year-To-Date
55.5% Quarter-Over-Quarter

Single-Family
Average Sale Price

\$677K

7.9% Year-To-Date
8.2% Quarter-Over-Quarter

Condo/Co-op/Townhouse
Average Sale Price

\$465K

2.5% Year-To-Date
12.3% Quarter-Over-Quarter

Average Days On Market

33

17.9% Year-To-Date
-27.5% Quarter-Over-Quarter

Active Listings

1,018

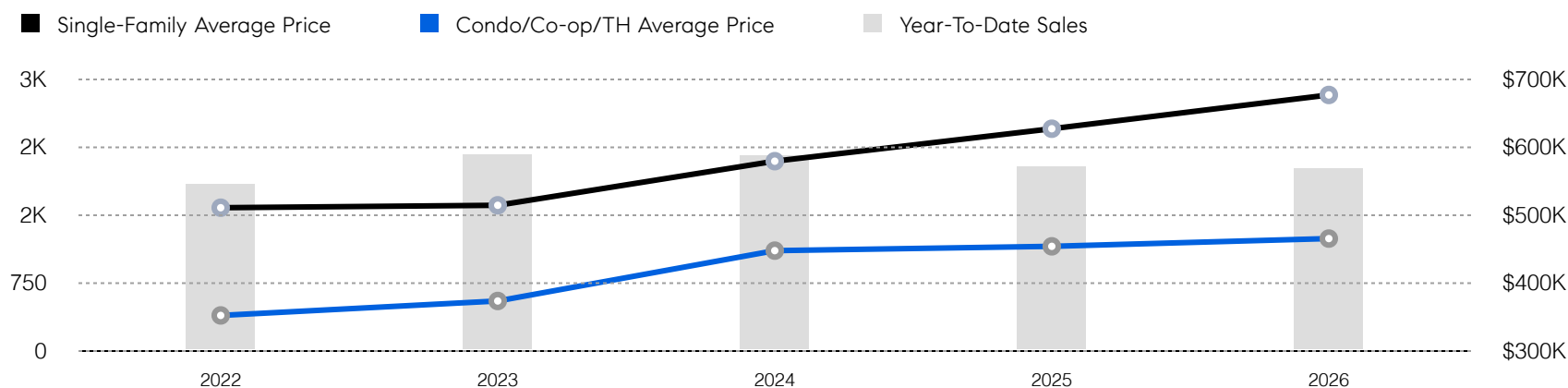
-19.1% Year-Over-Year
1.1% Quarter-Over-Quarter



Passaic County Overview

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	1,715	1,838	7.2%	1,001	1,153	15.2%
	ACTIVE LISTINGS	976	756	-22.5%	976	756	-22.5%
	# OF SALES	1,489	1,477	-0.8%	844	828	-1.9%
	SALES VOLUME	\$934,203,730	\$1,000,165,251	7.1%	\$545,787,420	\$579,908,167	6.3%
	MEDIAN PRICE	\$592,000	\$627,000	5.9%	\$605,000	\$645,000	6.6%
	AVERAGE PRICE	\$627,403	\$677,160	7.9%	\$646,668	\$700,372	8.3%
	AVERAGE DOM	35	33	-5.7%	30	29	-3.3%
	% OF ASKING PRICE	104.6%	104.5%	-0.1%	105.8%	105.7%	-0.1%
Condo/Co-op/TH	CONTRACTS SIGNED	552	602	9.1%	312	332	6.4%
	ACTIVE LISTINGS	282	262	-7.1%	282	262	-7.1%
	# OF SALES	526	513	-2.5%	288	315	9.4%
	SALES VOLUME	\$238,921,911	\$238,874,810	0.0%	\$131,341,010	\$153,149,688	16.6%
	MEDIAN PRICE	\$456,500	\$442,000	-3.2%	\$454,250	\$459,000	1.0%
	AVERAGE PRICE	\$454,224	\$465,643	2.5%	\$456,045	\$486,189	6.6%
	AVERAGE DOM	28	41	46.4%	24	34	41.7%
	% OF ASKING PRICE	102.1%	101.2%	-0.9%	102.5%	102.0%	-0.5%

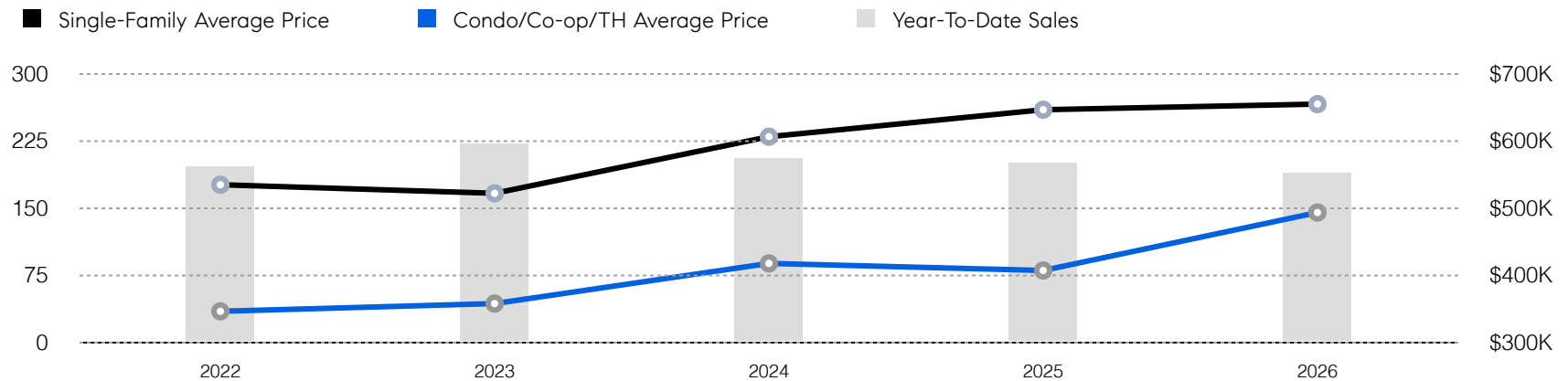
Historic Sales Trends



Clifton

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	171	173	1.2%	101	100	-1.0%
	ACTIVE LISTINGS	46	53	15.2%	46	53	15.2%
	# OF SALES	145	153	5.5%	85	80	-5.9%
	SALES VOLUME	\$93,786,536	\$100,245,654	6.9%	\$56,188,349	\$53,208,681	-5.3%
	MEDIAN PRICE	\$610,000	\$610,000	-	\$625,000	\$632,500	1.2%
	AVERAGE PRICE	\$646,804	\$655,200	1.3%	\$661,039	\$665,109	0.6%
	AVERAGE DOM	31	32	3.2%	28	30	7.1%
	% OF ASKING PRICE	106.4%	105.8%	-0.5%	106.7%	106.6%	-0.1%
Condo/Co-op/TH	CONTRACTS SIGNED	52	43	-17.3%	31	26	-16.1%
	ACTIVE LISTINGS	20	20	0.0%	20	20	0.0%
	# OF SALES	53	34	-35.8%	30	20	-33.3%
	SALES VOLUME	\$21,593,257	\$16,787,940	-22.3%	\$12,778,900	\$9,348,040	-26.8%
	MEDIAN PRICE	\$420,000	\$506,500	20.6%	\$444,950	\$447,500	0.6%
	AVERAGE PRICE	\$407,420	\$493,763	21.2%	\$425,963	\$467,402	9.7%
	AVERAGE DOM	33	28	-15.2%	33	27	-18.2%
	% OF ASKING PRICE	101.1%	102.6%	1.4%	104.0%	103.6%	-0.4%

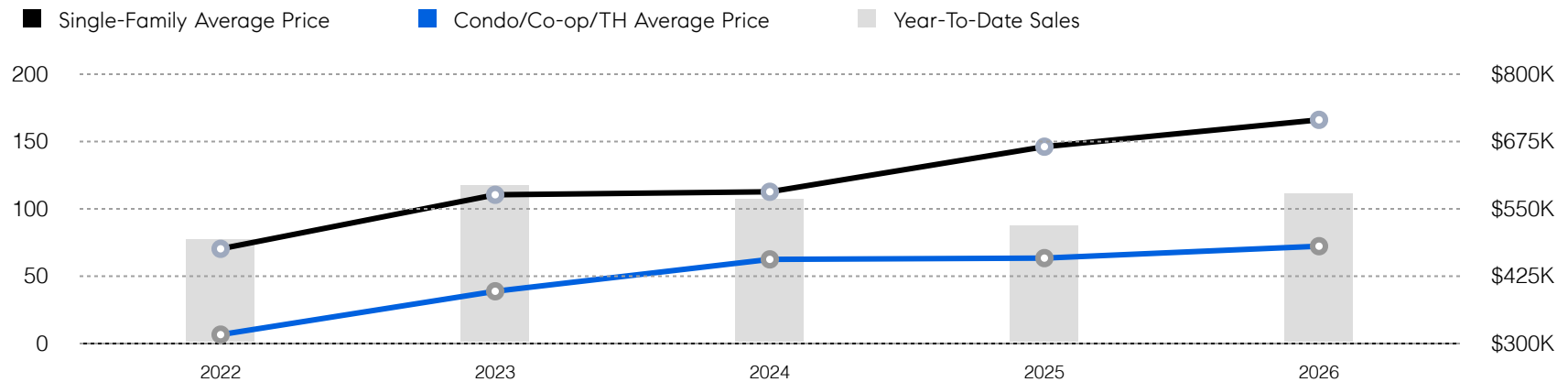
Historic Sales Trends



Little Falls

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	57	60	5.3%	36	39	8.3%
	ACTIVE LISTINGS	39	32	-17.9%	39	32	-17.9%
	# OF SALES	44	50	13.6%	20	28	40.0%
	SALES VOLUME	\$29,277,500	\$35,763,048	22.2%	\$13,185,000	\$21,572,998	63.6%
	MEDIAN PRICE	\$634,000	\$730,000	15.1%	\$637,500	\$740,000	16.1%
	AVERAGE PRICE	\$665,398	\$715,261	7.5%	\$659,250	\$770,464	16.9%
	AVERAGE DOM	18	29	61.1%	18	27	50.0%
	% OF ASKING PRICE	108.1%	106.5%	-1.6%	110.2%	108.9%	-1.3%
Condo/Co-op/TH	CONTRACTS SIGNED	55	83	50.9%	32	48	50.0%
	ACTIVE LISTINGS	22	18	-18.2%	22	18	-18.2%
	# OF SALES	42	60	42.9%	23	47	104.3%
	SALES VOLUME	\$19,260,450	\$28,841,100	49.7%	\$11,293,000	\$22,558,100	99.8%
	MEDIAN PRICE	\$424,500	\$480,000	13.1%	\$475,000	\$475,000	-
	AVERAGE PRICE	\$458,582	\$480,685	4.8%	\$491,000	\$479,960	-2.2%
	AVERAGE DOM	28	20	-28.6%	28	17	-39.3%
	% OF ASKING PRICE	102.6%	101.6%	-1.0%	102.1%	102.3%	0.2%

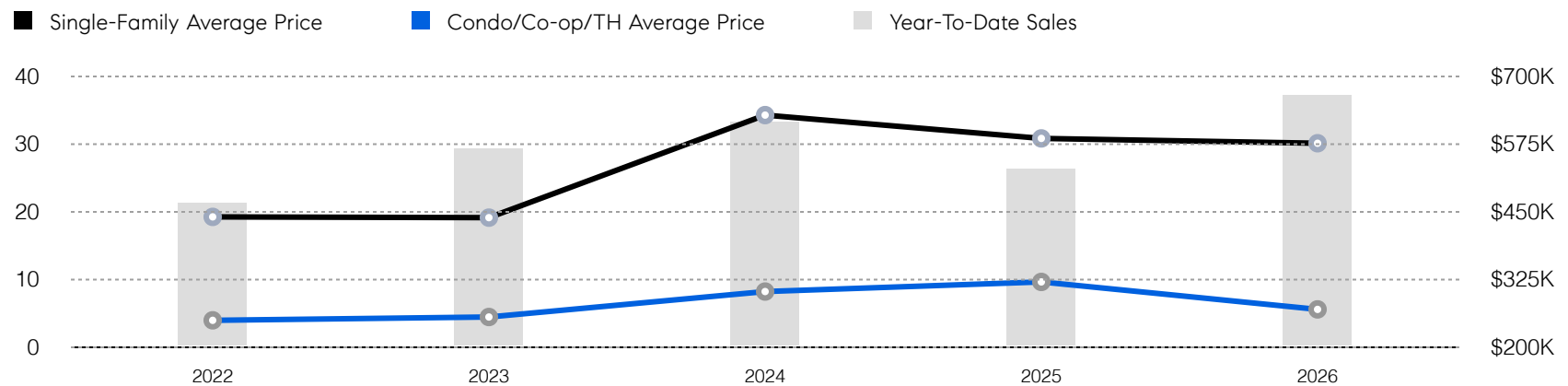
Historic Sales Trends



Passaic

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	24	26	8.3%	15	16	6.7%
	ACTIVE LISTINGS	18	19	5.6%	18	19	5.6%
	# OF SALES	16	23	43.8%	10	12	20.0%
	SALES VOLUME	\$9,370,000	\$13,264,400	41.6%	\$5,736,000	\$8,407,000	46.6%
	MEDIAN PRICE	\$545,000	\$550,000	0.9%	\$477,500	\$583,500	22.2%
	AVERAGE PRICE	\$585,625	\$576,713	-1.5%	\$573,600	\$700,583	22.1%
	AVERAGE DOM	54	45	-16.7%	44	38	-13.6%
	% OF ASKING PRICE	101.4%	104.1%	2.7%	99.8%	106.7%	6.9%
Condo/Co-op/TH	CONTRACTS SIGNED	14	14	0.0%	8	9	12.5%
	ACTIVE LISTINGS	6	5	-16.7%	6	5	-16.7%
	# OF SALES	10	14	40.0%	6	6	0.0%
	SALES VOLUME	\$3,207,000	\$3,779,900	17.9%	\$1,835,000	\$1,490,000	-18.8%
	MEDIAN PRICE	\$305,000	\$255,000	-16.4%	\$305,000	\$255,000	-16.4%
	AVERAGE PRICE	\$320,700	\$269,993	-15.8%	\$305,833	\$248,333	-18.8%
	AVERAGE DOM	50	62	24.0%	56	84	50.0%
	% OF ASKING PRICE	99.1%	103.1%	4.0%	99.0%	102.7%	3.7%

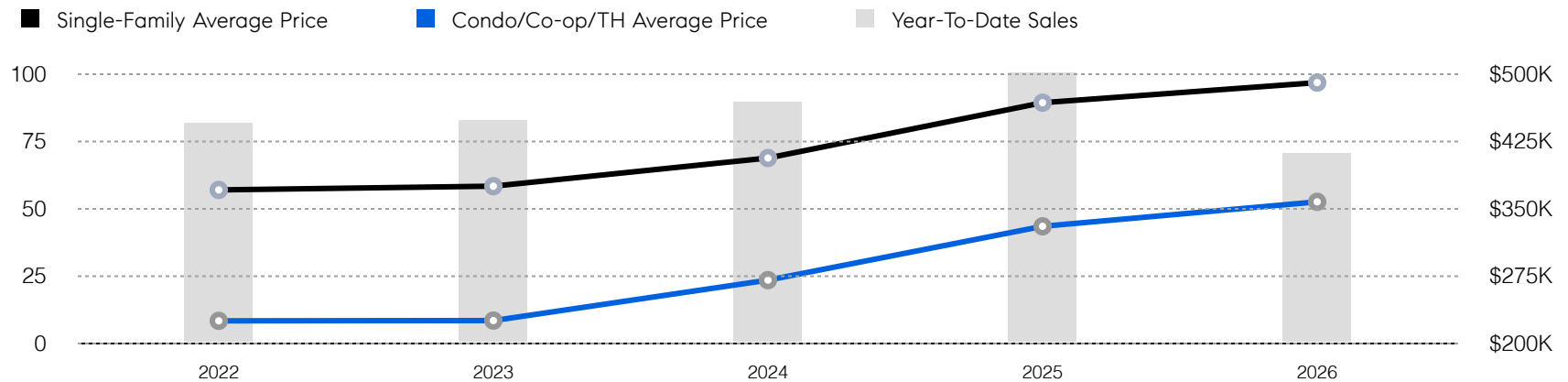
Historic Sales Trends



Paterson

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	66	66	0.0%	37	42	13.5%
	ACTIVE LISTINGS	39	50	28.2%	39	50	28.2%
	# OF SALES	60	55	-8.3%	33	30	-9.1%
	SALES VOLUME	\$28,095,600	\$26,985,880	-3.9%	\$16,350,100	\$15,654,380	-4.3%
	MEDIAN PRICE	\$485,000	\$490,000	1.0%	\$510,000	\$550,000	7.8%
	AVERAGE PRICE	\$468,260	\$490,652	4.8%	\$495,458	\$521,813	5.3%
	AVERAGE DOM	39	44	12.8%	39	36	-7.7%
	% OF ASKING PRICE	104.2%	103.5%	-0.7%	105.7%	105.0%	-0.7%
Condo/Co-op/TH	CONTRACTS SIGNED	39	20	-48.7%	31	9	-71.0%
	ACTIVE LISTINGS	13	18	38.5%	13	18	38.5%
	# OF SALES	40	15	-62.5%	29	9	-69.0%
	SALES VOLUME	\$13,222,798	\$5,367,500	-59.4%	\$9,390,565	\$3,140,000	-66.6%
	MEDIAN PRICE	\$331,000	\$370,000	11.8%	\$325,000	\$370,000	13.8%
	AVERAGE PRICE	\$330,570	\$357,833	8.2%	\$323,813	\$348,889	7.7%
	AVERAGE DOM	12	84	600.0%	9	80	788.9%
	% OF ASKING PRICE	99.1%	102.2%	3.1%	97.6%	103.9%	6.3%

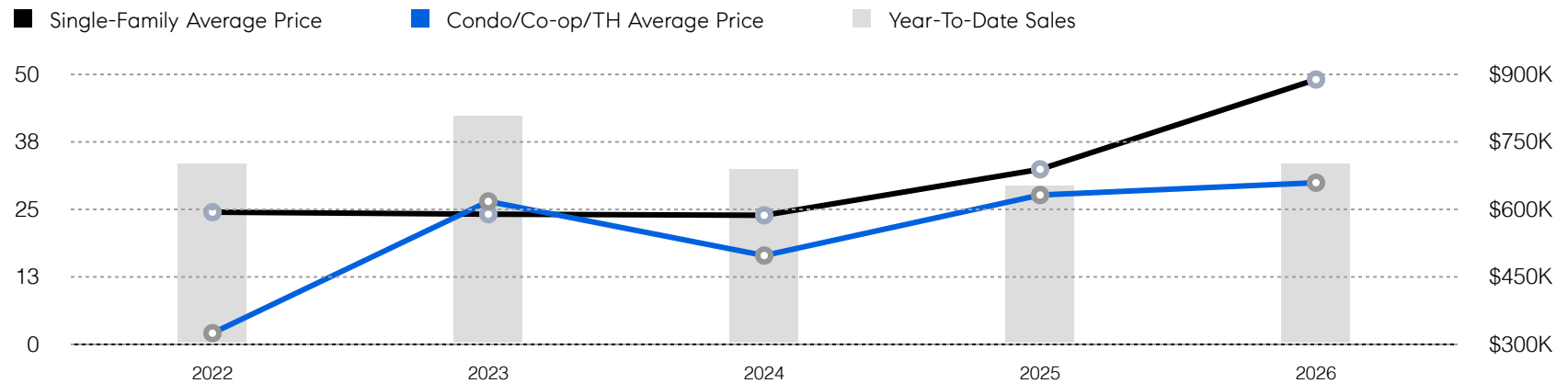
Historic Sales Trends



Totowa

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	27	35	29.6%	16	20	25.0%
	ACTIVE LISTINGS	16	16	0.0%	16	16	0.0%
	# OF SALES	24	30	25.0%	13	16	23.1%
	SALES VOLUME	\$16,538,000	\$26,657,900	61.2%	\$8,558,500	\$13,779,000	61.0%
	MEDIAN PRICE	\$600,000	\$772,500	28.7%	\$600,000	\$792,500	32.1%
	AVERAGE PRICE	\$689,083	\$888,597	29.0%	\$658,346	\$861,188	30.8%
	AVERAGE DOM	32	42	31.3%	18	30	66.7%
	% OF ASKING PRICE	103.5%	102.2%	-1.3%	103.7%	103.5%	-0.2%
Condo/Co-op/TH	CONTRACTS SIGNED	7	3	-57.1%	6	1	-83.3%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	5	3	-40.0%	4	3	-25.0%
	SALES VOLUME	\$3,160,000	\$1,978,000	-37.4%	\$2,685,000	\$1,978,000	-26.3%
	MEDIAN PRICE	\$560,000	\$750,000	33.9%	\$665,000	\$750,000	12.8%
	AVERAGE PRICE	\$632,000	\$659,333	4.3%	\$671,250	\$659,333	-1.8%
	AVERAGE DOM	48	68	41.7%	19	68	257.9%
	% OF ASKING PRICE	105.6%	102.0%	-3.5%	107.5%	102.0%	-5.4%

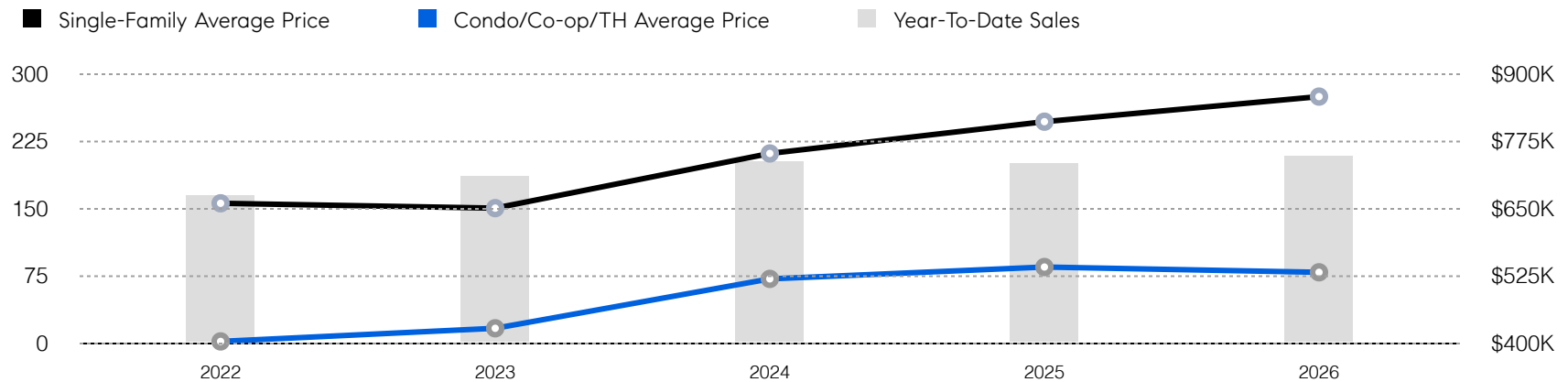
Historic Sales Trends



Wayne

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	161	185	14.9%	102	122	19.6%
	ACTIVE LISTINGS	63	60	-4.8%	63	60	-4.8%
	# OF SALES	147	147	0.0%	88	99	12.5%
	SALES VOLUME	\$119,341,634	\$126,186,709	5.7%	\$71,467,834	\$87,860,309	22.9%
	MEDIAN PRICE	\$799,999	\$825,000	3.1%	\$795,000	\$850,000	6.9%
	AVERAGE PRICE	\$811,848	\$858,413	5.7%	\$812,134	\$887,478	9.3%
	AVERAGE DOM	34	26	-23.5%	34	23	-32.4%
	% OF ASKING PRICE	106.5%	107.1%	0.7%	106.8%	107.9%	1.2%
Condo/Co-op/TH	CONTRACTS SIGNED	52	65	25.0%	26	33	26.9%
	ACTIVE LISTINGS	18	16	-11.1%	18	16	-11.1%
	# OF SALES	51	60	17.6%	28	34	21.4%
	SALES VOLUME	\$27,642,979	\$31,934,560	15.5%	\$14,452,765	\$19,164,900	32.6%
	MEDIAN PRICE	\$560,000	\$563,250	0.6%	\$528,750	\$600,000	13.5%
	AVERAGE PRICE	\$542,019	\$532,243	-1.8%	\$516,170	\$563,674	9.2%
	AVERAGE DOM	22	36	63.6%	20	30	50.0%
	% OF ASKING PRICE	104.1%	100.9%	-3.2%	104.1%	101.1%	-3.0%

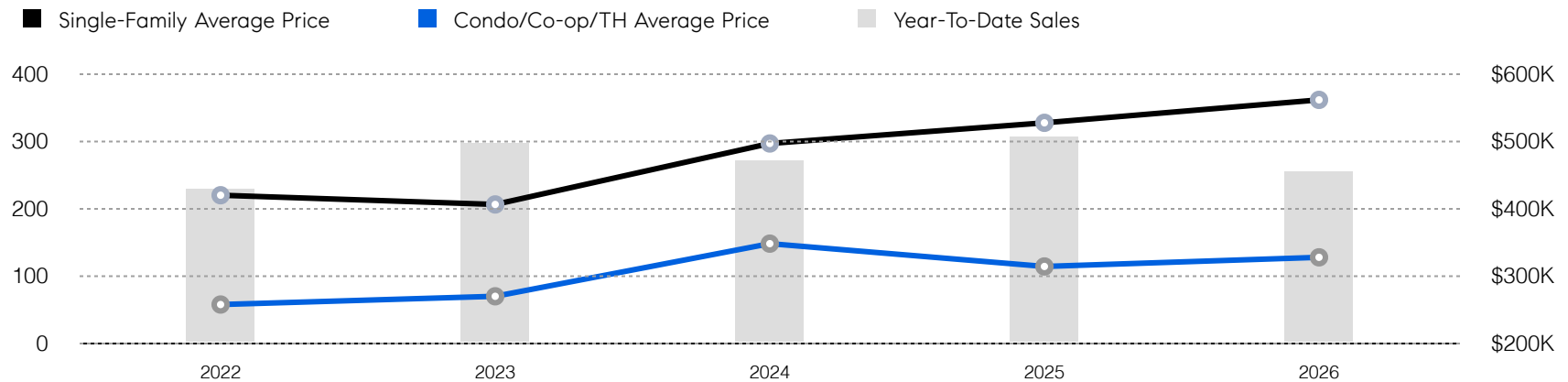
Historic Sales Trends



West Milford

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	261	244	-6.5%	140	165	17.9%
	ACTIVE LISTINGS	156	167	7.1%	156	167	7.1%
	# OF SALES	255	188	-26.3%	145	106	-26.9%
	SALES VOLUME	\$134,586,156	\$105,630,214	-21.5%	\$81,236,616	\$59,875,064	-26.3%
	MEDIAN PRICE	\$510,000	\$535,000	4.9%	\$522,000	\$530,000	1.5%
	AVERAGE PRICE	\$527,789	\$561,863	6.5%	\$560,253	\$564,859	0.8%
	AVERAGE DOM	41	47	14.6%	31	41	32.3%
	% OF ASKING PRICE	101.7%	99.9%	-1.8%	103.0%	100.1%	-2.9%
Condo/Co-op/TH	CONTRACTS SIGNED	46	68	47.8%	22	35	59.1%
	ACTIVE LISTINGS	35	40	14.3%	35	40	14.3%
	# OF SALES	49	64	30.6%	22	30	36.4%
	SALES VOLUME	\$15,408,124	\$20,993,198	36.2%	\$7,270,800	\$9,908,498	36.3%
	MEDIAN PRICE	\$315,000	\$327,000	3.8%	\$325,000	\$327,000	0.6%
	AVERAGE PRICE	\$314,452	\$328,019	4.3%	\$330,491	\$330,283	-0.1%
	AVERAGE DOM	41	60	46.3%	31	43	38.7%
	% OF ASKING PRICE	98.7%	98.8%	0.1%	100.0%	99.5%	-0.5%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 06/30/2025 vs. 01/01/2026 - 06/30/2026

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