



January 2026

# Passaic County Market Report

COMPASS

# Passaic County Overview

Year-To-Date Sales

**229**

10.1% Year-To-Date  
-32.2% Month-Over-Month

Year-To-Date Contracts

**226**

24.2% Year-To-Date  
0.4% Month-Over-Month

Single-Family  
Average Sale Price

**\$639K**

-2.9% Year-To-Date  
-3.6% Month-Over-Month

Condo/Co-op/Townhouse  
Average Sale Price

**\$401K**

-11.0% Year-To-Date  
-13.4% Month-Over-Month

Average Days On Market

**46**

27.8% Year-To-Date  
7.0% Month-Over-Month

Active Listings

**466**

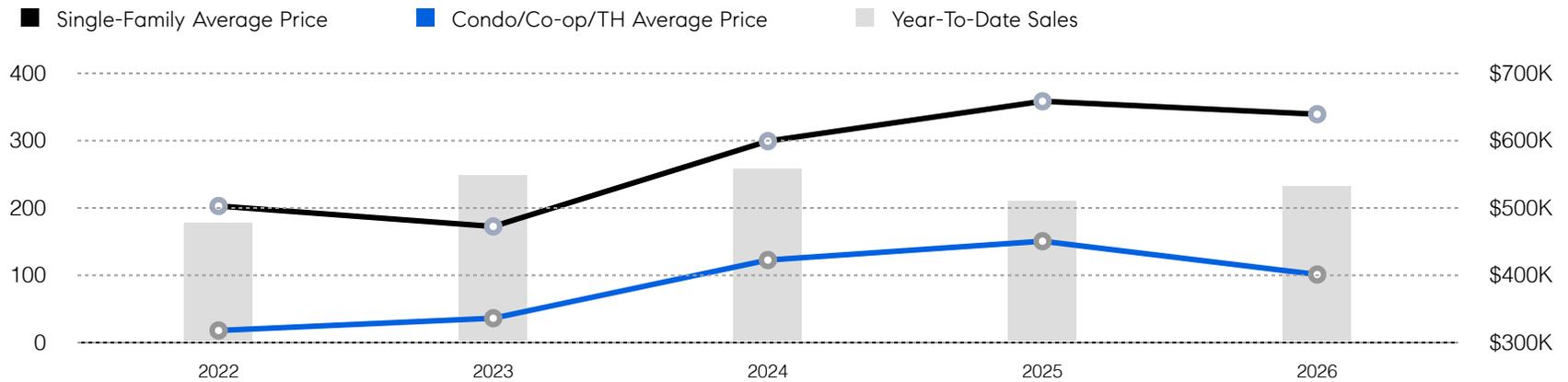
-18.1% Year-Over-Year  
-7.2% Month-Over-Month



# Passaic County Overview

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	127	161	26.8%	127	161	26.8%
	ACTIVE LISTINGS	436	343	-21.3%	436	343	-21.3%
	# OF SALES	157	185	17.8%	157	185	17.8%
	SALES VOLUME	\$103,386,490	\$118,266,300	14.4%	\$103,386,490	\$118,266,300	14.4%
	MEDIAN PRICE	\$595,000	\$600,000	0.8%	\$595,000	\$600,000	0.8%
	AVERAGE PRICE	\$658,513	\$639,277	-2.9%	\$658,513	\$639,277	-2.9%
	AVERAGE DOM	43	36	-16.3%	43	36	-16.3%
Condo/Co-op/TH	CONTRACTS SIGNED	55	65	18.2%	55	65	18.2%
	ACTIVE LISTINGS	133	123	-7.5%	133	123	-7.5%
	# OF SALES	51	44	-13.7%	51	44	-13.7%
	SALES VOLUME	\$22,983,507	\$17,651,300	-23.2%	\$22,983,507	\$17,651,300	-23.2%
	MEDIAN PRICE	\$490,000	\$393,000	-19.8%	\$490,000	\$393,000	-19.8%
	AVERAGE PRICE	\$450,657	\$401,166	-11.0%	\$450,657	\$401,166	-11.0%
	AVERAGE DOM	37	42	13.5%	37	42	13.5%

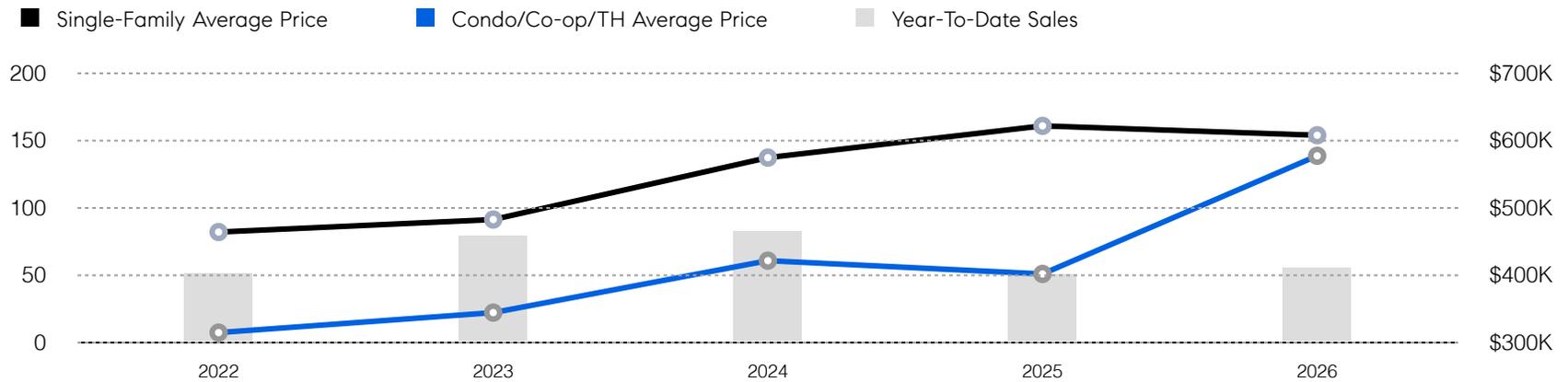
## Historic Sales Trends



# Clifton

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	33	52	57.6%	33	52	57.6%
	ACTIVE LISTINGS	114	84	-26.3%	114	84	-26.3%
	# OF SALES	38	46	21.1%	38	46	21.1%
	SALES VOLUME	\$23,634,200	\$27,969,400	18.3%	\$23,634,200	\$27,969,400	18.3%
	MEDIAN PRICE	\$622,500	\$592,000	-4.9%	\$622,500	\$592,000	-4.9%
	AVERAGE PRICE	\$621,953	\$608,030	-2.2%	\$621,953	\$608,030	-2.2%
	AVERAGE DOM	37	31	-16.2%	37	31	-16.2%
Condo/Co-op/TH	CONTRACTS SIGNED	11	14	27.3%	11	14	27.3%
	ACTIVE LISTINGS	39	28	-28.2%	39	28	-28.2%
	# OF SALES	11	8	-27.3%	11	8	-27.3%
	SALES VOLUME	\$4,422,457	\$4,619,800	4.5%	\$4,422,457	\$4,619,800	4.5%
	MEDIAN PRICE	\$461,000	\$525,000	13.9%	\$461,000	\$525,000	13.9%
	AVERAGE PRICE	\$402,042	\$577,475	43.6%	\$402,042	\$577,475	43.6%
	AVERAGE DOM	29	40	37.9%	29	40	37.9%

## Historic Sales Trends

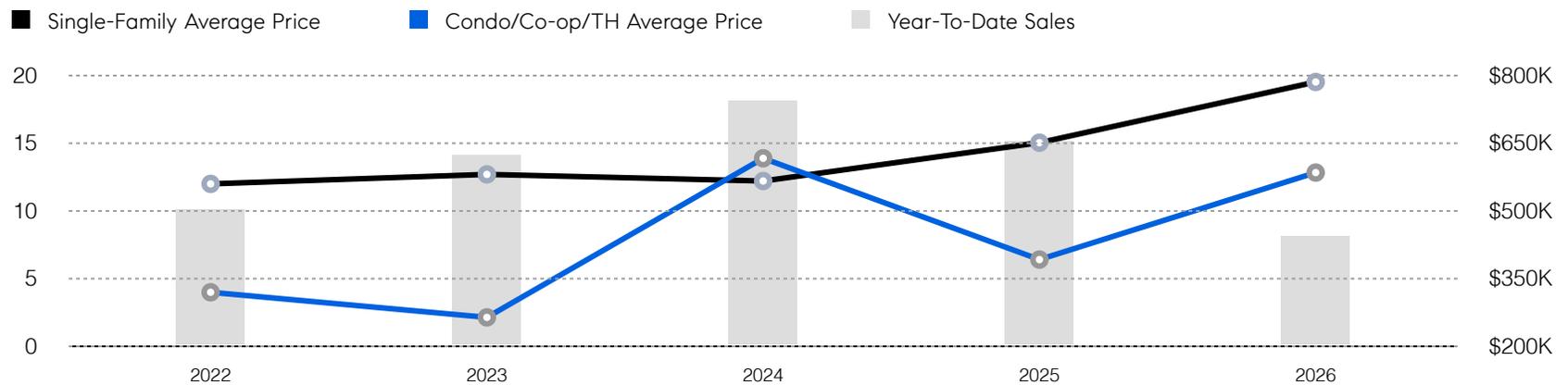


\* Line graphs may be hidden due to limited sales data

# Little Falls

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	7	4	-42.9%	7	4	-42.9%
	ACTIVE LISTINGS	22	18	-18.2%	22	18	-18.2%
	# OF SALES	10	7	-30.0%	10	7	-30.0%
	SALES VOLUME	\$6,512,500	\$5,501,000	-15.5%	\$6,512,500	\$5,501,000	-15.5%
	MEDIAN PRICE	\$589,375	\$841,000	42.7%	\$589,375	\$841,000	42.7%
	AVERAGE PRICE	\$651,250	\$785,857	20.7%	\$651,250	\$785,857	20.7%
	AVERAGE DOM	20	19	-5.0%	20	19	-5.0%
Condo/Co-op/TH	CONTRACTS SIGNED	6	5	-16.7%	6	5	-16.7%
	ACTIVE LISTINGS	15	11	-26.7%	15	11	-26.7%
	# OF SALES	5	1	-80.0%	5	1	-80.0%
	SALES VOLUME	\$1,961,450	\$585,000	-70.2%	\$1,961,450	\$585,000	-70.2%
	MEDIAN PRICE	\$471,450	\$585,000	24.1%	\$471,450	\$585,000	24.1%
	AVERAGE PRICE	\$392,290	\$585,000	49.1%	\$392,290	\$585,000	49.1%
	AVERAGE DOM	41	15	-63.4%	41	15	-63.4%

## Historic Sales Trends

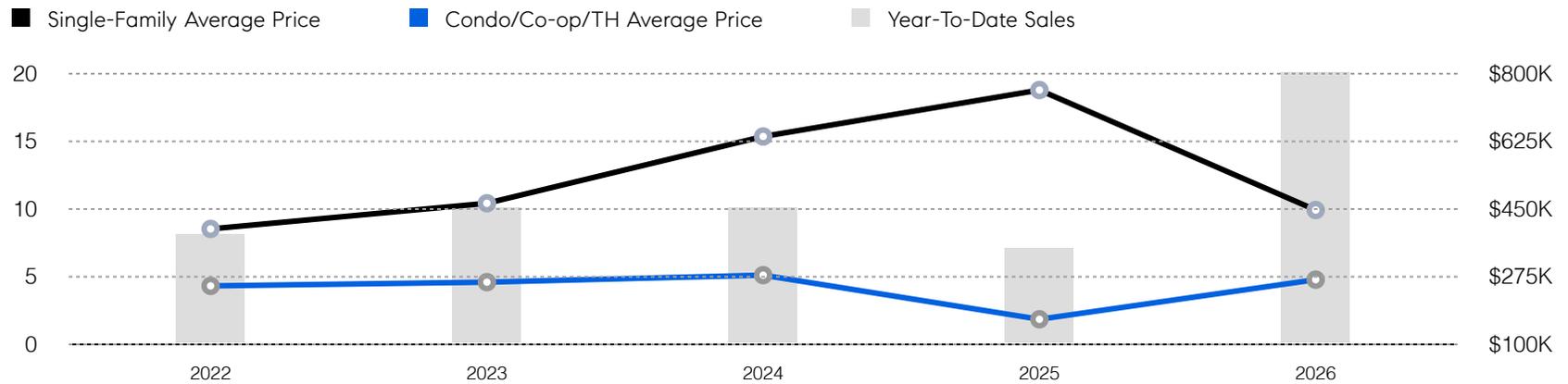


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# Passaic

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	4	6	50.0%	4	6	50.0%
	ACTIVE LISTINGS	26	21	-19.2%	26	21	-19.2%
	# OF SALES	5	12	140.0%	5	12	140.0%
	SALES VOLUME	\$3,789,000	\$5,369,900	41.7%	\$3,789,000	\$5,369,900	41.7%
	MEDIAN PRICE	\$649,000	\$432,450	-33.4%	\$649,000	\$432,450	-33.4%
	AVERAGE PRICE	\$757,800	\$447,492	-40.9%	\$757,800	\$447,492	-40.9%
	AVERAGE DOM	79	53	-32.9%	79	53	-32.9%
Condo/Co-op/TH	CONTRACTS SIGNED	4	7	75.0%	4	7	75.0%
	ACTIVE LISTINGS	19	8	-57.9%	19	8	-57.9%
	# OF SALES	2	8	300.0%	2	8	300.0%
	SALES VOLUME	\$330,000	\$2,139,800	548.4%	\$330,000	\$2,139,800	548.4%
	MEDIAN PRICE	\$165,000	\$255,000	54.5%	\$165,000	\$255,000	54.5%
	AVERAGE PRICE	\$165,000	\$267,475	62.1%	\$165,000	\$267,475	62.1%
	AVERAGE DOM	10	38	280.0%	10	38	280.0%

## Historic Sales Trends

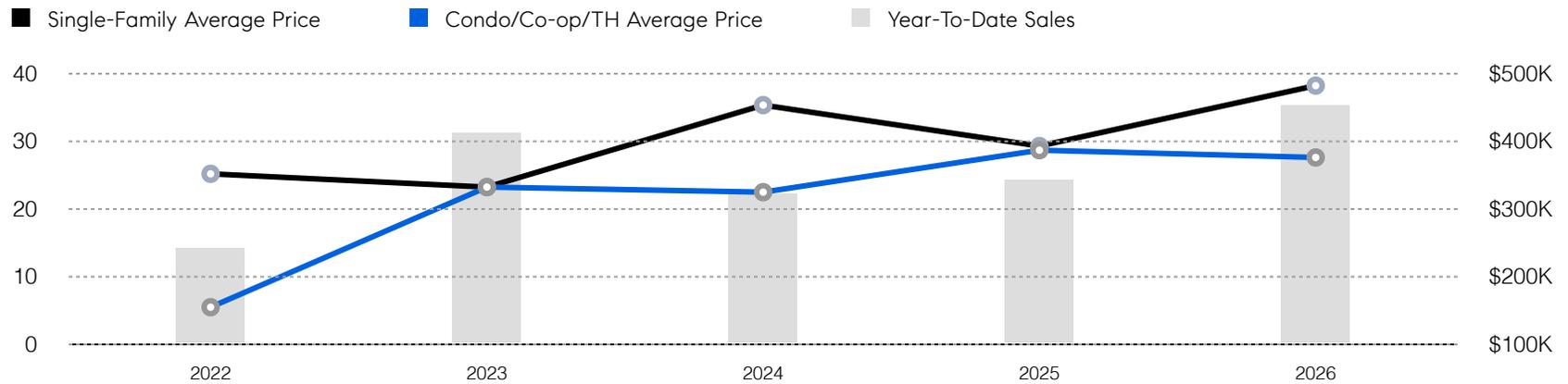


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# Paterson

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	11	19	72.7%	11	19	72.7%
	ACTIVE LISTINGS	63	64	1.6%	63	64	1.6%
	# OF SALES	19	31	63.2%	19	31	63.2%
	SALES VOLUME	\$7,469,000	\$14,955,000	100.2%	\$7,469,000	\$14,955,000	100.2%
	MEDIAN PRICE	\$343,000	\$490,000	42.9%	\$343,000	\$490,000	42.9%
	AVERAGE PRICE	\$393,105	\$482,419	22.7%	\$393,105	\$482,419	22.7%
	AVERAGE DOM	65	41	-36.9%	65	41	-36.9%
Condo/Co-op/TH	CONTRACTS SIGNED	8	4	-50.0%	8	4	-50.0%
	ACTIVE LISTINGS	20	35	75.0%	20	35	75.0%
	# OF SALES	5	4	-20.0%	5	4	-20.0%
	SALES VOLUME	\$1,934,900	\$1,505,000	-22.2%	\$1,934,900	\$1,505,000	-22.2%
	MEDIAN PRICE	\$360,000	\$376,250	4.5%	\$360,000	\$376,250	4.5%
	AVERAGE PRICE	\$386,980	\$376,250	-2.8%	\$386,980	\$376,250	-2.8%
	AVERAGE DOM	38	69	81.6%	38	69	81.6%

## Historic Sales Trends

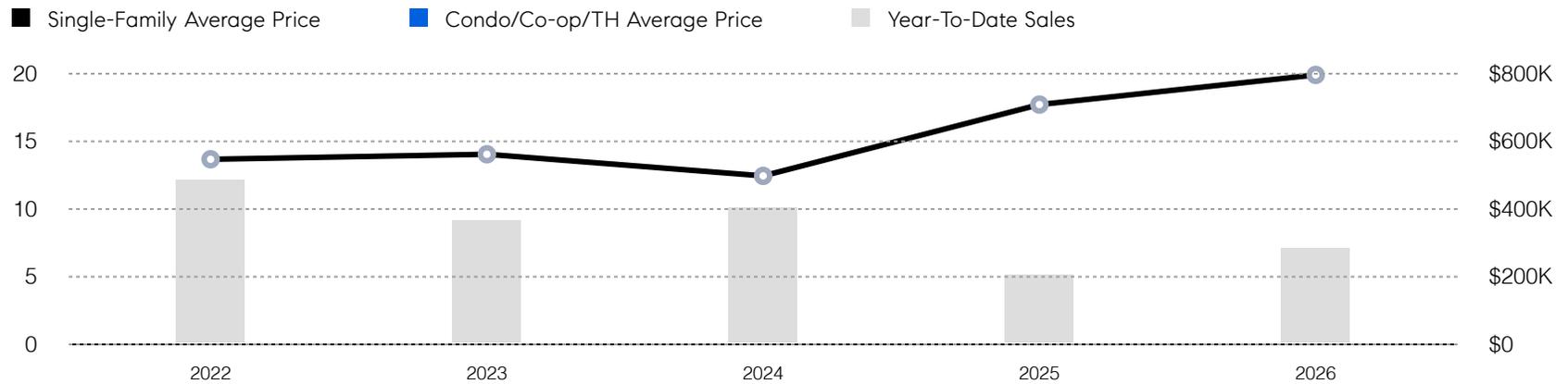


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# Totowa

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	7	10	42.9%	7	10	42.9%
	ACTIVE LISTINGS	18	25	38.9%	18	25	38.9%
	# OF SALES	5	7	40.0%	5	7	40.0%
	SALES VOLUME	\$3,544,000	\$5,575,000	57.3%	\$3,544,000	\$5,575,000	57.3%
	MEDIAN PRICE	\$499,000	\$790,000	58.3%	\$499,000	\$790,000	58.3%
	AVERAGE PRICE	\$708,800	\$796,429	12.4%	\$708,800	\$796,429	12.4%
	AVERAGE DOM	68	63	-7.4%	68	63	-7.4%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

## Historic Sales Trends

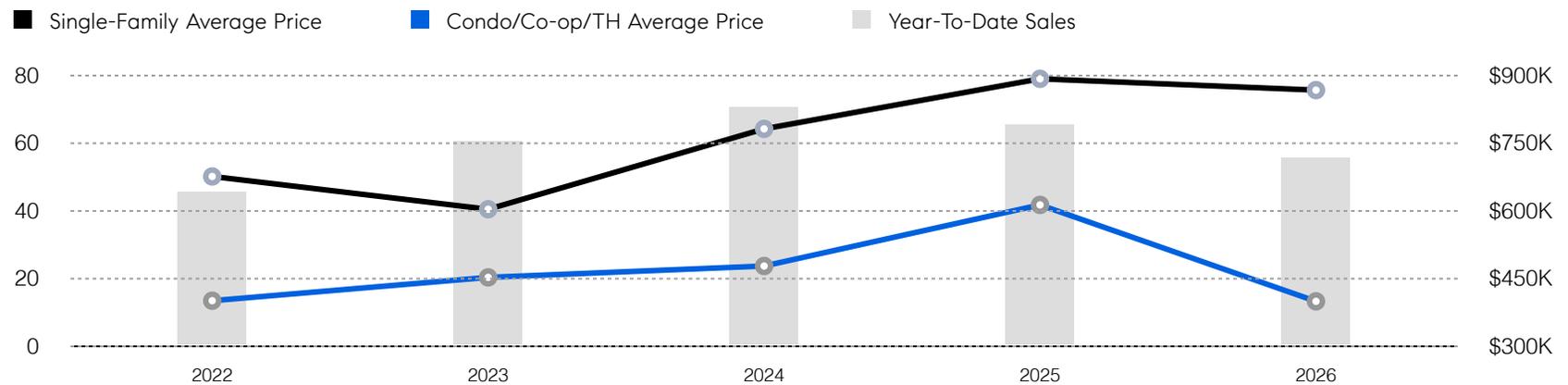


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# Wayne

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	28	37	32.1%	28	37	32.1%
	ACTIVE LISTINGS	86	65	-24.4%	86	65	-24.4%
	# OF SALES	46	41	-10.9%	46	41	-10.9%
	SALES VOLUME	\$41,071,800	\$35,580,500	-13.4%	\$41,071,800	\$35,580,500	-13.4%
	MEDIAN PRICE	\$871,000	\$775,000	-11.0%	\$871,000	\$775,000	-11.0%
	AVERAGE PRICE	\$892,865	\$867,817	-2.8%	\$892,865	\$867,817	-2.8%
	AVERAGE DOM	33	24	-27.3%	33	24	-27.3%
Condo/Co-op/TH	CONTRACTS SIGNED	12	28	133.3%	12	28	133.3%
	ACTIVE LISTINGS	22	23	4.5%	22	23	4.5%
	# OF SALES	19	14	-26.3%	19	14	-26.3%
	SALES VOLUME	\$11,655,000	\$5,596,000	-52.0%	\$11,655,000	\$5,596,000	-52.0%
	MEDIAN PRICE	\$645,000	\$359,750	-44.2%	\$645,000	\$359,750	-44.2%
	AVERAGE PRICE	\$613,421	\$399,714	-34.8%	\$613,421	\$399,714	-34.8%
	AVERAGE DOM	29	27	-6.9%	29	27	-6.9%

## Historic Sales Trends

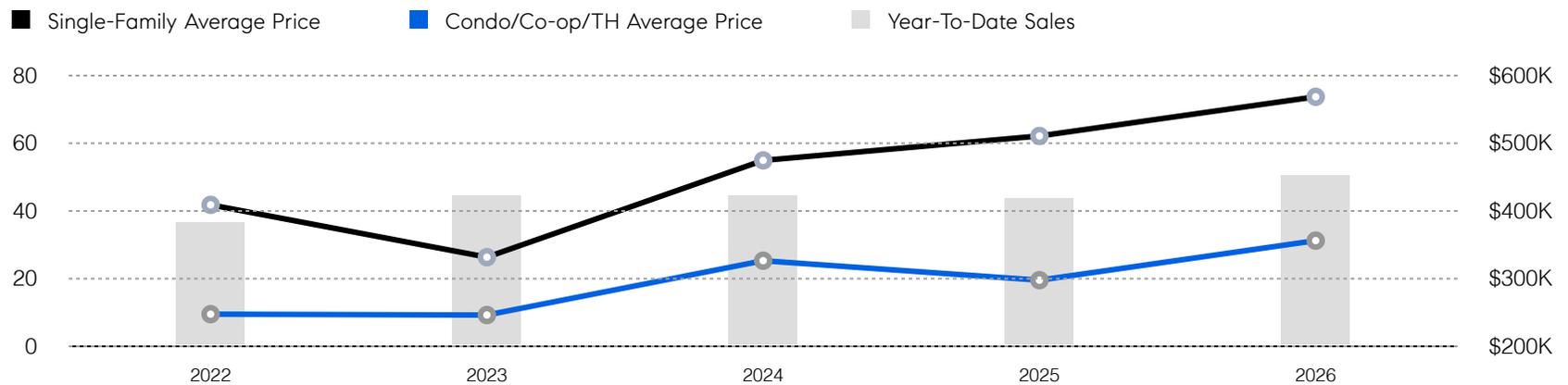


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# West Milford

		YTD 2025	YTD 2026	% Change	Jan 2025	Jan 2026	% Change
Single-Family	CONTRACTS SIGNED	37	33	-10.8%	37	33	-10.8%
	ACTIVE LISTINGS	107	66	-38.3%	107	66	-38.3%
	# OF SALES	34	41	20.6%	34	41	20.6%
	SALES VOLUME	\$17,365,990	\$23,315,500	34.3%	\$17,365,990	\$23,315,500	34.3%
	MEDIAN PRICE	\$485,000	\$600,000	23.7%	\$485,000	\$600,000	23.7%
	AVERAGE PRICE	\$510,764	\$568,671	11.3%	\$510,764	\$568,671	11.3%
	AVERAGE DOM	50	43	-14.0%	50	43	-14.0%
Condo/Co-op/TH	CONTRACTS SIGNED	14	7	-50.0%	14	7	-50.0%
	ACTIVE LISTINGS	18	18	0.0%	18	18	0.0%
	# OF SALES	9	9	0.0%	9	9	0.0%
	SALES VOLUME	\$2,679,700	\$3,205,700	19.6%	\$2,679,700	\$3,205,700	19.6%
	MEDIAN PRICE	\$315,000	\$399,900	27.0%	\$315,000	\$399,900	27.0%
	AVERAGE PRICE	\$297,744	\$356,189	19.6%	\$297,744	\$356,189	19.6%
	AVERAGE DOM	63	63	0.0%	63	63	0.0%

## Historic Sales Trends



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# COMPASS

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

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