



April 2026

Essex County Market Report

COMPASS

Essex County Overview

Year-To-Date Sales

1,532

-7.3% Year-To-Date
7.2% Month-Over-Month

Year-To-Date Contracts

2,048

1.6% Year-To-Date
21.8% Month-Over-Month

Single-Family
Average Sale Price

\$965K

6.1% Year-To-Date
-4.8% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$634K

31.5% Year-To-Date
85.1% Month-Over-Month

Average Days On Market

32

3.2% Year-To-Date
-9.7% Month-Over-Month

Active Listings

1,472

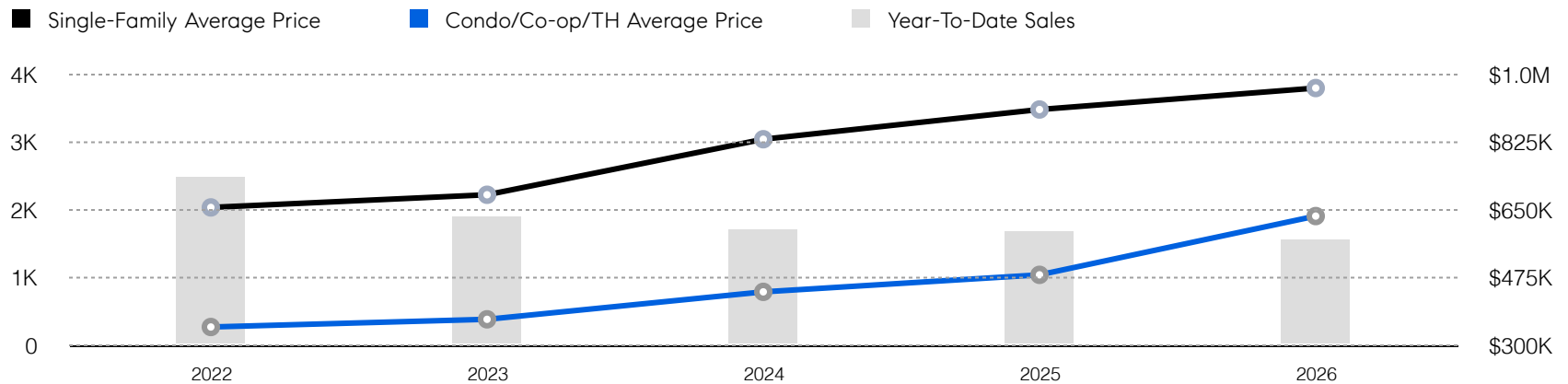
-12.2% Year-Over-Year
14.6% Month-Over-Month



Essex County Overview

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	1,598	1,613	0.9%	518	550	6.2%
	ACTIVE LISTINGS	1,321	1,154	-12.6%	1,321	1,154	-12.6%
	# OF SALES	1,288	1,206	-6.4%	391	325	-16.9%
	SALES VOLUME	\$1,171,699,666	\$1,164,042,342	-0.7%	\$391,561,906	\$319,633,096	-18.4%
	MEDIAN PRICE	\$688,750	\$717,000	4.1%	\$780,000	\$793,000	1.7%
	AVERAGE PRICE	\$909,705	\$965,209	6.1%	\$1,001,437	\$983,486	-1.8%
	AVERAGE DOM	38	37	-2.6%	36	31	-13.9%
Condo/Co-op/TH	CONTRACTS SIGNED	418	435	4.1%	105	149	41.9%
	ACTIVE LISTINGS	356	318	-10.7%	356	318	-10.7%
	# OF SALES	364	326	-10.4%	121	107	-11.6%
	SALES VOLUME	\$175,537,813	\$206,745,760	17.8%	\$68,527,998	\$99,370,101	45.0%
	MEDIAN PRICE	\$402,500	\$406,000	0.9%	\$550,000	\$440,000	-20.0%
	AVERAGE PRICE	\$482,247	\$634,189	31.5%	\$566,347	\$928,693	64.0%
	AVERAGE DOM	39	37	-5.1%	36	32	-11.1%

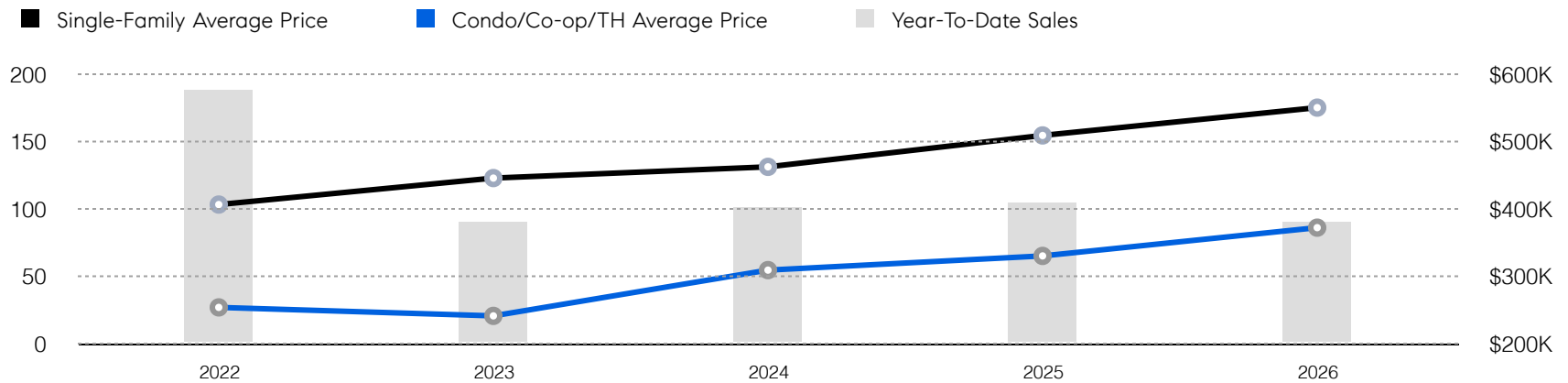
Historic Sales Trends



Belleville

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	82	76	-7.3%	27	22	-18.5%
	ACTIVE LISTINGS	61	55	-9.8%	61	55	-9.8%
	# OF SALES	68	64	-5.9%	12	22	83.3%
	SALES VOLUME	\$34,620,870	\$35,225,000	1.7%	\$6,428,000	\$11,754,000	82.9%
	MEDIAN PRICE	\$500,000	\$545,000	9.0%	\$524,500	\$525,000	0.1%
	AVERAGE PRICE	\$509,130	\$550,391	8.1%	\$535,667	\$534,273	-0.3%
	AVERAGE DOM	42	42	0.0%	24	46	91.7%
Condo/Co-op/TH	CONTRACTS SIGNED	27	31	14.8%	5	13	160.0%
	ACTIVE LISTINGS	18	20	11.1%	18	20	11.1%
	# OF SALES	35	25	-28.6%	6	6	0.0%
	SALES VOLUME	\$11,557,000	\$9,304,000	-19.5%	\$2,330,000	\$2,898,000	24.4%
	MEDIAN PRICE	\$327,000	\$376,000	15.0%	\$365,000	\$500,000	37.0%
	AVERAGE PRICE	\$330,200	\$372,160	12.7%	\$388,333	\$483,000	24.4%
	AVERAGE DOM	50	45	-10.0%	26	84	223.1%

Historic Sales Trends

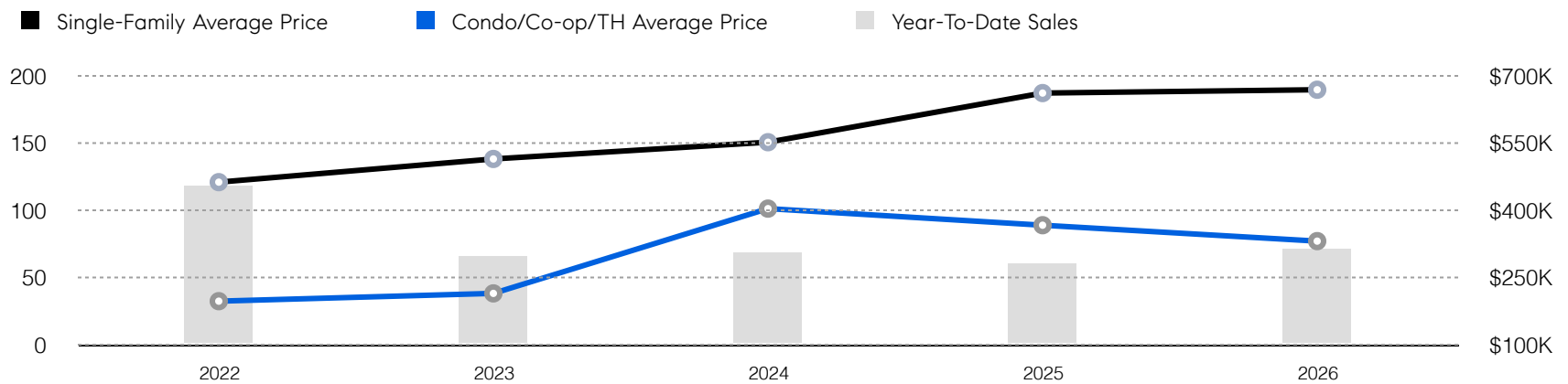


* Line graphs may be hidden due to limited sales data

Bloomfield

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	59	71	20.3%	19	22	15.8%
	ACTIVE LISTINGS	47	39	-17.0%	47	39	-17.0%
	# OF SALES	49	58	18.4%	14	22	57.1%
	SALES VOLUME	\$32,420,506	\$38,806,666	19.7%	\$10,149,083	\$14,391,458	41.8%
	MEDIAN PRICE	\$640,000	\$635,009	-0.8%	\$733,000	\$592,499	-19.2%
	AVERAGE PRICE	\$661,643	\$669,080	1.1%	\$724,935	\$654,157	-9.8%
	AVERAGE DOM	29	43	48.3%	21	34	61.9%
Condo/Co-op/TH	CONTRACTS SIGNED	11	16	45.5%	0	5	0.0%
	ACTIVE LISTINGS	15	9	-40.0%	15	9	-40.0%
	# OF SALES	10	12	20.0%	4	6	50.0%
	SALES VOLUME	\$3,666,900	\$3,973,923	8.4%	\$1,918,900	\$1,898,924	-1.0%
	MEDIAN PRICE	\$314,000	\$310,000	-1.3%	\$459,000	\$297,500	-35.2%
	AVERAGE PRICE	\$366,690	\$331,160	-9.7%	\$479,725	\$316,487	-34.0%
	AVERAGE DOM	34	42	23.5%	41	34	-17.1%

Historic Sales Trends

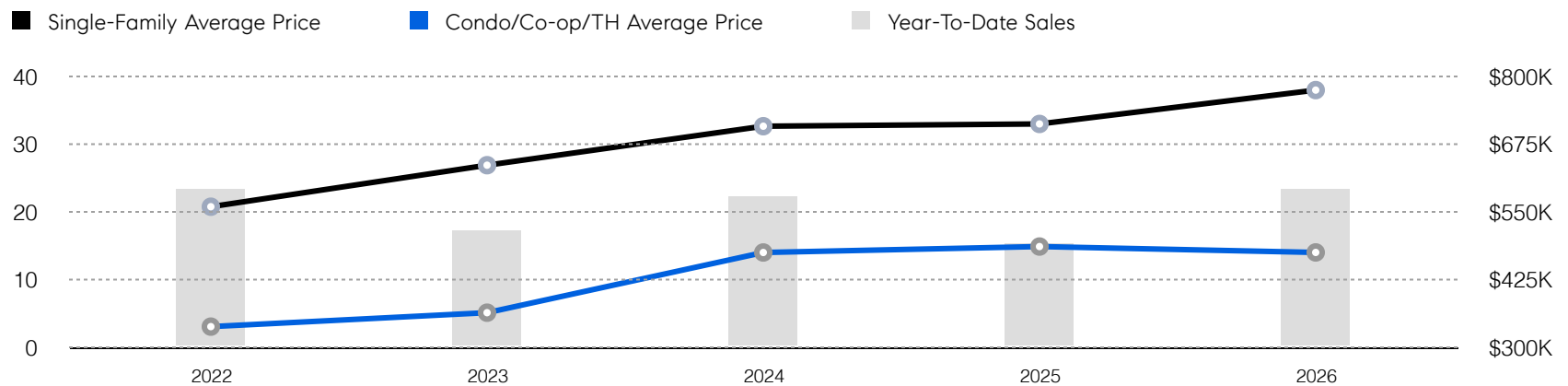


* Line graphs may be hidden due to limited sales data

Caldwell

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	12	16	33.3%	5	7	40.0%
	ACTIVE LISTINGS	5	1	-80.0%	5	1	-80.0%
	# OF SALES	9	12	33.3%	0	4	0.0%
	SALES VOLUME	\$6,411,000	\$9,298,000	45.0%	-	\$3,210,000	-
	MEDIAN PRICE	\$685,000	\$792,500	15.7%	-	\$802,500	-
	AVERAGE PRICE	\$712,333	\$774,833	8.8%	-	\$802,500	-
	AVERAGE DOM	43	19	-55.8%	-	22	-
Condo/Co-op/TH	CONTRACTS SIGNED	7	8	14.3%	1	2	100.0%
	ACTIVE LISTINGS	4	7	75.0%	4	7	75.0%
	# OF SALES	6	11	83.3%	4	2	-50.0%
	SALES VOLUME	\$2,916,000	\$5,226,555	79.2%	\$2,136,000	\$765,555	-64.2%
	MEDIAN PRICE	\$535,500	\$453,555	-15.3%	\$569,000	\$382,778	-32.7%
	AVERAGE PRICE	\$486,000	\$475,141	-2.2%	\$534,000	\$382,778	-28.3%
	AVERAGE DOM	18	26	44.4%	13	13	0.0%

Historic Sales Trends

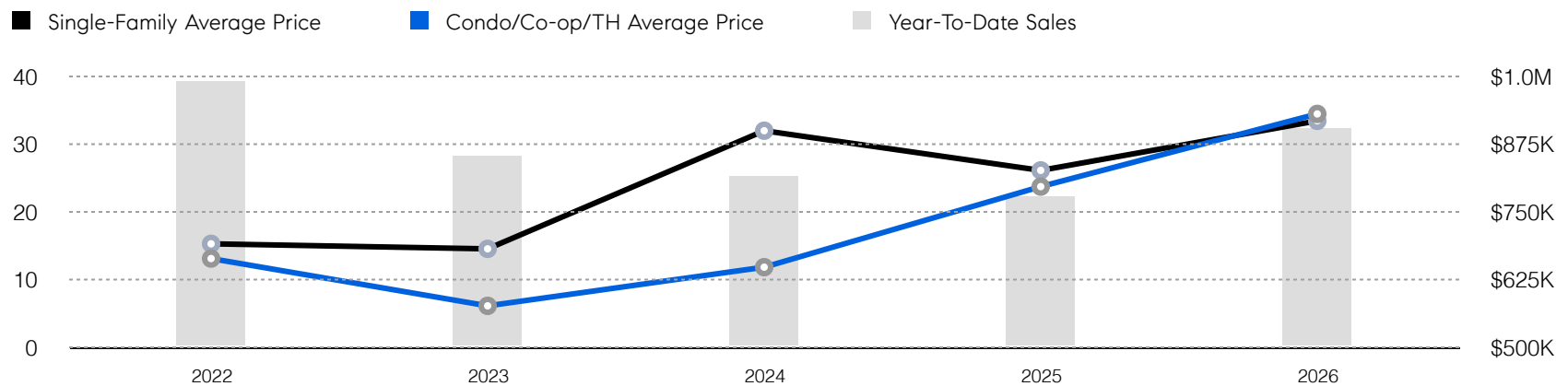


* Line graphs may be hidden due to limited sales data

Cedar Grove

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	22	24	9.1%	8	9	12.5%
	ACTIVE LISTINGS	13	12	-7.7%	13	12	-7.7%
	# OF SALES	16	18	12.5%	4	5	25.0%
	SALES VOLUME	\$13,225,500	\$16,525,000	24.9%	\$2,700,000	\$4,591,000	70.0%
	MEDIAN PRICE	\$710,000	\$837,500	18.0%	\$690,000	\$765,000	10.9%
	AVERAGE PRICE	\$826,594	\$918,056	11.1%	\$675,000	\$918,200	36.0%
	AVERAGE DOM	28	28	0.0%	21	24	14.3%
Condo/Co-op/TH	CONTRACTS SIGNED	11	16	45.5%	2	4	100.0%
	ACTIVE LISTINGS	4	3	-25.0%	4	3	-25.0%
	# OF SALES	6	14	133.3%	1	5	400.0%
	SALES VOLUME	\$4,780,000	\$13,032,000	172.6%	\$575,000	\$4,420,000	668.7%
	MEDIAN PRICE	\$767,500	\$872,500	13.7%	\$575,000	\$875,000	52.2%
	AVERAGE PRICE	\$796,667	\$930,857	16.8%	\$575,000	\$884,000	53.7%
	AVERAGE DOM	18	29	61.1%	35	24	-31.4%

Historic Sales Trends

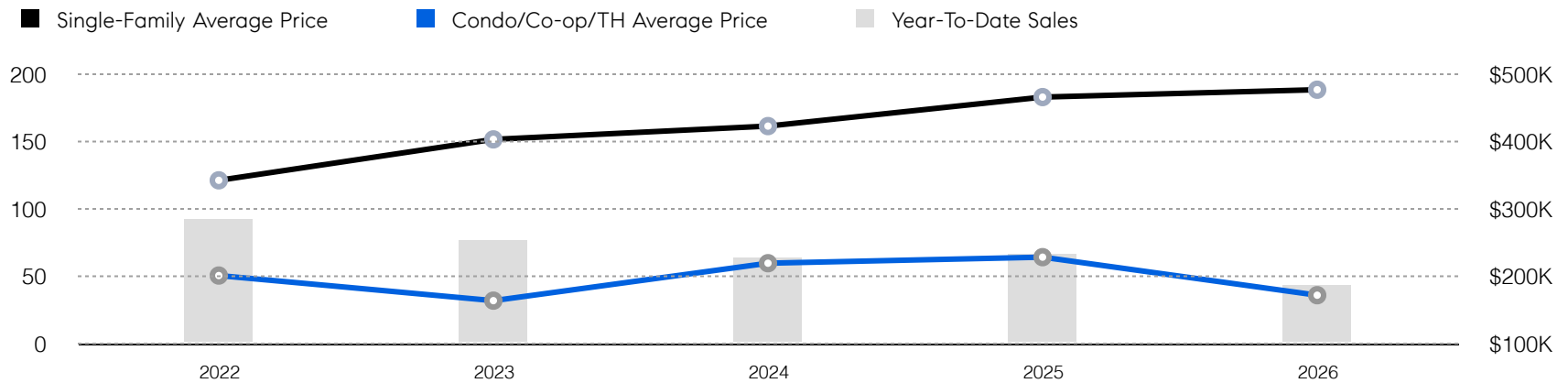


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East Orange

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	51	51	0.0%	12	16	33.3%
	ACTIVE LISTINGS	41	54	31.7%	41	54	31.7%
	# OF SALES	53	35	-34.0%	15	9	-40.0%
	SALES VOLUME	\$24,700,490	\$16,694,500	-32.4%	\$6,961,000	\$4,060,000	-41.7%
	MEDIAN PRICE	\$489,000	\$475,000	-2.9%	\$492,000	\$460,000	-6.5%
	AVERAGE PRICE	\$466,047	\$476,986	2.3%	\$464,067	\$451,111	-2.8%
	AVERAGE DOM	58	41	-29.3%	63	56	-11.1%
Condo/Co-op/TH	CONTRACTS SIGNED	9	12	33.3%	1	2	100.0%
	ACTIVE LISTINGS	19	22	15.8%	19	22	15.8%
	# OF SALES	12	7	-41.7%	4	2	-50.0%
	SALES VOLUME	\$2,740,248	\$1,203,000	-56.1%	\$762,500	\$465,000	-39.0%
	MEDIAN PRICE	\$203,750	\$155,000	-23.9%	\$186,250	\$232,500	24.8%
	AVERAGE PRICE	\$228,354	\$171,857	-24.7%	\$190,625	\$232,500	22.0%
	AVERAGE DOM	95	120	26.3%	169	134	-20.7%

Historic Sales Trends

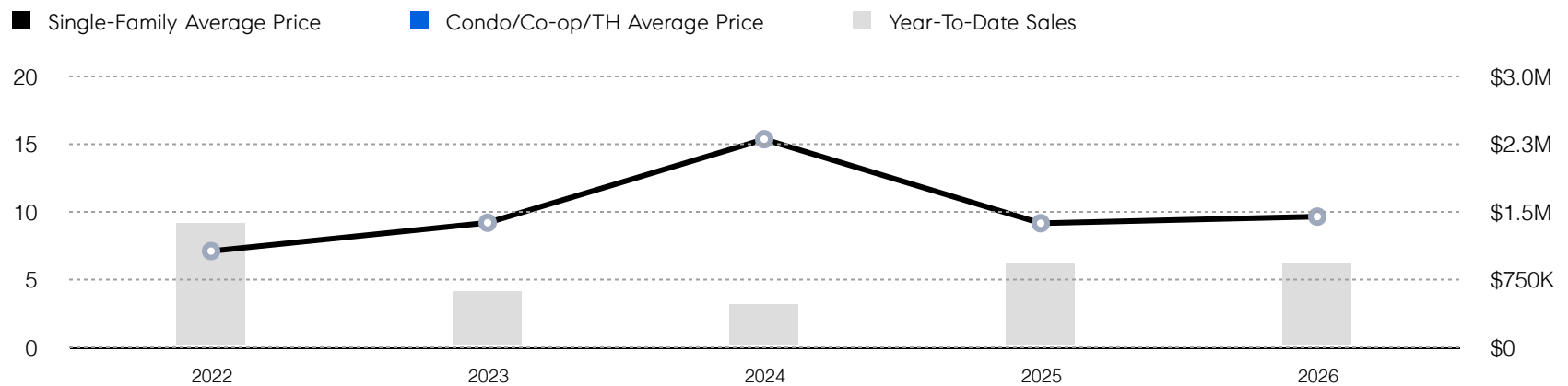


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Essex Fells

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	6	7	16.7%	1	2	100.0%
	ACTIVE LISTINGS	9	5	-44.4%	9	5	-44.4%
	# OF SALES	6	6	0.0%	4	2	-50.0%
	SALES VOLUME	\$8,245,000	\$8,685,000	5.3%	\$5,965,000	\$3,055,000	-48.8%
	MEDIAN PRICE	\$1,425,000	\$1,490,000	4.6%	\$1,550,000	\$1,527,500	-1.5%
	AVERAGE PRICE	\$1,374,167	\$1,447,500	5.3%	\$1,491,250	\$1,527,500	2.4%
	AVERAGE DOM	75	46	-38.7%	99	33	-66.7%
	Condo/Co-op/TH	CONTRACTS SIGNED	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

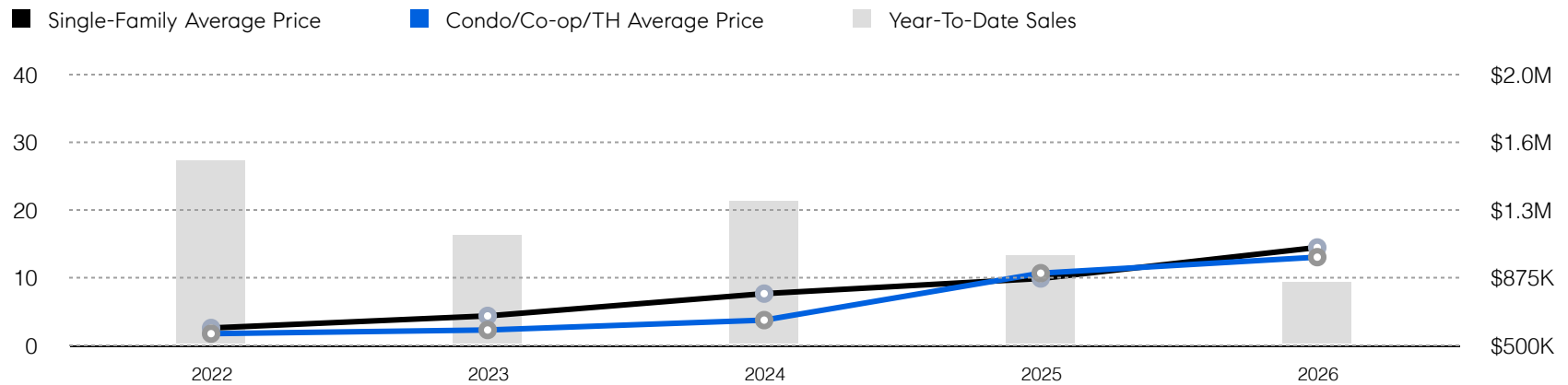


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Fairfield

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	11	19	72.7%	3	10	233.3%
	ACTIVE LISTINGS	12	7	-41.7%	12	7	-41.7%
	# OF SALES	12	8	-33.3%	5	2	-60.0%
	SALES VOLUME	\$10,447,000	\$8,339,260	-20.2%	\$5,365,000	\$2,610,000	-51.4%
	MEDIAN PRICE	\$762,500	\$1,119,500	46.8%	\$1,075,000	\$1,305,000	21.4%
	AVERAGE PRICE	\$870,583	\$1,042,408	19.7%	\$1,073,000	\$1,305,000	21.6%
	AVERAGE DOM	22	30	36.4%	21	42	100.0%
Condo/Co-op/TH	CONTRACTS SIGNED	1	1	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	1	1	0.0%	1	1	0.0%
	SALES VOLUME	\$900,000	\$988,800	9.9%	\$900,000	\$988,800	9.9%
	MEDIAN PRICE	\$900,000	\$988,800	9.9%	\$900,000	\$988,800	9.9%
	AVERAGE PRICE	\$900,000	\$988,800	9.9%	\$900,000	\$988,800	9.9%
	AVERAGE DOM	23	15	-34.8%	23	15	-34.8%

Historic Sales Trends

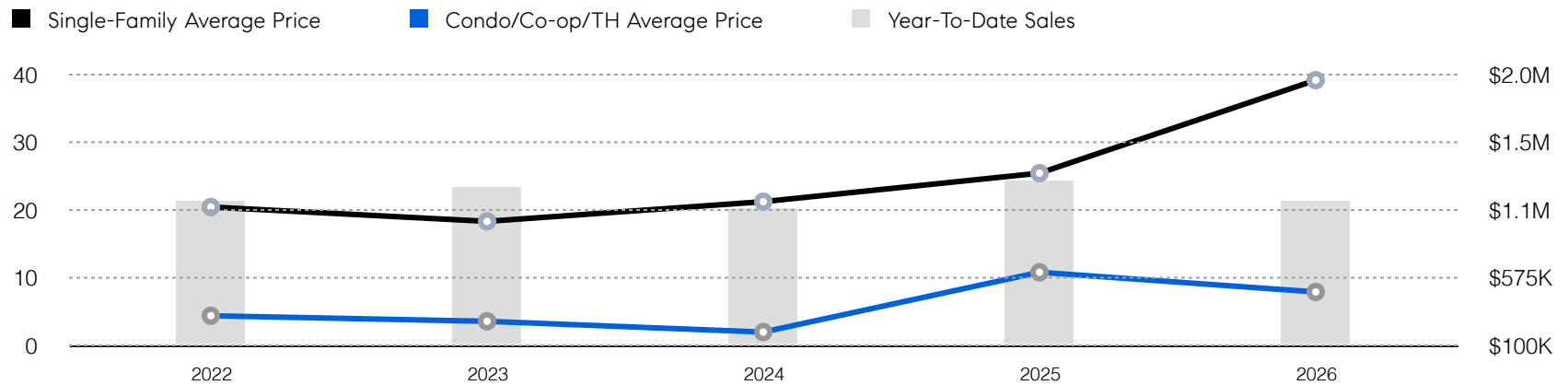


* Line graphs may be hidden due to limited sales data

Glen Ridge

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	29	21	-27.6%	10	4	-60.0%
	ACTIVE LISTINGS	19	8	-57.9%	19	8	-57.9%
	# OF SALES	18	18	0.0%	6	6	0.0%
	SALES VOLUME	\$23,552,710	\$35,299,008	49.9%	\$8,809,710	\$9,630,825	9.3%
	MEDIAN PRICE	\$1,129,105	\$1,796,500	59.1%	\$1,539,000	\$1,627,913	5.8%
	AVERAGE PRICE	\$1,308,484	\$1,961,056	49.9%	\$1,468,285	\$1,605,138	9.3%
	AVERAGE DOM	29	17	-41.4%	13	23	76.9%
Condo/Co-op/TH	CONTRACTS SIGNED	5	5	0.0%	1	3	200.0%
	ACTIVE LISTINGS	3	2	-33.3%	3	2	-33.3%
	# OF SALES	6	3	-50.0%	2	2	0.0%
	SALES VOLUME	\$3,679,000	\$1,425,000	-61.3%	\$2,200,000	\$1,025,000	-53.4%
	MEDIAN PRICE	\$554,500	\$400,000	-27.9%	\$1,100,000	\$512,500	-53.4%
	AVERAGE PRICE	\$613,167	\$475,000	-22.5%	\$1,100,000	\$512,500	-53.4%
	AVERAGE DOM	23	18	-21.7%	24	14	-41.7%

Historic Sales Trends

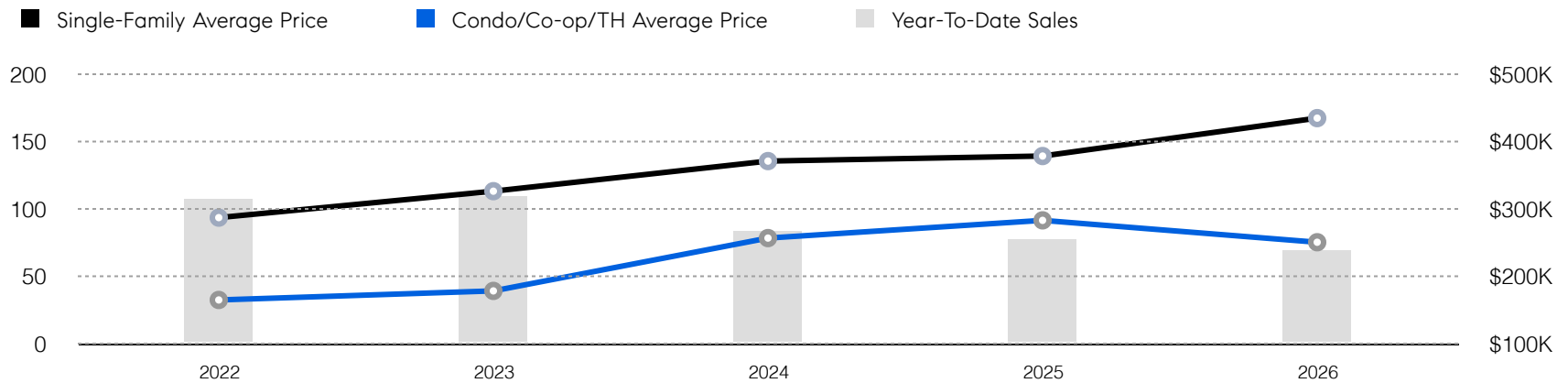


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Irvington

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	76	69	-9.2%	21	15	-28.6%
	ACTIVE LISTINGS	64	79	23.4%	64	79	23.4%
	# OF SALES	70	64	-8.6%	15	12	-20.0%
	SALES VOLUME	\$26,496,202	\$27,827,800	5.0%	\$4,891,682	\$5,143,800	5.2%
	MEDIAN PRICE	\$382,500	\$450,000	17.6%	\$320,000	\$437,450	36.7%
	AVERAGE PRICE	\$378,517	\$434,809	14.9%	\$326,112	\$428,650	31.4%
	AVERAGE DOM	56	47	-16.1%	93	65	-30.1%
Condo/Co-op/TH	CONTRACTS SIGNED	5	5	0.0%	3	0	0.0%
	ACTIVE LISTINGS	1	4	300.0%	1	4	300.0%
	# OF SALES	6	4	-33.3%	2	0	0.0%
	SALES VOLUME	\$1,698,000	\$1,002,000	-41.0%	\$590,000	-	-
	MEDIAN PRICE	\$280,000	\$250,500	-10.5%	\$295,000	-	-
	AVERAGE PRICE	\$283,000	\$250,500	-11.5%	\$295,000	-	-
	AVERAGE DOM	35	34	-2.9%	26	-	-

Historic Sales Trends

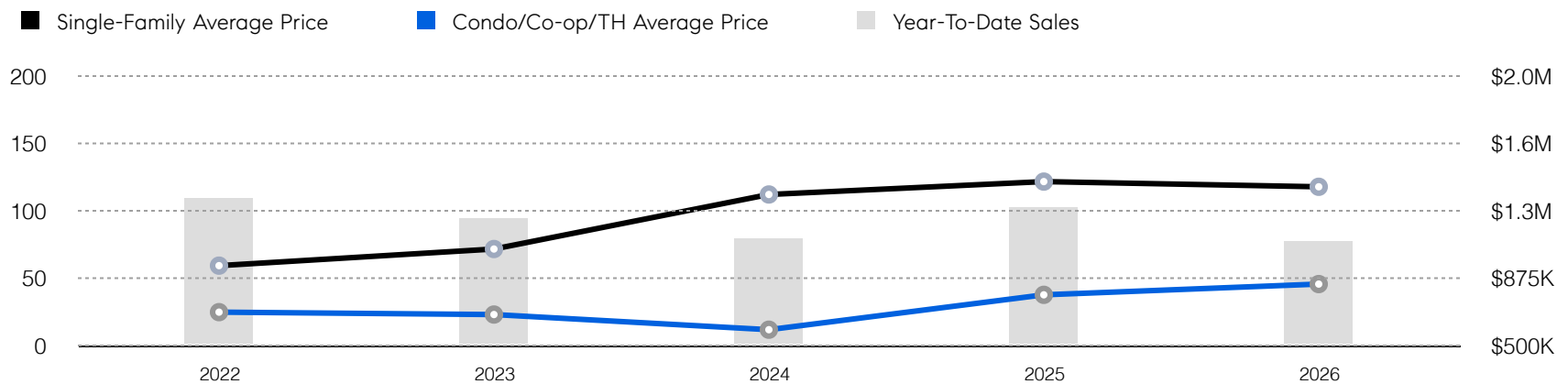


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Livingston

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	101	79	-21.8%	31	29	-6.5%
	ACTIVE LISTINGS	50	64	28.0%	50	64	28.0%
	# OF SALES	89	71	-20.2%	29	13	-55.2%
	SALES VOLUME	\$125,710,810	\$98,235,884	-21.9%	\$42,494,311	\$16,663,000	-60.8%
	MEDIAN PRICE	\$1,350,000	\$1,235,000	-8.5%	\$1,500,000	\$1,235,000	-17.7%
	AVERAGE PRICE	\$1,412,481	\$1,383,604	-2.0%	\$1,465,321	\$1,281,769	-12.5%
	AVERAGE DOM	29	33	13.8%	35	22	-37.1%
Condo/Co-op/TH	CONTRACTS SIGNED	20	11	-45.0%	5	7	40.0%
	ACTIVE LISTINGS	8	9	12.5%	8	9	12.5%
	# OF SALES	12	5	-58.3%	7	3	-57.1%
	SALES VOLUME	\$9,386,000	\$4,210,000	-55.1%	\$4,937,000	\$2,397,000	-51.4%
	MEDIAN PRICE	\$818,500	\$858,000	4.8%	\$812,000	\$718,000	-11.6%
	AVERAGE PRICE	\$782,167	\$842,000	7.6%	\$705,286	\$799,000	13.3%
	AVERAGE DOM	39	25	-35.9%	48	10	-79.2%

Historic Sales Trends

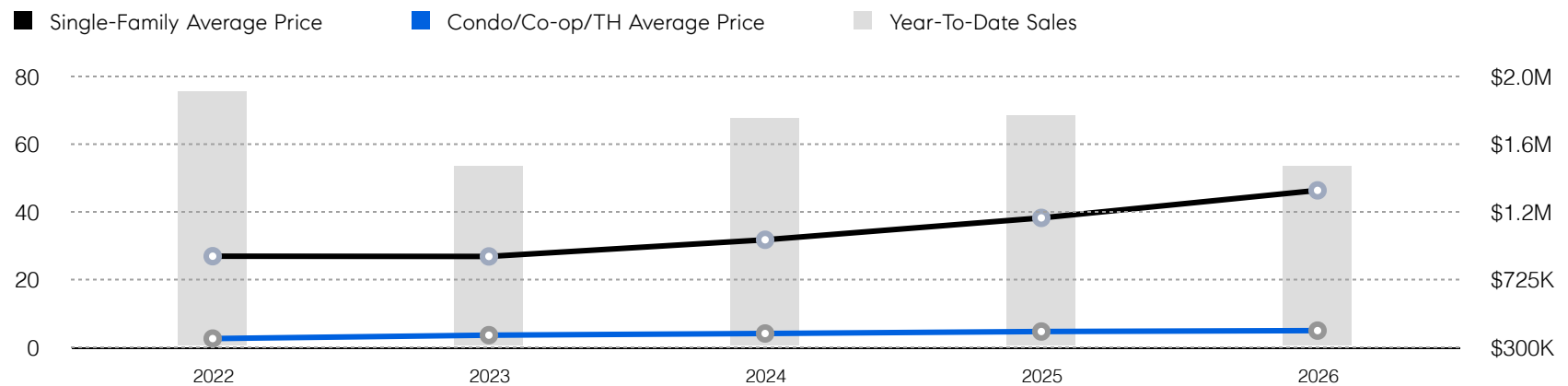


* Line graphs may be hidden due to limited sales data

Maplewood

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	83	69	-16.9%	27	26	-3.7%
	ACTIVE LISTINGS	40	25	-37.5%	40	25	-37.5%
	# OF SALES	58	47	-19.0%	17	16	-5.9%
	SALES VOLUME	\$64,511,694	\$60,394,933	-6.4%	\$16,320,612	\$22,333,260	36.8%
	MEDIAN PRICE	\$1,100,000	\$1,284,000	16.7%	\$950,000	\$1,350,000	42.1%
	AVERAGE PRICE	\$1,112,271	\$1,284,999	15.5%	\$960,036	\$1,395,829	45.4%
	AVERAGE DOM	15	18	20.0%	14	9	-35.7%
Condo/Co-op/TH	CONTRACTS SIGNED	5	6	20.0%	0	1	0.0%
	ACTIVE LISTINGS	2	7	250.0%	2	7	250.0%
	# OF SALES	10	6	-40.0%	1	3	200.0%
	SALES VOLUME	\$3,991,000	\$2,429,000	-39.1%	\$315,000	\$892,000	183.2%
	MEDIAN PRICE	\$361,000	\$343,500	-4.8%	\$315,000	\$280,000	-11.1%
	AVERAGE PRICE	\$399,100	\$404,833	1.4%	\$315,000	\$297,333	-5.6%
	AVERAGE DOM	52	28	-46.2%	159	25	-84.3%

Historic Sales Trends

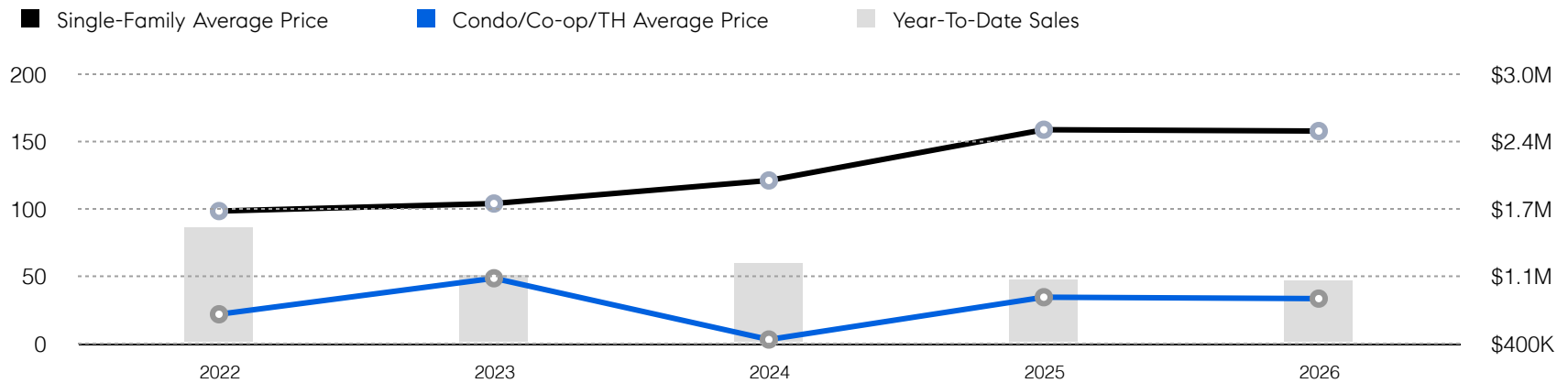


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Millburn

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	63	75	19.0%	22	23	4.5%
	ACTIVE LISTINGS	48	45	-6.2%	48	45	-6.2%
	# OF SALES	41	41	0.0%	16	17	6.3%
	SALES VOLUME	\$101,033,500	\$100,517,307	-0.5%	\$39,991,000	\$34,894,287	-12.7%
	MEDIAN PRICE	\$2,300,000	\$2,100,000	-8.7%	\$2,255,000	\$1,900,000	-15.7%
	AVERAGE PRICE	\$2,464,232	\$2,451,642	-0.5%	\$2,499,438	\$2,052,605	-17.9%
	AVERAGE DOM	28	25	-10.7%	25	19	-24.0%
Condo/Co-op/TH	CONTRACTS SIGNED	4	4	0.0%	2	0	0.0%
	ACTIVE LISTINGS	2	4	100.0%	2	4	100.0%
	# OF SALES	5	4	-20.0%	1	0	0.0%
	SALES VOLUME	\$4,239,000	\$3,337,000	-21.3%	\$999,000	-	-
	MEDIAN PRICE	\$860,000	\$534,000	-37.9%	\$999,000	-	-
	AVERAGE PRICE	\$847,800	\$834,250	-1.6%	\$999,000	-	-
	AVERAGE DOM	38	28	-26.3%	29	-	-

Historic Sales Trends

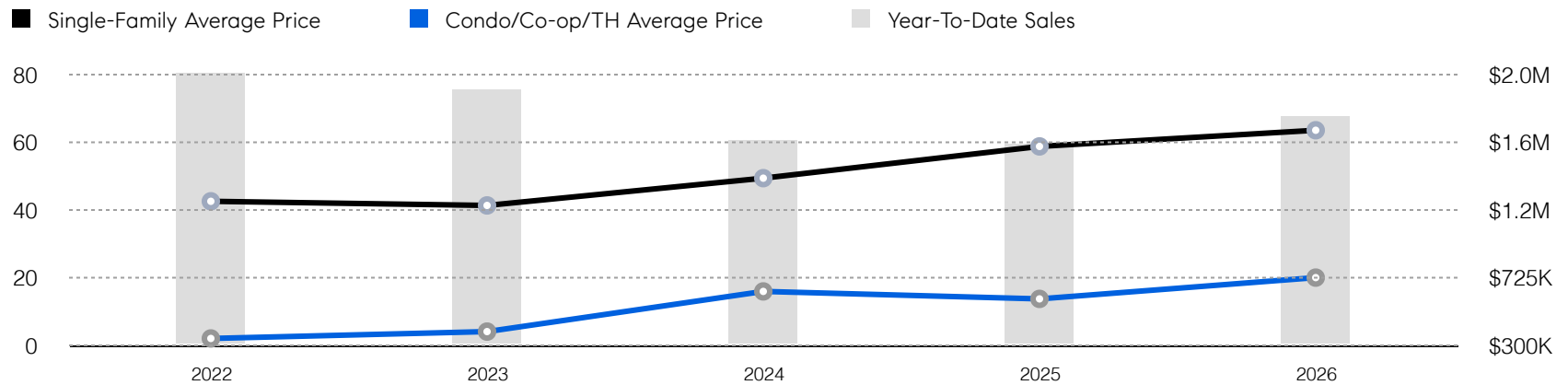


* Line graphs may be hidden due to limited sales data

Montclair

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	74	83	12.2%	27	33	22.2%
	ACTIVE LISTINGS	43	47	9.3%	43	47	9.3%
	# OF SALES	47	50	6.4%	17	17	0.0%
	SALES VOLUME	\$72,810,926	\$82,529,997	13.3%	\$27,072,750	\$27,361,000	1.1%
	MEDIAN PRICE	\$1,399,000	\$1,450,000	3.6%	\$1,400,000	\$1,660,000	18.6%
	AVERAGE PRICE	\$1,549,169	\$1,650,600	6.5%	\$1,592,515	\$1,609,471	1.1%
	AVERAGE DOM	25	25	0.0%	11	17	54.5%
Condo/Co-op/TH	CONTRACTS SIGNED	20	22	10.0%	7	8	14.3%
	ACTIVE LISTINGS	9	16	77.8%	9	16	77.8%
	# OF SALES	12	17	41.7%	3	4	33.3%
	SALES VOLUME	\$7,103,543	\$12,334,000	73.6%	\$2,393,100	\$4,401,000	83.9%
	MEDIAN PRICE	\$592,650	\$500,000	-15.6%	\$703,100	\$1,115,000	58.6%
	AVERAGE PRICE	\$591,962	\$725,529	22.6%	\$797,700	\$1,100,250	37.9%
	AVERAGE DOM	20	31	55.0%	13	42	223.1%

Historic Sales Trends

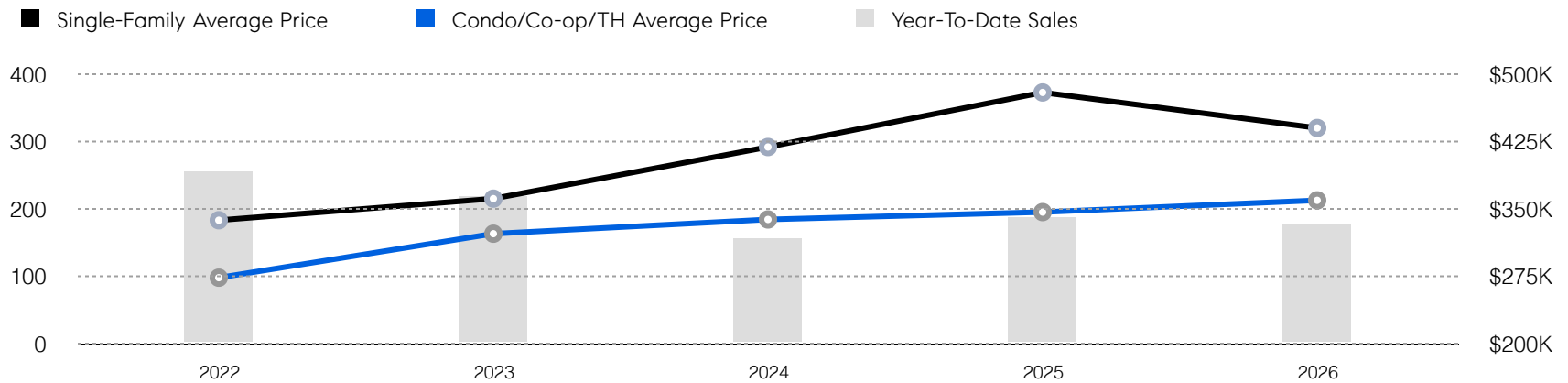


* Line graphs may be hidden due to limited sales data

Newark

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	132	175	32.6%	36	58	61.1%
	ACTIVE LISTINGS	185	209	13.0%	185	209	13.0%
	# OF SALES	132	125	-5.3%	37	20	-45.9%
	SALES VOLUME	\$63,319,548	\$55,016,000	-13.1%	\$19,138,770	\$9,767,500	-49.0%
	MEDIAN PRICE	\$450,000	\$450,000	-	\$475,000	\$476,000	0.2%
	AVERAGE PRICE	\$479,694	\$440,128	-8.2%	\$517,264	\$488,375	-5.6%
	AVERAGE DOM	59	54	-8.5%	56	49	-12.5%
Condo/Co-op/TH	CONTRACTS SIGNED	53	61	15.1%	10	20	100.0%
	ACTIVE LISTINGS	73	75	2.7%	73	75	2.7%
	# OF SALES	52	49	-5.8%	14	13	-7.1%
	SALES VOLUME	\$18,014,400	\$17,617,309	-2.2%	\$5,484,900	\$5,249,998	-4.3%
	MEDIAN PRICE	\$350,000	\$365,000	4.3%	\$377,500	\$369,999	-2.0%
	AVERAGE PRICE	\$346,431	\$359,537	3.8%	\$391,779	\$403,846	3.1%
	AVERAGE DOM	43	46	7.0%	48	27	-43.7%

Historic Sales Trends

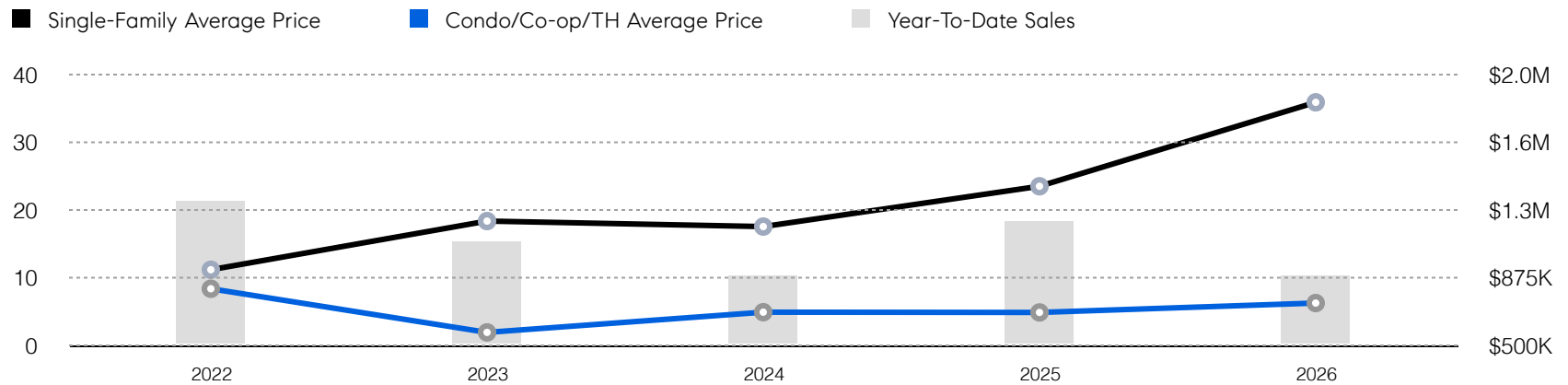


* Line graphs may be hidden due to limited sales data

North Caldwell

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	23	11	-52.2%	9	6	-33.3%
	ACTIVE LISTINGS	9	15	66.7%	9	15	66.7%
	# OF SALES	16	8	-50.0%	6	0	0.0%
	SALES VOLUME	\$22,104,137	\$14,772,000	-33.2%	\$8,074,137	-	-
	MEDIAN PRICE	\$1,255,000	\$1,491,000	18.8%	\$1,179,500	-	-
	AVERAGE PRICE	\$1,381,509	\$1,846,500	33.7%	\$1,345,690	-	-
	AVERAGE DOM	25	48	92.0%	35	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	2	4	100.0%	1	2	100.0%
	ACTIVE LISTINGS	1	3	200.0%	1	3	200.0%
	# OF SALES	2	2	0.0%	1	1	0.0%
	SALES VOLUME	\$1,365,000	\$1,469,000	7.6%	\$685,000	\$799,000	16.6%
	MEDIAN PRICE	\$682,500	\$734,500	7.6%	\$685,000	\$799,000	16.6%
	AVERAGE PRICE	\$682,500	\$734,500	7.6%	\$685,000	\$799,000	16.6%
	AVERAGE DOM	18	32	77.8%	23	10	-56.5%

Historic Sales Trends

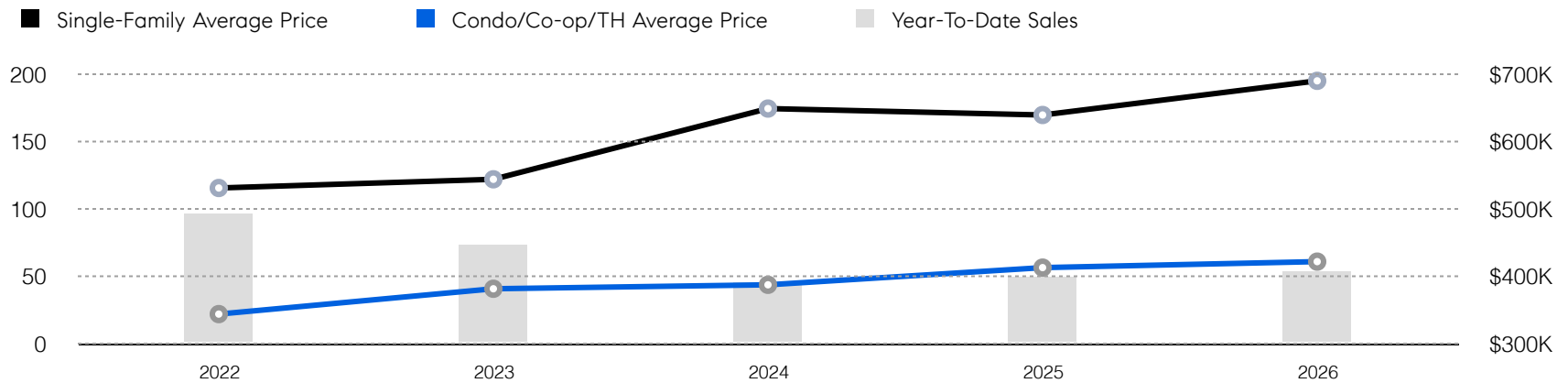


* Line graphs may be hidden due to limited sales data

Nutley

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	48	43	-10.4%	18	17	-5.6%
	ACTIVE LISTINGS	22	34	54.5%	22	34	54.5%
	# OF SALES	37	39	5.4%	12	4	-66.7%
	SALES VOLUME	\$23,660,050	\$26,917,000	13.8%	\$7,135,000	\$3,104,000	-56.5%
	MEDIAN PRICE	\$615,000	\$710,000	15.4%	\$600,000	\$663,500	10.6%
	AVERAGE PRICE	\$639,461	\$690,179	7.9%	\$594,583	\$776,000	30.5%
	AVERAGE DOM	38	35	-7.9%	39	16	-59.0%
Condo/Co-op/TH	CONTRACTS SIGNED	12	17	41.7%	3	6	100.0%
	ACTIVE LISTINGS	10	14	40.0%	10	14	40.0%
	# OF SALES	11	13	18.2%	3	2	-33.3%
	SALES VOLUME	\$4,541,000	\$5,482,350	20.7%	\$1,225,000	\$1,138,950	-7.0%
	MEDIAN PRICE	\$340,000	\$350,000	2.9%	\$340,000	\$569,475	67.5%
	AVERAGE PRICE	\$412,818	\$421,719	2.2%	\$408,333	\$569,475	39.5%
	AVERAGE DOM	31	31	0.0%	28	20	-28.6%

Historic Sales Trends

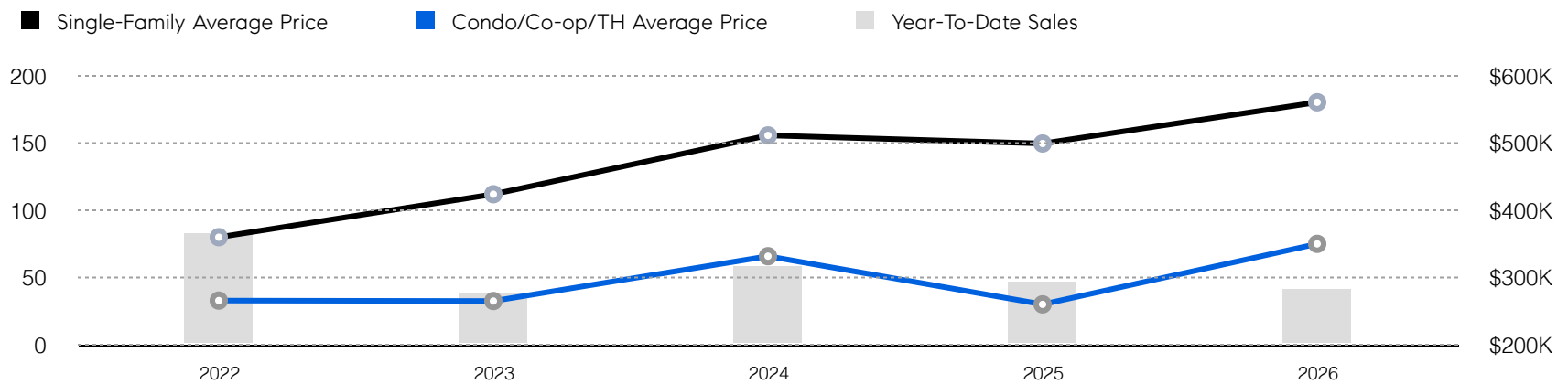


* Line graphs may be hidden due to limited sales data

Orange

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	26	43	65.4%	8	12	50.0%
	ACTIVE LISTINGS	34	56	64.7%	34	56	64.7%
	# OF SALES	36	38	5.6%	7	11	57.1%
	SALES VOLUME	\$17,977,250	\$21,307,900	18.5%	\$3,290,250	\$6,694,000	103.4%
	MEDIAN PRICE	\$497,000	\$525,000	5.6%	\$515,000	\$535,000	3.9%
	AVERAGE PRICE	\$499,368	\$560,734	12.3%	\$470,036	\$608,545	29.5%
	AVERAGE DOM	66	64	-3.0%	32	41	28.1%
Condo/Co-op/TH	CONTRACTS SIGNED	7	5	-28.6%	2	3	50.0%
	ACTIVE LISTINGS	26	8	-69.2%	26	8	-69.2%
	# OF SALES	9	2	-77.8%	1	0	0.0%
	SALES VOLUME	\$2,340,000	\$700,000	-70.1%	\$242,000	-	-
	MEDIAN PRICE	\$242,000	\$350,000	44.6%	\$242,000	-	-
	AVERAGE PRICE	\$260,000	\$350,000	34.6%	\$242,000	-	-
	AVERAGE DOM	67	93	38.8%	15	-	-

Historic Sales Trends

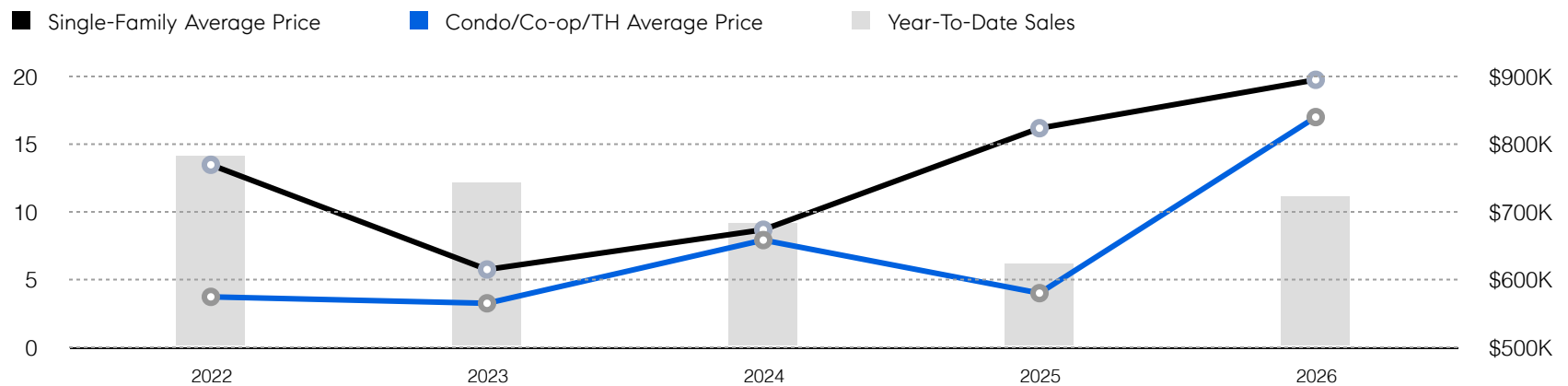


* Line graphs may be hidden due to limited sales data

Roseland

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	4	14	250.0%	1	4	300.0%
	ACTIVE LISTINGS	10	9	-10.0%	10	9	-10.0%
	# OF SALES	5	9	80.0%	1	2	100.0%
	SALES VOLUME	\$4,118,000	\$8,055,600	95.6%	\$540,000	\$1,869,000	246.1%
	MEDIAN PRICE	\$718,000	\$815,000	13.5%	\$540,000	\$934,500	73.1%
	AVERAGE PRICE	\$823,600	\$895,067	8.7%	\$540,000	\$934,500	73.1%
	AVERAGE DOM	21	60	185.7%	39	132	238.5%
Condo/Co-op/TH	CONTRACTS SIGNED	4	6	50.0%	1	3	200.0%
	ACTIVE LISTINGS	3	4	33.3%	3	4	33.3%
	# OF SALES	1	2	100.0%	0	0	0.0%
	SALES VOLUME	\$580,000	\$1,680,000	189.7%	-	-	-
	MEDIAN PRICE	\$580,000	\$840,000	44.8%	-	-	-
	AVERAGE PRICE	\$580,000	\$840,000	44.8%	-	-	-
	AVERAGE DOM	18	76	322.2%	-	-	-

Historic Sales Trends

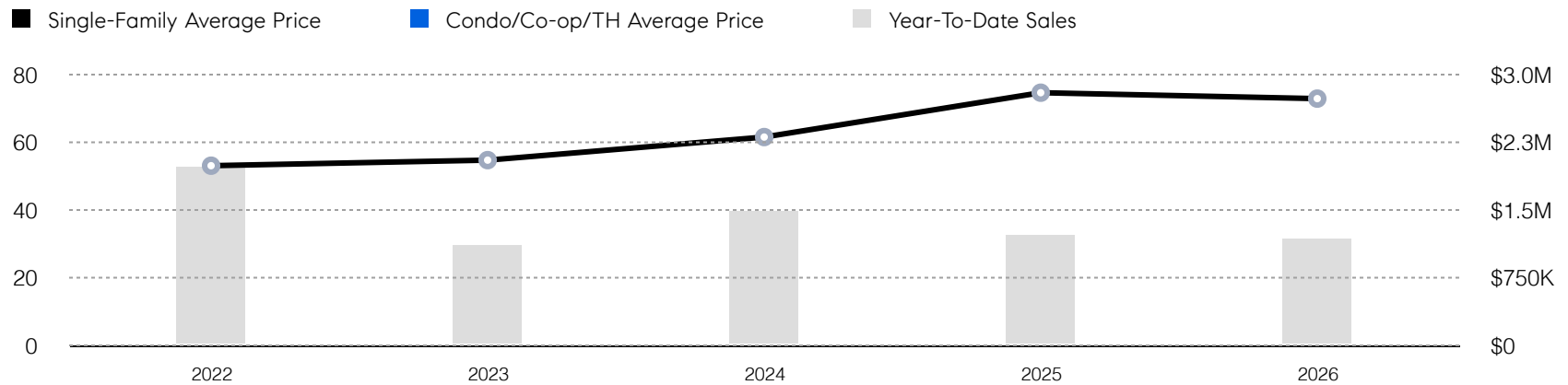


* Line graphs may be hidden due to limited sales data

Short Hills

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	40	52	30.0%	12	12	0.0%
	ACTIVE LISTINGS	36	36	0.0%	36	36	0.0%
	# OF SALES	32	30	-6.2%	10	10	0.0%
	SALES VOLUME	\$89,582,500	\$82,018,419	-8.4%	\$31,599,000	\$23,911,399	-24.3%
	MEDIAN PRICE	\$2,482,500	\$2,405,000	-3.1%	\$3,008,000	\$2,402,500	-20.1%
	AVERAGE PRICE	\$2,799,453	\$2,733,947	-2.3%	\$3,159,900	\$2,391,140	-24.3%
	AVERAGE DOM	31	27	-12.9%	34	16	-52.9%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	1	0.0%	0	0	0.0%
	SALES VOLUME	-	\$1,929,000	-	-	-	-
	MEDIAN PRICE	-	\$1,929,000	-	-	-	-
	AVERAGE PRICE	-	\$1,929,000	-	-	-	-
	AVERAGE DOM	-	19	-	-	-	-

Historic Sales Trends

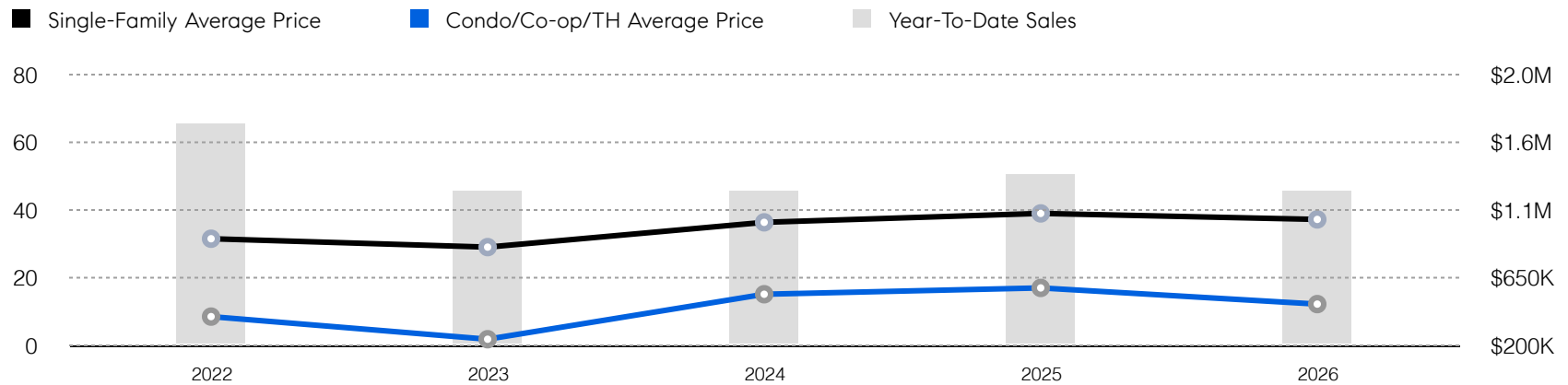


* Line graphs may be hidden due to limited sales data

South Orange

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	52	62	19.2%	18	18	0.0%
	ACTIVE LISTINGS	34	32	-5.9%	34	32	-5.9%
	# OF SALES	40	39	-2.5%	15	11	-26.7%
	SALES VOLUME	\$43,091,498	\$40,458,998	-6.1%	\$17,354,998	\$11,620,000	-33.0%
	MEDIAN PRICE	\$1,100,000	\$965,000	-12.3%	\$999,999	\$965,000	-3.5%
	AVERAGE PRICE	\$1,077,287	\$1,037,410	-3.7%	\$1,157,000	\$1,056,364	-8.7%
	AVERAGE DOM	25	33	32.0%	8	42	425.0%
Condo/Co-op/TH	CONTRACTS SIGNED	11	14	27.3%	0	4	0.0%
	ACTIVE LISTINGS	7	2	-71.4%	7	2	-71.4%
	# OF SALES	10	6	-40.0%	4	3	-25.0%
	SALES VOLUME	\$5,820,500	\$2,847,000	-51.1%	\$3,243,000	\$1,377,000	-57.5%
	MEDIAN PRICE	\$458,000	\$530,500	15.8%	\$890,000	\$551,000	-38.1%
	AVERAGE PRICE	\$582,050	\$474,500	-18.5%	\$810,750	\$459,000	-43.4%
	AVERAGE DOM	48	36	-25.0%	49	17	-65.3%

Historic Sales Trends

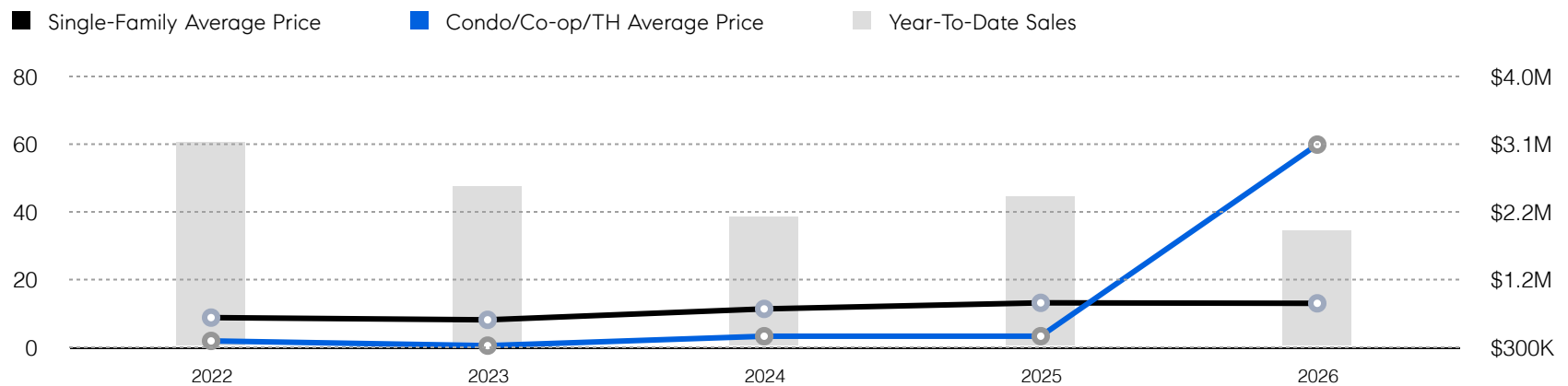


* Line graphs may be hidden due to limited sales data

Verona

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	35	25	-28.6%	17	12	-29.4%
	ACTIVE LISTINGS	17	10	-41.2%	17	10	-41.2%
	# OF SALES	26	17	-34.6%	8	7	-12.5%
	SALES VOLUME	\$23,596,600	\$15,314,803	-35.1%	\$6,541,100	\$7,259,774	11.0%
	MEDIAN PRICE	\$862,500	\$815,000	-5.5%	\$806,000	\$902,000	11.9%
	AVERAGE PRICE	\$907,562	\$900,871	-0.7%	\$817,638	\$1,037,111	26.8%
	AVERAGE DOM	23	27	17.4%	11	12	9.1%
Condo/Co-op/TH	CONTRACTS SIGNED	22	16	-27.3%	10	4	-60.0%
	ACTIVE LISTINGS	13	14	7.7%	13	14	7.7%
	# OF SALES	18	17	-5.6%	7	7	0.0%
	SALES VOLUME	\$8,134,642	\$52,173,400	541.4%	\$2,255,821	\$47,786,000	2,018.3%
	MEDIAN PRICE	\$377,500	\$365,000	-3.3%	\$324,321	\$391,000	20.6%
	AVERAGE PRICE	\$451,925	\$3,069,024	579.1%	\$322,260	\$6,826,571	2,018.3%
	AVERAGE DOM	55	44	-20.0%	31	53	71.0%

Historic Sales Trends

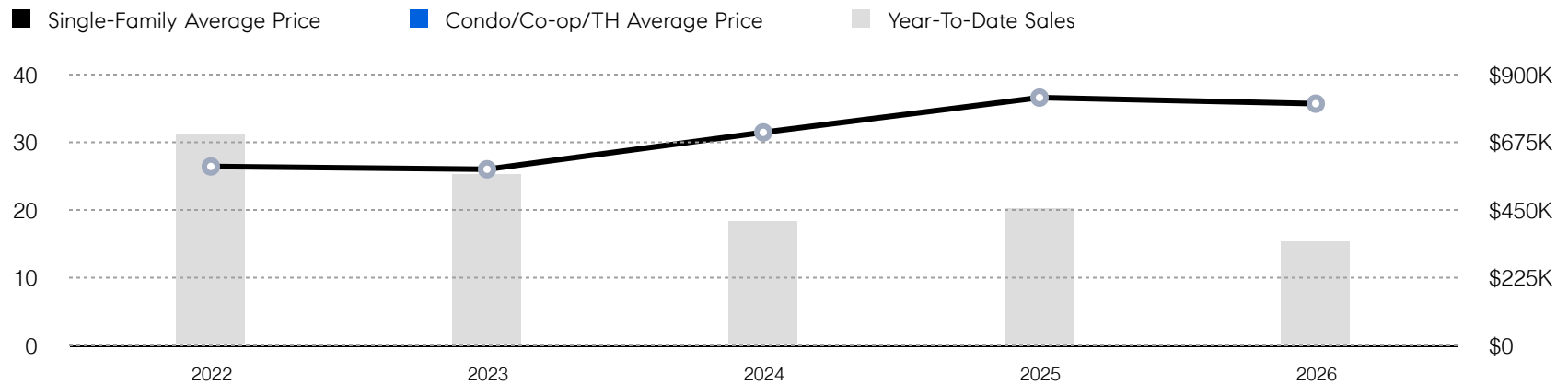


* Line graphs may be hidden due to limited sales data

West Caldwell

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	22	23	4.5%	8	10	25.0%
	ACTIVE LISTINGS	9	13	44.4%	9	13	44.4%
	# OF SALES	16	14	-12.5%	3	3	0.0%
	SALES VOLUME	\$13,177,000	\$11,247,173	-14.6%	\$2,490,000	\$2,629,000	5.6%
	MEDIAN PRICE	\$772,500	\$755,500	-2.2%	\$750,000	\$930,000	24.0%
	AVERAGE PRICE	\$823,563	\$803,370	-2.5%	\$830,000	\$876,333	5.6%
	AVERAGE DOM	16	22	37.5%	22	17	-22.7%
Condo/Co-op/TH	CONTRACTS SIGNED	6	3	-50.0%	2	2	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	4	1	-75.0%	2	1	-50.0%
	SALES VOLUME	\$1,844,000	\$415,000	-77.5%	\$929,000	\$415,000	-55.3%
	MEDIAN PRICE	\$457,500	\$415,000	-9.3%	\$464,500	\$415,000	-10.7%
	AVERAGE PRICE	\$461,000	\$415,000	-10.0%	\$464,500	\$415,000	-10.7%
	AVERAGE DOM	12	16	33.3%	13	16	23.1%

Historic Sales Trends

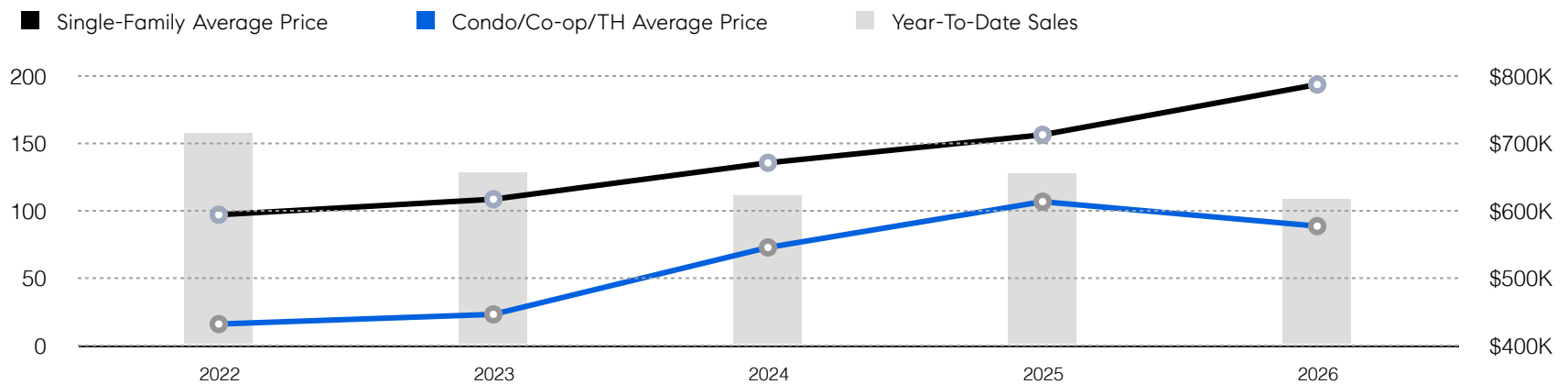


* Line graphs may be hidden due to limited sales data

West Orange

		YTD 2025	YTD 2026	% Change	Apr 2025	Apr 2026	% Change
Single-Family	CONTRACTS SIGNED	115	103	-10.4%	37	35	-5.4%
	ACTIVE LISTINGS	52	78	50.0%	52	78	50.0%
	# OF SALES	88	75	-14.8%	31	23	-25.8%
	SALES VOLUME	\$62,726,470	\$59,059,597	-5.8%	\$24,135,999	\$18,436,347	-23.6%
	MEDIAN PRICE	\$665,000	\$730,000	9.8%	\$760,000	\$795,000	4.6%
	AVERAGE PRICE	\$712,801	\$787,461	10.5%	\$778,581	\$801,580	3.0%
	AVERAGE DOM	42	39	-7.1%	55	27	-50.9%
Condo/Co-op/TH	CONTRACTS SIGNED	48	47	-2.1%	13	16	23.1%
	ACTIVE LISTINGS	17	25	47.1%	17	25	47.1%
	# OF SALES	38	32	-15.8%	16	13	-18.7%
	SALES VOLUME	\$23,313,857	\$18,471,500	-20.8%	\$10,576,677	\$6,946,500	-34.3%
	MEDIAN PRICE	\$591,000	\$571,000	-3.4%	\$574,000	\$550,000	-4.2%
	AVERAGE PRICE	\$613,523	\$577,234	-5.9%	\$661,042	\$534,346	-19.2%
	AVERAGE DOM	27	25	-7.4%	23	13	-43.5%

Historic Sales Trends



* Line graphs may be hidden due to limited sales data

COMPASS

Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 04/30/2025 vs. 01/01/2026 - 04/30/2026

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