



August 2026

Passaic County Market Report

COMPASS

Passaic County Overview

Year-To-Date Sales

3,021

2.3% Year-To-Date
-9.0% Month-Over-Month

Year-To-Date Contracts

3,495

9.7% Year-To-Date
-8.8% Month-Over-Month

Single-Family
Average Sale Price

\$689K

7.3% Year-To-Date
-1.9% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$468K

2.4% Year-To-Date
0.4% Month-Over-Month

Average Days On Market

33

13.8% Year-To-Date
12.5% Month-Over-Month

Active Listings

1,286

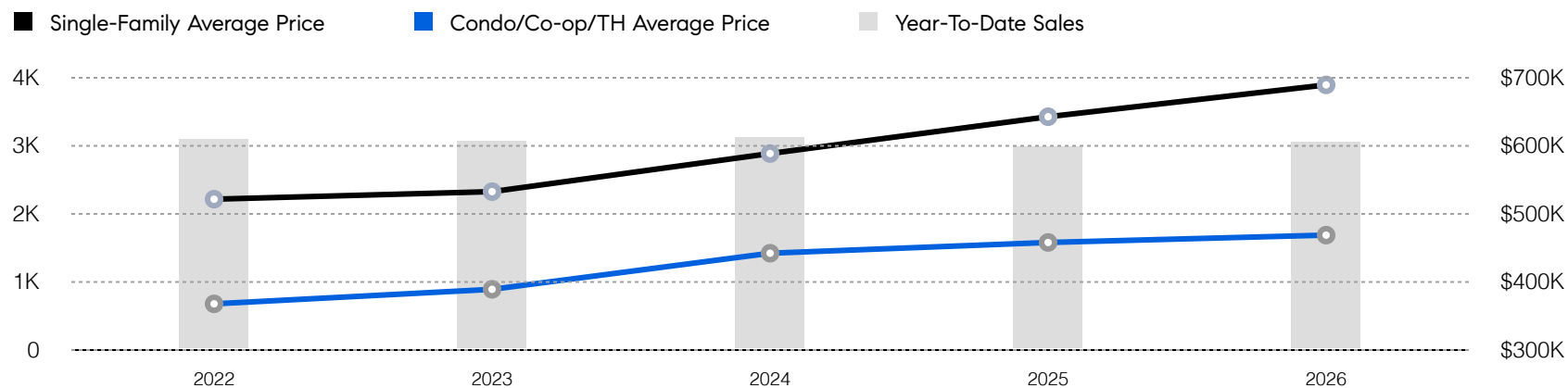
0.5% Year-Over-Year
-0.8% Month-Over-Month



Passaic County Overview

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	2,411	2,635	9.3%	367	386	5.2%
	ACTIVE LISTINGS	998	929	-6.9%	998	929	-6.9%
	# OF SALES	2,218	2,269	2.3%	348	366	5.2%
	SALES VOLUME	\$1,425,651,167	\$1,564,624,091	9.7%	\$239,187,700	\$258,356,567	8.0%
	MEDIAN PRICE	\$600,000	\$640,000	6.7%	\$645,000	\$650,000	0.8%
	AVERAGE PRICE	\$642,764	\$689,565	7.3%	\$687,321	\$705,892	2.7%
	AVERAGE DOM	31	32	3.2%	23	29	26.1%
	% OF ASKING PRICE	105.0%	104.6%	-0.4%	105.1%	105.0%	-0.1%
Condo/Co-op/TH	CONTRACTS SIGNED	775	860	11.0%	115	111	-3.5%
	ACTIVE LISTINGS	282	357	26.6%	282	357	26.6%
	# OF SALES	736	752	2.2%	95	120	26.3%
	SALES VOLUME	\$337,108,111	\$352,546,364	4.6%	\$45,216,500	\$57,496,654	27.2%
	MEDIAN PRICE	\$460,000	\$440,000	-4.3%	\$470,000	\$420,000	-10.6%
	AVERAGE PRICE	\$458,027	\$468,812	2.4%	\$475,963	\$479,139	0.7%
	AVERAGE DOM	28	40	42.9%	37	35	-5.4%
	% OF ASKING PRICE	103.6%	101.2%	-2.4%	111.4%	102.2%	-9.2%

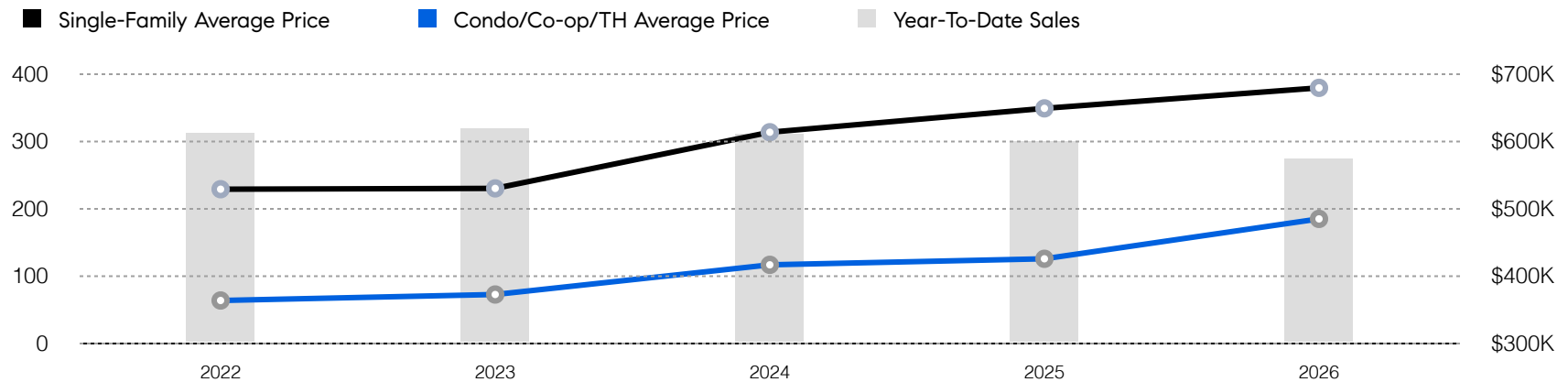
Historic Sales Trends



Clifton

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	229	250	9.2%	27	41	51.9%
	ACTIVE LISTINGS	70	89	27.1%	70	89	27.1%
	# OF SALES	219	218	-0.5%	30	27	-10.0%
	SALES VOLUME	\$142,188,836	\$148,181,893	4.2%	\$20,403,000	\$19,116,200	-6.3%
	MEDIAN PRICE	\$610,000	\$630,000	3.3%	\$639,500	\$642,000	0.4%
	AVERAGE PRICE	\$649,264	\$679,733	4.7%	\$680,100	\$708,007	4.1%
	AVERAGE DOM	29	32	10.3%	29	28	-3.4%
	% OF ASKING PRICE	105.9%	105.4%	-0.5%	104.2%	106.0%	1.8%
Condo/Co-op/TH	CONTRACTS SIGNED	80	64	-20.0%	17	11	-35.3%
	ACTIVE LISTINGS	12	26	116.7%	12	26	116.7%
	# OF SALES	78	54	-30.8%	13	13	0.0%
	SALES VOLUME	\$33,215,257	\$26,194,940	-21.1%	\$6,509,000	\$6,685,000	2.7%
	MEDIAN PRICE	\$460,000	\$506,500	10.1%	\$508,000	\$535,000	5.3%
	AVERAGE PRICE	\$425,837	\$485,091	13.9%	\$500,692	\$514,231	2.7%
	AVERAGE DOM	29	33	13.8%	24	27	12.5%
	% OF ASKING PRICE	102.7%	104.5%	1.8%	104.6%	110.4%	5.8%

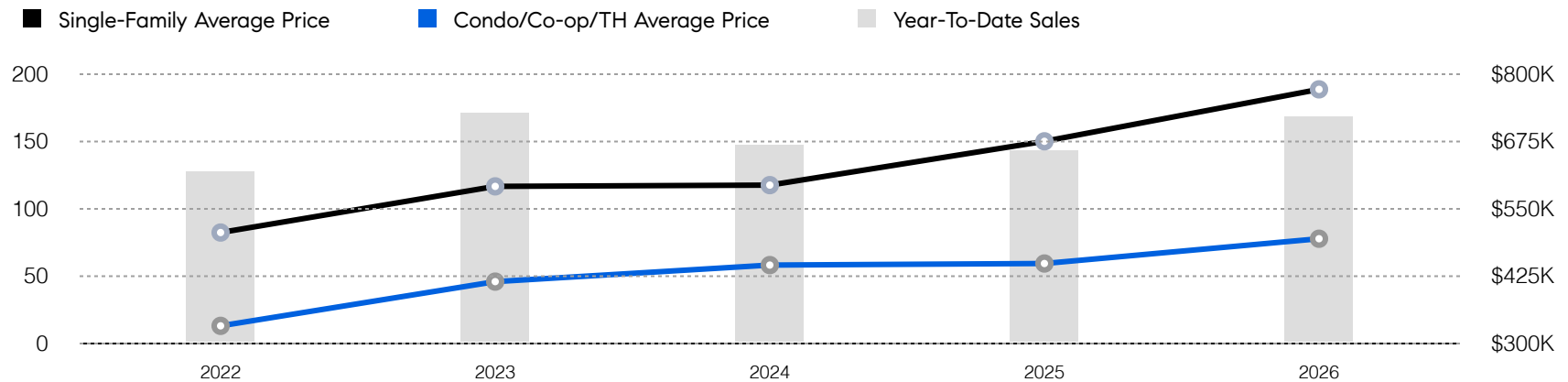
Historic Sales Trends



Little Falls

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	74	106	43.2%	3	21	600.0%
	ACTIVE LISTINGS	30	33	10.0%	30	33	10.0%
	# OF SALES	80	83	3.8%	15	16	6.7%
	SALES VOLUME	\$54,032,900	\$64,065,628	18.6%	\$9,187,400	\$13,490,000	46.8%
	MEDIAN PRICE	\$634,000	\$766,000	20.8%	\$593,700	\$835,500	40.7%
	AVERAGE PRICE	\$675,411	\$771,875	14.3%	\$612,493	\$843,125	37.7%
	AVERAGE DOM	21	27	28.6%	28	31	10.7%
	% OF ASKING PRICE	106.1%	107.9%	1.8%	104.0%	106.7%	2.7%
Condo/Co-op/TH	CONTRACTS SIGNED	78	101	29.5%	8	11	37.5%
	ACTIVE LISTINGS	21	25	19.0%	21	25	19.0%
	# OF SALES	62	84	35.5%	10	7	-30.0%
	SALES VOLUME	\$27,809,850	\$41,542,654	49.4%	\$4,427,400	\$3,899,554	-11.9%
	MEDIAN PRICE	\$434,500	\$485,000	11.6%	\$440,000	\$739,000	68.0%
	AVERAGE PRICE	\$448,546	\$494,555	10.3%	\$442,740	\$557,079	25.8%
	AVERAGE DOM	30	19	-36.7%	50	19	-62.0%
	% OF ASKING PRICE	102.6%	101.7%	-0.9%	101.4%	100.6%	-0.7%

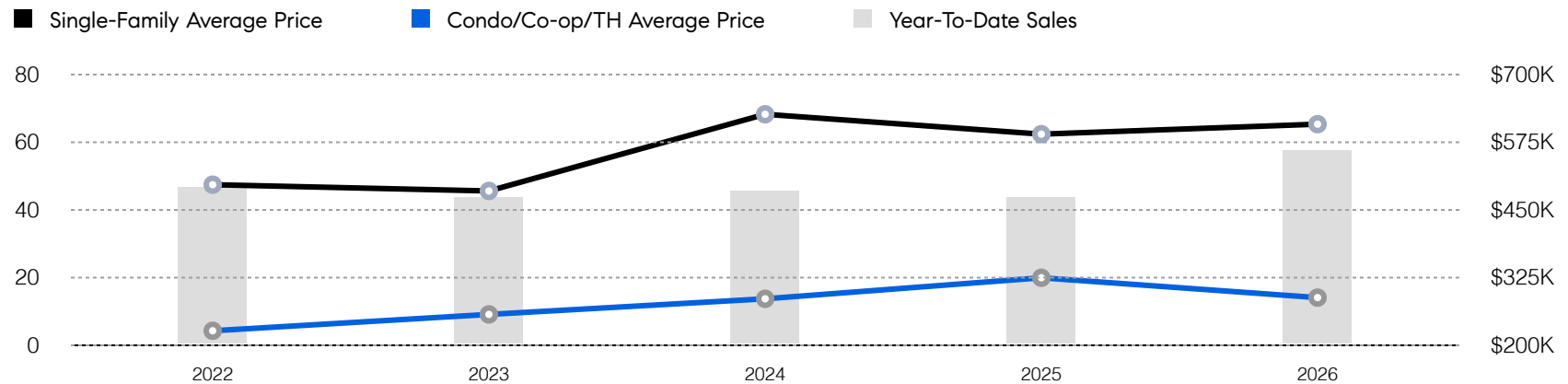
Historic Sales Trends



Passaic

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	33	35	6.1%	6	6	0.0%
	ACTIVE LISTINGS	16	23	43.8%	16	23	43.8%
	# OF SALES	28	35	25.0%	4	7	75.0%
	SALES VOLUME	\$16,520,000	\$21,294,400	28.9%	\$2,605,000	\$4,470,000	71.6%
	MEDIAN PRICE	\$550,000	\$565,000	2.7%	\$657,500	\$715,000	8.7%
	AVERAGE PRICE	\$590,000	\$608,411	3.1%	\$651,250	\$638,571	-1.9%
	AVERAGE DOM	42	44	4.8%	21	53	152.4%
	% OF ASKING PRICE	102.7%	104.2%	1.5%	104.0%	104.2%	0.2%
Condo/Co-op/TH	CONTRACTS SIGNED	20	19	-5.0%	5	2	-60.0%
	ACTIVE LISTINGS	7	5	-28.6%	7	5	-28.6%
	# OF SALES	15	22	46.7%	2	5	150.0%
	SALES VOLUME	\$4,871,000	\$6,337,900	30.1%	\$470,000	\$1,703,000	262.3%
	MEDIAN PRICE	\$300,000	\$280,000	-6.7%	\$235,000	\$338,000	43.8%
	AVERAGE PRICE	\$324,733	\$288,086	-11.3%	\$235,000	\$340,600	44.9%
	AVERAGE DOM	68	56	-17.6%	241	43	-82.2%
	% OF ASKING PRICE	99.2%	101.6%	2.3%	90.5%	102.5%	12.0%

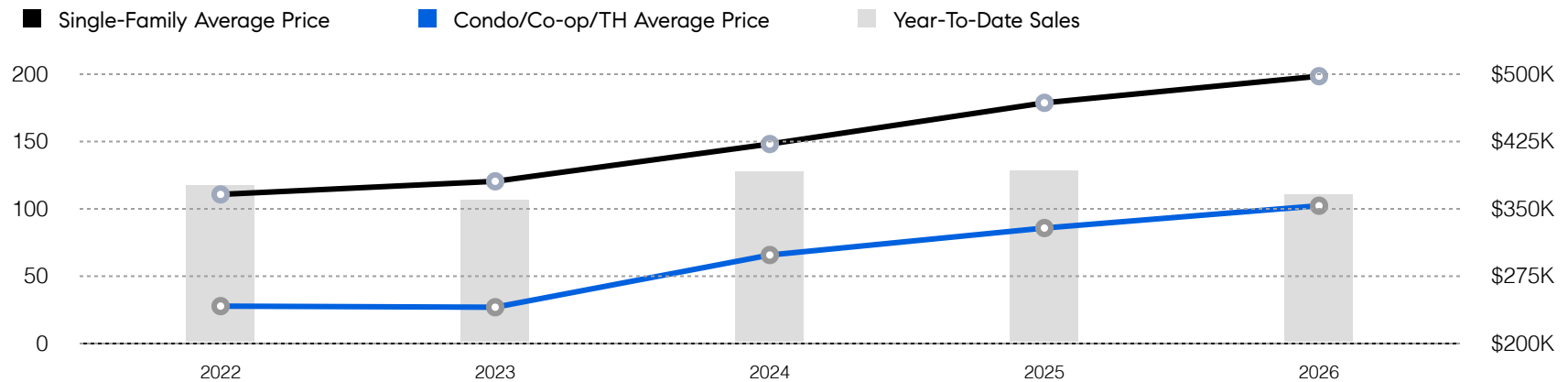
Historic Sales Trends



Paterson

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	87	94	8.0%	10	13	30.0%
	ACTIVE LISTINGS	45	60	33.3%	45	60	33.3%
	# OF SALES	82	84	2.4%	11	20	81.8%
	SALES VOLUME	\$38,384,200	\$41,814,880	8.9%	\$5,474,600	\$10,622,700	94.0%
	MEDIAN PRICE	\$485,000	\$512,500	5.7%	\$535,000	\$525,000	-1.9%
	AVERAGE PRICE	\$468,100	\$497,796	6.3%	\$497,691	\$531,135	6.7%
	AVERAGE DOM	43	44	2.3%	46	33	-28.3%
	% OF ASKING PRICE	103.9%	103.6%	-0.2%	98.4%	102.5%	4.1%
Condo/Co-op/TH	CONTRACTS SIGNED	41	30	-26.8%	1	1	0.0%
	ACTIVE LISTINGS	15	19	26.7%	15	19	26.7%
	# OF SALES	45	25	-44.4%	2	7	250.0%
	SALES VOLUME	\$14,788,297	\$8,837,500	-40.2%	\$650,000	\$2,544,000	291.4%
	MEDIAN PRICE	\$330,000	\$365,000	10.6%	\$325,000	\$365,000	12.3%
	AVERAGE PRICE	\$328,629	\$353,500	7.6%	\$325,000	\$363,429	11.8%
	AVERAGE DOM	13	68	423.1%	37	47	27.0%
	% OF ASKING PRICE	99.4%	100.8%	1.4%	96.3%	98.8%	2.5%

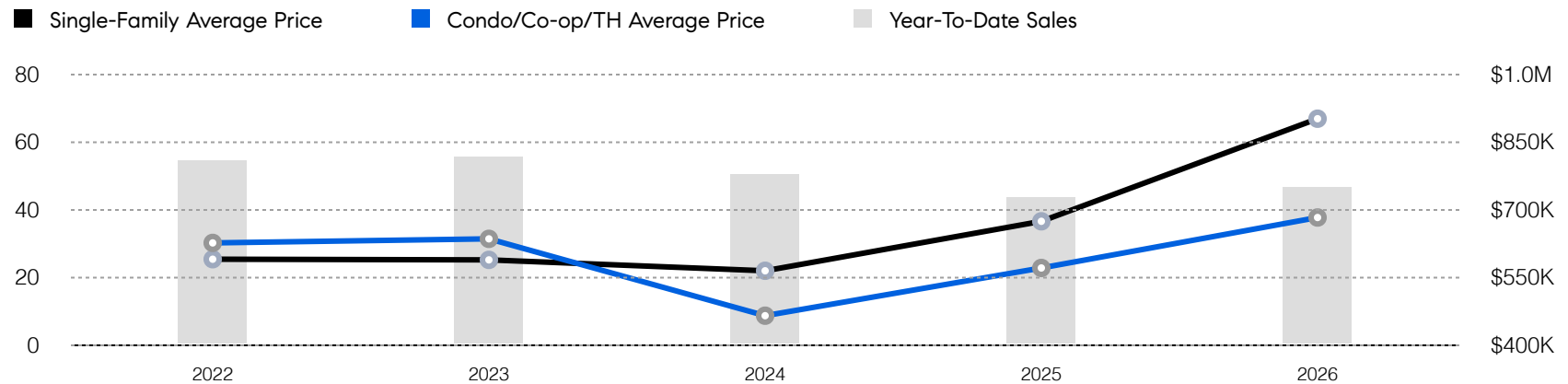
Historic Sales Trends



Totowa

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	43	45	4.7%	9	7	-22.2%
	ACTIVE LISTINGS	13	23	76.9%	13	23	76.9%
	# OF SALES	36	42	16.7%	6	2	-66.7%
	SALES VOLUME	\$24,294,467	\$37,893,900	56.0%	\$4,331,467	\$2,960,000	-31.7%
	MEDIAN PRICE	\$595,000	\$772,500	29.8%	\$585,750	\$1,480,000	152.7%
	AVERAGE PRICE	\$674,846	\$902,236	33.7%	\$721,911	\$1,480,000	105.0%
	AVERAGE DOM	29	46	58.6%	27	30	11.1%
	% OF ASKING PRICE	103.7%	102.3%	-1.5%	102.6%	101.7%	-0.9%
Condo/Co-op/TH	CONTRACTS SIGNED	7	4	-42.9%	0	1	0.0%
	ACTIVE LISTINGS	0	5	0.0%	0	5	0.0%
	# OF SALES	7	4	-42.9%	1	1	0.0%
	SALES VOLUME	\$4,000,000	\$2,733,000	-31.7%	\$425,000	\$755,000	77.6%
	MEDIAN PRICE	\$520,000	\$752,500	44.7%	\$425,000	\$755,000	77.6%
	AVERAGE PRICE	\$571,429	\$683,250	19.6%	\$425,000	\$755,000	77.6%
	AVERAGE DOM	41	55	34.1%	15	18	20.0%
	% OF ASKING PRICE	105.0%	102.8%	-2.3%	106.3%	105.0%	-1.3%

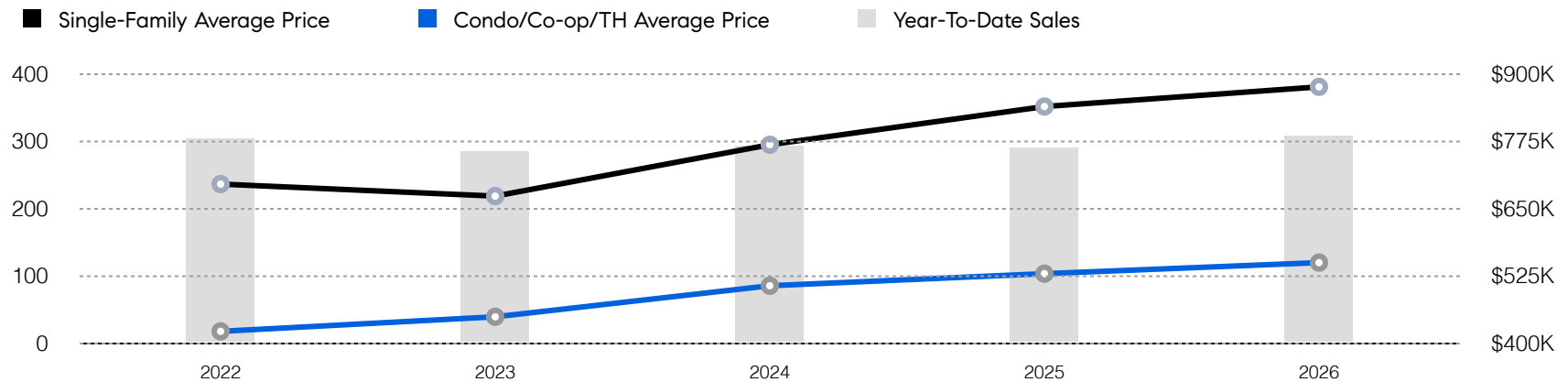
Historic Sales Trends



Wayne

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	233	268	15.0%	43	37	-14.0%
	ACTIVE LISTINGS	58	78	34.5%	58	78	34.5%
	# OF SALES	214	225	5.1%	34	37	8.8%
	SALES VOLUME	\$179,748,244	\$197,213,609	9.7%	\$31,007,500	\$34,709,000	11.9%
	MEDIAN PRICE	\$811,000	\$825,000	1.7%	\$778,500	\$850,000	9.2%
	AVERAGE PRICE	\$839,945	\$876,505	4.4%	\$911,985	\$938,081	2.9%
	AVERAGE DOM	29	26	-10.3%	20	22	10.0%
	% OF ASKING PRICE	107.0%	107.1%	0.1%	107.6%	107.4%	-0.2%
Condo/Co-op/TH	CONTRACTS SIGNED	71	96	35.2%	7	18	157.1%
	ACTIVE LISTINGS	18	46	155.6%	18	46	155.6%
	# OF SALES	74	81	9.5%	12	9	-25.0%
	SALES VOLUME	\$39,196,880	\$44,566,660	13.7%	\$5,625,900	\$5,684,000	1.0%
	MEDIAN PRICE	\$557,500	\$565,000	1.3%	\$466,000	\$679,000	45.7%
	AVERAGE PRICE	\$529,688	\$550,206	3.9%	\$468,825	\$631,556	34.7%
	AVERAGE DOM	22	34	54.5%	24	23	-4.2%
	% OF ASKING PRICE	104.7%	101.5%	-3.3%	106.8%	104.4%	-2.4%

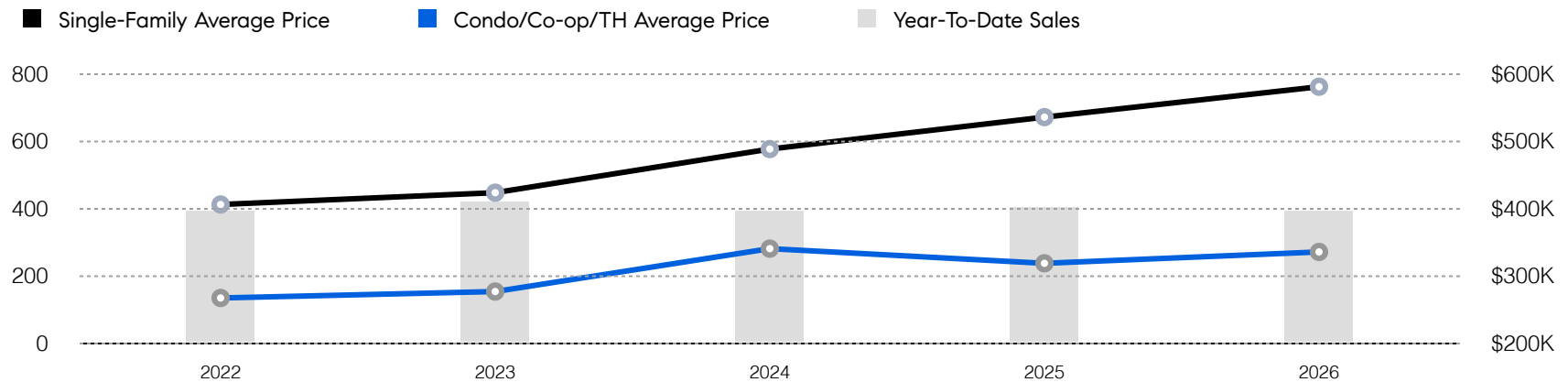
Historic Sales Trends



West Milford

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	377	379	0.5%	70	61	-12.9%
	ACTIVE LISTINGS	193	197	2.1%	193	197	2.1%
	# OF SALES	338	292	-13.6%	42	44	4.8%
	SALES VOLUME	\$181,242,313	\$169,763,661	-6.3%	\$24,420,800	\$25,947,198	6.3%
	MEDIAN PRICE	\$520,000	\$545,875	5.0%	\$580,000	\$579,500	-0.1%
	AVERAGE PRICE	\$536,220	\$581,382	8.4%	\$581,448	\$589,709	1.4%
	AVERAGE DOM	37	42	13.5%	19	27	42.1%
	% OF ASKING PRICE	102.4%	100.9%	-1.5%	103.7%	104.2%	0.5%
Condo/Co-op/TH	CONTRACTS SIGNED	66	102	54.5%	8	14	75.0%
	ACTIVE LISTINGS	37	49	32.4%	37	49	32.4%
	# OF SALES	61	95	55.7%	0	16	0.0%
	SALES VOLUME	\$19,466,824	\$31,920,998	64.0%	-	\$5,645,000	-
	MEDIAN PRICE	\$315,000	\$350,000	11.1%	-	\$369,500	-
	AVERAGE PRICE	\$319,128	\$336,011	5.3%	-	\$352,813	-
	AVERAGE DOM	39	52	33.3%	-	41	-
	% OF ASKING PRICE	98.8%	98.7%	-0.1%	-	97.8%	-

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 08/31/2025 vs. 01/01/2026 - 08/31/2026

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