

Q3 2026

# Essex County Market Report

COMPASS

# Essex County Overview

Year-To-Date Sales

## 4,762

-2.1% Year-To-Date
13.9% Quarter-Over-Quarter

Year-To-Date Contracts

## 5,026

-0.8% Year-To-Date
-27.5% Quarter-Over-Quarter

Single-Family
Average Sale Price

## $1.0M

6.4% Year-To-Date
-4.2% Quarter-Over-Quarter

Condo/Co-op/Townhouse
Average Sale Price

## $520K

6.4% Year-To-Date
-5.4% Quarter-Over-Quarter

Average Days On Market

## 31

3.3% Year-To-Date
22.2% Quarter-Over-Quarter

Active Listings

## 1,686

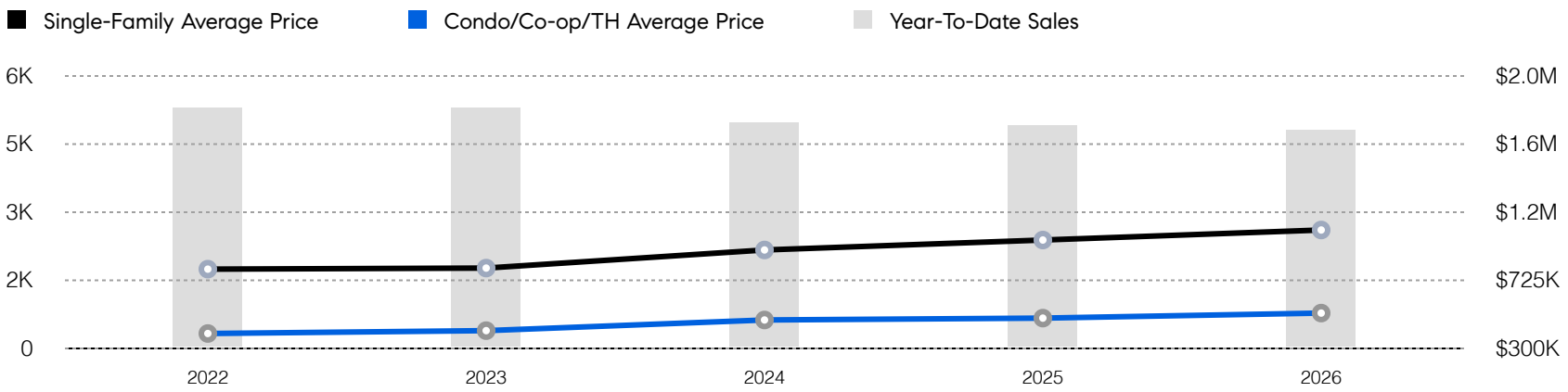
2.2% Year-Over-Year
2.6% Quarter-Over-Quarter



# Essex County Overview

| | | YTD 2025 | YTD 2026 | % Change | Q3 2025 | Q3 2026 | % Change |
|---|---|---|---|---|---|---|---|
| Single-Family | CONTRACTS SIGNED | 4,035 | 4,046 | 0.3% | 1,293 | 1,281 | -0.9% |
| | ACTIVE LISTINGS | 1,338 | 1,327 | -0.8% | 1,338 | 1,327 | -0.8% |
| | # OF SALES | 3,868 | 3,821 | -1.2% | 1,546 | 1,582 | 2.3% |
| | SALES VOLUME | $3,776,854,231 | $3,970,043,448 | 5.1% | $1,535,933,291 | $1,655,235,068 | 7.8% |
| | MEDIAN PRICE | $775,000 | $801,000 | 3.4% | $785,000 | $835,000 | 6.4% |
| | AVERAGE PRICE | $976,436 | $1,039,006 | 6.4% | $993,489 | $1,046,293 | 5.3% |
| | AVERAGE DOM | 31 | 29 | -6.5% | 29 | 27 | -6.9% |
| | % OF ASKING PRICE | 14329.3% | 14504.3% | 174.9% | 35684.4% | 109.7% | -35,574.7% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 1,031 | 980 | -4.9% | 356 | 294 | -17.4% |
| | ACTIVE LISTINGS | 311 | 359 | 15.4% | 311 | 359 | 15.4% |
| | # OF SALES | 996 | 941 | -5.5% | 392 | 365 | -6.9% |
| | SALES VOLUME | $487,237,856 | $489,915,910 | 0.5% | $191,279,421 | $188,127,748 | -1.6% |
| | MEDIAN PRICE | $415,000 | $445,000 | 7.2% | $415,000 | $424,000 | 2.2% |
| | AVERAGE PRICE | $489,195 | $520,633 | 6.4% | $487,958 | $515,418 | 5.6% |
| | AVERAGE DOM | 35 | 36 | 2.9% | 35 | 37 | 5.7% |
| | % OF ASKING PRICE | 105.1% | 103.2% | -1.8% | 104.5% | 103.0% | -1.5% |

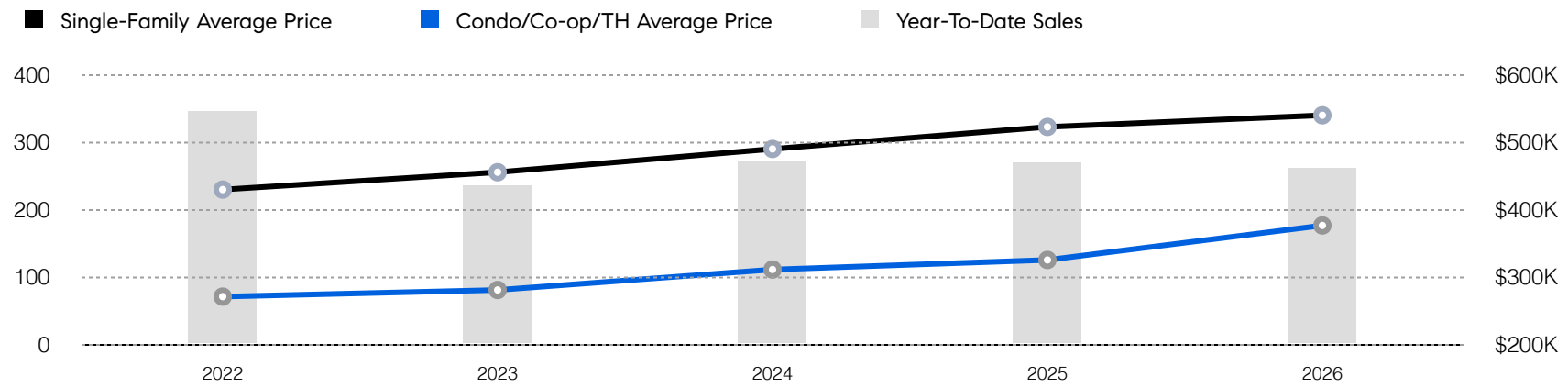
## Historic Sales Trends



# Belleville

| | | YTD 2025 | YTD 2026 | % Change | Q3 2025 | Q3 2026 | % Change |
|---|---|---|---|---|---|---|---|
| Single-Family | CONTRACTS SIGNED | 181 | 203 | 12.2% | 51 | 72 | 41.2% |
| | ACTIVE LISTINGS | 67 | 65 | -3.0% | 67 | 65 | -3.0% |
| | # OF SALES | 186 | 189 | 1.6% | 68 | 83 | 22.1% |
| | SALES VOLUME | $97,330,706 | $102,163,000 | 5.0% | $35,657,998 | $43,188,000 | 21.1% |
| | MEDIAN PRICE | $530,000 | $550,000 | 3.8% | $530,000 | $530,000 | - |
| | AVERAGE PRICE | $523,283 | $540,545 | 3.3% | $524,382 | $520,337 | -0.8% |
| | AVERAGE DOM | 32 | 35 | 9.4% | 26 | 31 | 19.2% |
| | % OF ASKING PRICE | 105.4% | 103.3% | -2.1% | 105.6% | 103.2% | -2.4% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 72 | 78 | 8.3% | 25 | 27 | 8.0% |
| | ACTIVE LISTINGS | 16 | 34 | 112.5% | 16 | 34 | 112.5% |
| | # OF SALES | 82 | 70 | -14.6% | 32 | 28 | -12.5% |
| | SALES VOLUME | $26,729,500 | $26,400,250 | -1.2% | $9,979,000 | $9,771,250 | -2.1% |
| | MEDIAN PRICE | $310,000 | $370,000 | 19.4% | $292,500 | $348,900 | 19.3% |
| | AVERAGE PRICE | $325,970 | $377,146 | 15.7% | $311,844 | $348,973 | 11.9% |
| | AVERAGE DOM | 37 | 35 | -5.4% | 31 | 28 | -9.7% |
| | % OF ASKING PRICE | 105.4% | 102.2% | -3.2% | 105.3% | 101.9% | -3.4% |

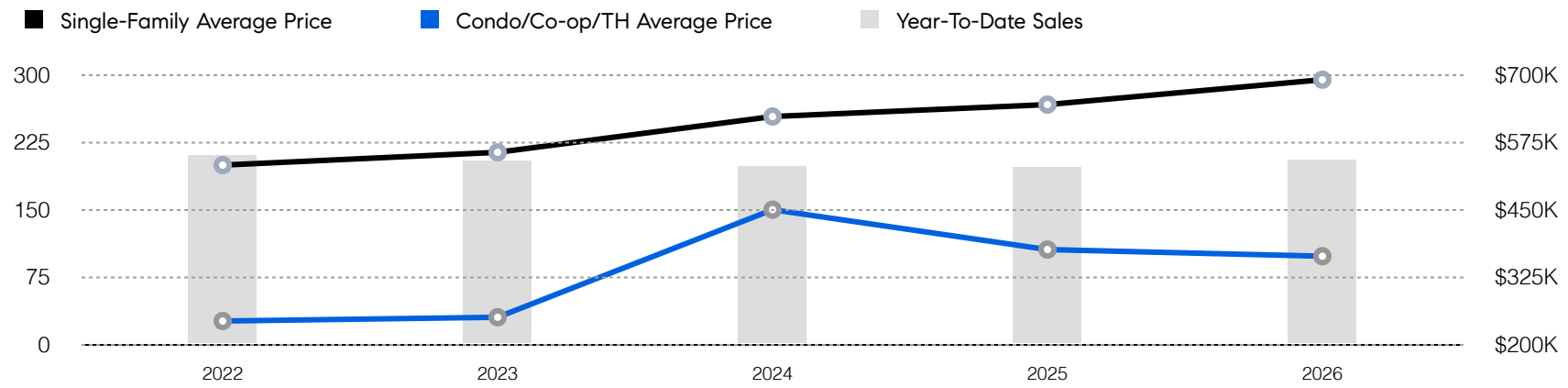
## Historic Sales Trends



# Bloomfield

| | | YTD 2025 | YTD 2026 | % Change | Q3 2025 | Q3 2026 | % Change |
|---|---|---|---|---|---|---|---|
| Single-Family | CONTRACTS SIGNED | 166 | 181 | 9.0% | 63 | 59 | -6.3% |
| | ACTIVE LISTINGS | 48 | 58 | 20.8% | 48 | 58 | 20.8% |
| | # OF SALES | 168 | 172 | 2.4% | 77 | 69 | -10.4% |
| | SALES VOLUME | $108,449,025 | $118,972,489 | 9.7% | $48,632,020 | $47,545,389 | -2.2% |
| | MEDIAN PRICE | $634,779 | $650,000 | 2.4% | $615,000 | $655,000 | 6.5% |
| | AVERAGE PRICE | $645,530 | $691,701 | 7.2% | $631,585 | $689,064 | 9.1% |
| | AVERAGE DOM | 28 | 29 | 3.6% | 30 | 24 | -20.0% |
| | % OF ASKING PRICE | 109.4% | 111.7% | 2.2% | 108.5% | 111.2% | 2.7% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 24 | 34 | 41.7% | 3 | 9 | 200.0% |
| | ACTIVE LISTINGS | 7 | 9 | 28.6% | 7 | 9 | 28.6% |
| | # OF SALES | 27 | 32 | 18.5% | 8 | 11 | 37.5% |
| | SALES VOLUME | $10,171,700 | $11,661,323 | 14.6% | $3,183,800 | $3,698,000 | 16.2% |
| | MEDIAN PRICE | $340,000 | $342,500 | 0.7% | $345,000 | $340,000 | -1.4% |
| | AVERAGE PRICE | $376,730 | $364,416 | -3.3% | $397,975 | $336,182 | -15.5% |
| | AVERAGE DOM | 43 | 33 | -23.3% | 40 | 23 | -42.5% |
| | % OF ASKING PRICE | 105.5% | 104.0% | -1.6% | 106.5% | 105.8% | -0.6% |

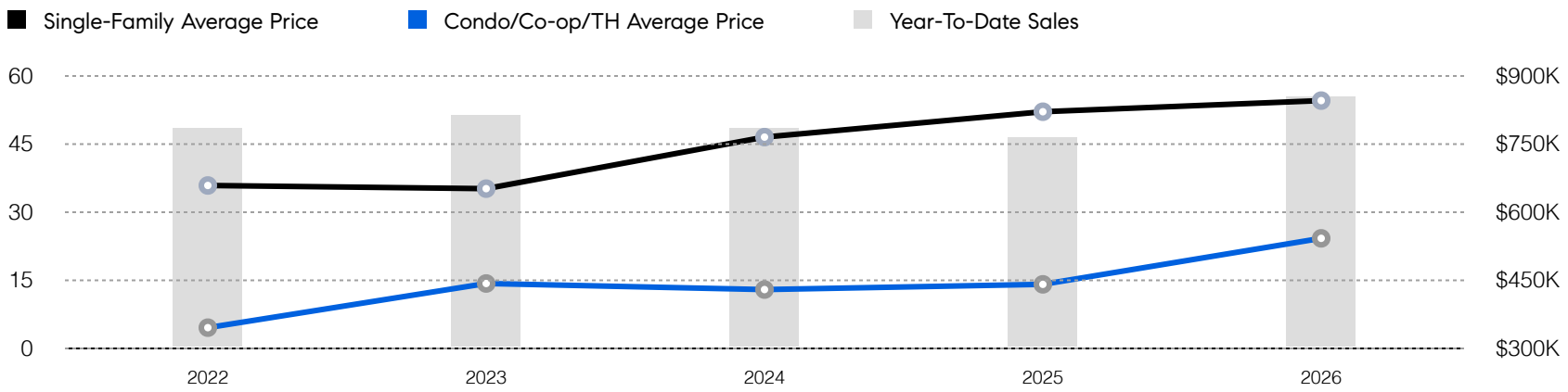
## Historic Sales Trends



# Caldwell

| | | YTD 2025 | YTD 2026 | % Change | Q3 2025 | Q3 2026 | % Change |
|---|---|---|---|---|---|---|---|
| Single-Family | CONTRACTS SIGNED | 31 | 31 | 0.0% | 10 | 7 | -30.0% |
| | ACTIVE LISTINGS | 3 | 4 | 33.3% | 3 | 4 | 33.3% |
| | # OF SALES | 30 | 33 | 10.0% | 14 | 9 | -35.7% |
| | SALES VOLUME | $24,639,127 | $27,909,923 | 13.3% | $11,993,127 | $7,816,923 | -34.8% |
| | MEDIAN PRICE | $762,500 | $805,000 | 5.6% | $862,064 | $825,000 | -4.3% |
| | AVERAGE PRICE | $821,304 | $845,755 | 3.0% | $856,652 | $868,547 | 1.4% |
| | AVERAGE DOM | 30 | 19 | -36.7% | 24 | 23 | -4.2% |
| | % OF ASKING PRICE | 108.6% | 107.8% | -0.8% | 112.6% | 111.4% | -1.2% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 20 | 20 | 0.0% | 8 | 5 | -37.5% |
| | ACTIVE LISTINGS | 5 | 4 | -20.0% | 5 | 4 | -20.0% |
| | # OF SALES | 16 | 22 | 37.5% | 8 | 8 | 0.0% |
| | SALES VOLUME | $7,058,500 | $11,934,555 | 69.1% | $3,478,500 | $5,227,000 | 50.3% |
| | MEDIAN PRICE | $374,500 | $547,500 | 46.2% | $372,750 | $625,000 | 67.7% |
| | AVERAGE PRICE | $441,156 | $542,480 | 23.0% | $434,813 | $653,375 | 50.3% |
| | AVERAGE DOM | 19 | 25 | 31.6% | 19 | 15 | -21.1% |
| | % OF ASKING PRICE | 107.4% | 102.9% | -4.5% | 109.0% | 101.9% | -7.1% |

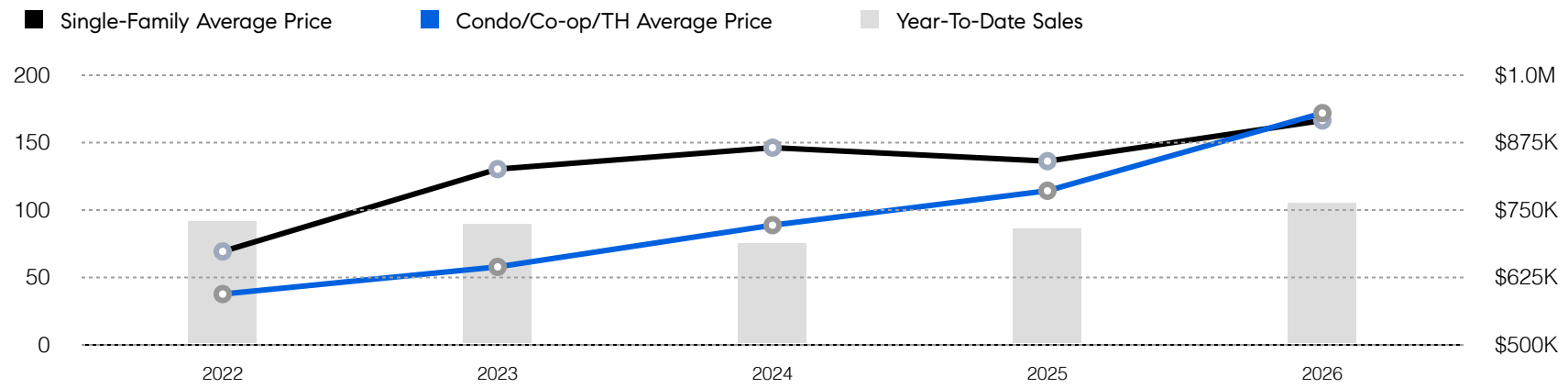
## Historic Sales Trends



# Cedar Grove

| | | YTD 2025 | YTD 2026 | % Change | Q3 2025 | Q3 2026 | % Change |
|---|---|---|---|---|---|---|---|
| Single-Family | CONTRACTS SIGNED | 64 | 69 | 7.8% | 26 | 23 | -11.5% |
| | ACTIVE LISTINGS | 12 | 17 | 41.7% | 12 | 17 | 41.7% |
| | # OF SALES | 59 | 67 | 13.6% | 26 | 35 | 34.6% |
| | SALES VOLUME | $49,599,744 | $61,380,500 | 23.8% | $21,883,244 | $33,888,423 | 54.9% |
| | MEDIAN PRICE | $735,118 | $825,000 | 12.2% | $737,559 | $870,000 | 18.0% |
| | AVERAGE PRICE | $840,674 | $916,127 | 9.0% | $841,663 | $968,241 | 15.0% |
| | AVERAGE DOM | 26 | 23 | -11.5% | 31 | 24 | -22.6% |
| | % OF ASKING PRICE | 108.7% | 108.9% | 0.1% | 106.5% | 108.9% | 2.4% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 31 | 35 | 12.9% | 12 | 12 | 0.0% |
| | ACTIVE LISTINGS | 8 | 5 | -37.5% | 8 | 5 | -37.5% |
| | # OF SALES | 26 | 37 | 42.3% | 10 | 17 | 70.0% |
| | SALES VOLUME | $20,429,400 | $34,400,499 | 68.4% | $8,137,000 | $15,258,999 | 87.5% |
| | MEDIAN PRICE | $760,000 | $875,000 | 15.1% | $780,000 | $890,000 | 14.1% |
| | AVERAGE PRICE | $785,746 | $929,743 | 18.3% | $813,700 | $897,588 | 10.3% |
| | AVERAGE DOM | 24 | 22 | -8.3% | 20 | 16 | -20.0% |
| | % OF ASKING PRICE | 105.9% | 109.7% | 3.8% | 105.2% | 109.4% | 4.2% |

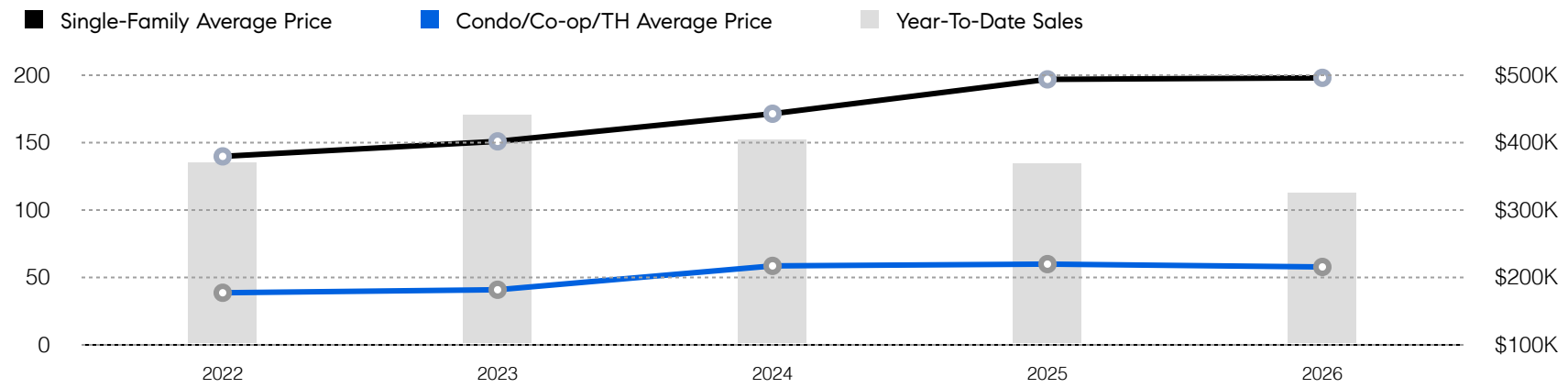
## Historic Sales Trends



# East Orange

| | | YTD 2025 | YTD 2026 | % Change | Q3 2025 | Q3 2026 | % Change |
|---|---|---|---|---|---|---|---|
| Single-Family | CONTRACTS SIGNED | 120 | 104 | -13.3% | 39 | 33 | -15.4% |
| | ACTIVE LISTINGS | 39 | 47 | 20.5% | 39 | 47 | 20.5% |
| | # OF SALES | 113 | 94 | -16.8% | 42 | 37 | -11.9% |
| | SALES VOLUME | $55,805,050 | $46,634,026 | -16.4% | $21,724,560 | $19,096,000 | -12.1% |
| | MEDIAN PRICE | $500,000 | $498,500 | -0.3% | $505,000 | $515,000 | 2.0% |
| | AVERAGE PRICE | $493,850 | $496,107 | 0.5% | $517,251 | $516,108 | -0.2% |
| | AVERAGE DOM | 49 | 36 | -26.5% | 44 | 28 | -36.4% |
| | % OF ASKING PRICE | 105.0% | 105.4% | 0.4% | 104.3% | 105.5% | 1.1% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 22 | 21 | -4.5% | 7 | 5 | -28.6% |
| | ACTIVE LISTINGS | 10 | 19 | 90.0% | 10 | 19 | 90.0% |
| | # OF SALES | 20 | 17 | -15.0% | 5 | 5 | 0.0% |
| | SALES VOLUME | $4,396,448 | $3,665,500 | -16.6% | $1,047,000 | $1,315,000 | 25.6% |
| | MEDIAN PRICE | $207,500 | $210,000 | 1.2% | $205,000 | $245,000 | 19.5% |
| | AVERAGE PRICE | $219,822 | $215,618 | -1.9% | $209,400 | $263,000 | 25.6% |
| | AVERAGE DOM | 94 | 96 | 2.1% | 58 | 81 | 39.7% |
| | % OF ASKING PRICE | 96.1% | 98.4% | 2.3% | 99.6% | 100.2% | 0.6% |

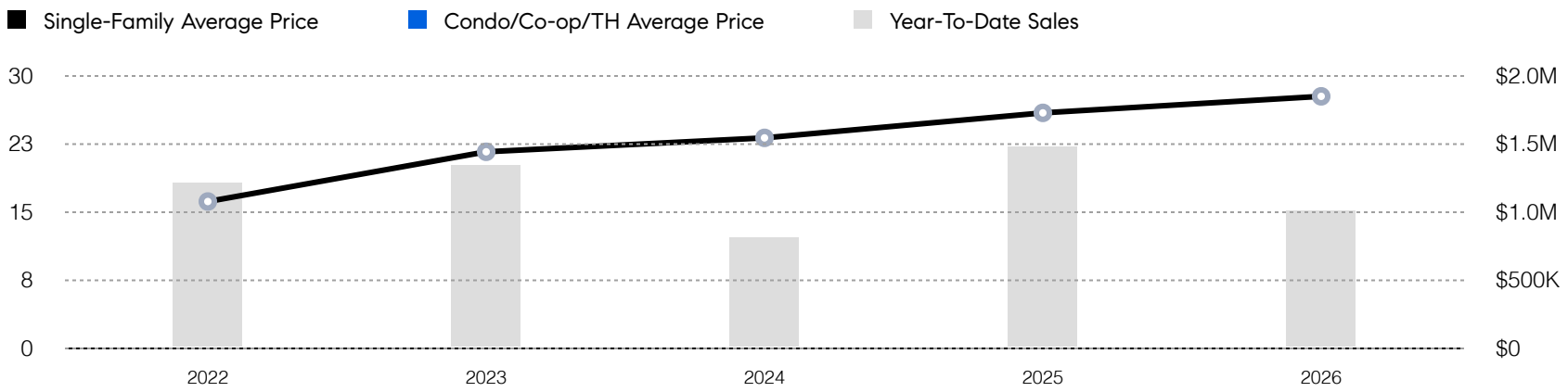
## Historic Sales Trends



# Essex Fells

| | | YTD 2025 | YTD 2026 | % Change | Q3 2025 | Q3 2026 | % Change |
|---|---|---|---|---|---|---|---|
| Single-Family | CONTRACTS SIGNED | 24 | 16 | -33.3% | 8 | 6 | -25.0% |
| | ACTIVE LISTINGS | 6 | 4 | -33.3% | 6 | 4 | -33.3% |
| | # OF SALES | 21 | 15 | -28.6% | 9 | 6 | -33.3% |
| | SALES VOLUME | $36,315,500 | $27,760,000 | -23.6% | $18,784,000 | $13,180,000 | -29.8% |
| | MEDIAN PRICE | $1,700,000 | $1,625,000 | -4.4% | $2,150,000 | $1,950,000 | -9.3% |
| | AVERAGE PRICE | $1,729,310 | $1,850,667 | 7.0% | $2,087,111 | $2,196,667 | 5.2% |
| | AVERAGE DOM | 43 | 68 | 58.1% | 42 | 68 | 61.9% |
| | % OF ASKING PRICE | 99.8% | 100.1% | 0.4% | 96.1% | 98.4% | 2.3% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 1 | 0 | 0.0% | 1 | 0 | 0.0% |
| | ACTIVE LISTINGS | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| | # OF SALES | 1 | 0 | 0.0% | 1 | 0 | 0.0% |
| | SALES VOLUME | $660,000 | - | - | $660,000 | - | - |
| | MEDIAN PRICE | $660,000 | - | - | $660,000 | - | - |
| | AVERAGE PRICE | $660,000 | - | - | $660,000 | - | - |
| | AVERAGE DOM | 10 | - | - | 10 | - | - |
| | % OF ASKING PRICE | 112.1% | - | - | 112.1% | - | - |

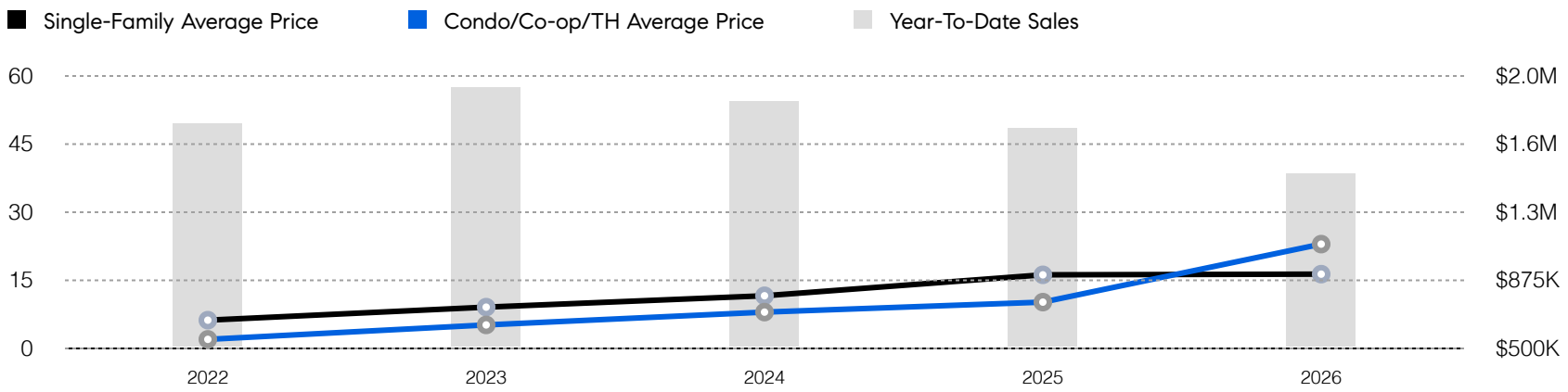
## Historic Sales Trends



# Fairfield

| | | YTD 2025 | YTD 2026 | % Change | Q3 2025 | Q3 2026 | % Change |
|---|---|---|---|---|---|---|---|
| Single-Family | CONTRACTS SIGNED | 47 | 44 | -6.4% | 26 | 15 | -42.3% |
| | ACTIVE LISTINGS | 11 | 11 | 0.0% | 11 | 11 | 0.0% |
| | # OF SALES | 43 | 36 | -16.3% | 25 | 17 | -32.0% |
| | SALES VOLUME | $38,928,950 | $32,726,258 | -15.9% | $21,996,950 | $14,885,999 | -32.3% |
| | MEDIAN PRICE | $835,000 | $871,500 | 4.4% | $797,500 | $869,000 | 9.0% |
| | AVERAGE PRICE | $905,324 | $909,063 | 0.4% | $879,878 | $875,647 | -0.5% |
| | AVERAGE DOM | 23 | 28 | 21.7% | 24 | 33 | 37.5% |
| | % OF ASKING PRICE | 105.3% | 104.0% | -1.2% | 105.6% | 102.8% | -2.8% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 7 | 2 | -71.4% | 4 | 0 | 0.0% |
| | ACTIVE LISTINGS | 0 | 3 | 0.0% | 0 | 3 | 0.0% |
| | # OF SALES | 5 | 2 | -60.0% | 4 | 1 | -75.0% |
| | SALES VOLUME | $3,775,000 | $2,148,800 | -43.1% | $2,875,000 | $1,160,000 | -59.7% |
| | MEDIAN PRICE | $735,000 | $1,074,400 | 46.2% | $705,000 | $1,160,000 | 64.5% |
| | AVERAGE PRICE | $755,000 | $1,074,400 | 42.3% | $718,750 | $1,160,000 | 61.4% |
| | AVERAGE DOM | 19 | 20 | 5.3% | 18 | 25 | 38.9% |
| | % OF ASKING PRICE | 100.8% | 110.0% | 9.2% | 102.3% | 118.5% | 16.2% |

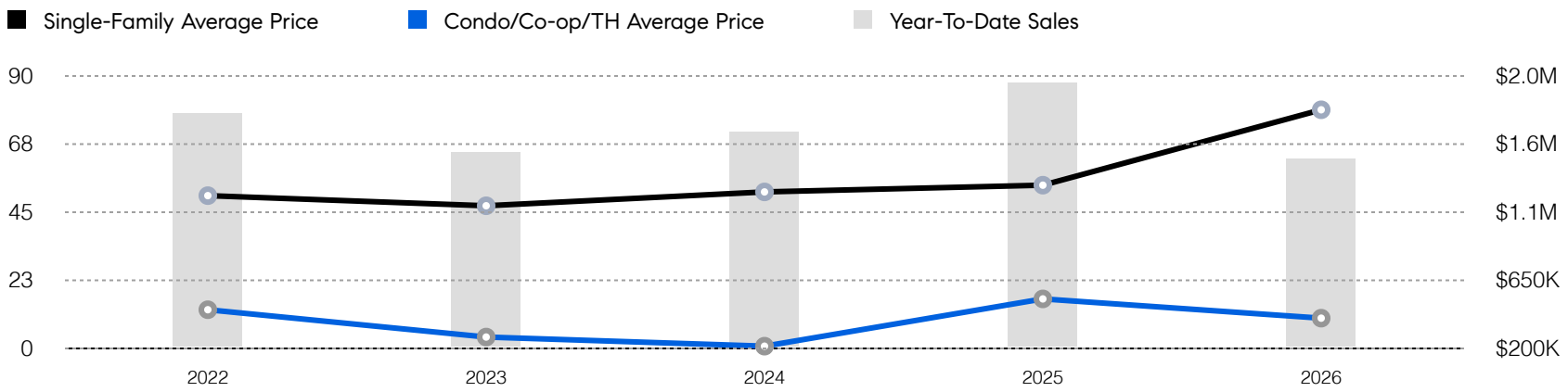
## Historic Sales Trends



# Glen Ridge

| | | YTD 2025 | YTD 2026 | % Change | Q3 2025 | Q3 2026 | % Change |
|---|---|---|---|---|---|---|---|
| Single-Family | CONTRACTS SIGNED | 74 | 57 | -23.0% | 15 | 17 | 13.3% |
| | ACTIVE LISTINGS | 6 | 6 | 0.0% | 6 | 6 | 0.0% |
| | # OF SALES | 73 | 52 | -28.8% | 28 | 22 | -21.4% |
| | SALES VOLUME | $93,337,071 | $92,390,263 | -1.0% | $34,436,083 | $37,140,775 | 7.9% |
| | MEDIAN PRICE | $1,185,000 | $1,560,000 | 31.6% | $1,191,500 | $1,495,000 | 25.5% |
| | AVERAGE PRICE | $1,278,590 | $1,776,736 | 39.0% | $1,229,860 | $1,688,217 | 37.3% |
| | AVERAGE DOM | 24 | 16 | -33.3% | 21 | 18 | -14.3% |
| | % OF ASKING PRICE | 126.5% | 129.2% | 2.7% | 123.8% | 125.4% | 1.6% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 14 | 9 | -35.7% | 4 | 1 | -75.0% |
| | ACTIVE LISTINGS | 1 | 2 | 100.0% | 1 | 2 | 100.0% |
| | # OF SALES | 14 | 10 | -28.6% | 6 | 4 | -33.3% |
| | SALES VOLUME | $7,382,000 | $4,000,000 | -45.8% | $2,936,000 | $1,825,000 | -37.8% |
| | MEDIAN PRICE | $343,000 | $352,500 | 2.8% | $326,000 | $370,000 | 13.5% |
| | AVERAGE PRICE | $527,286 | $400,000 | -24.1% | $489,333 | $456,250 | -6.8% |
| | AVERAGE DOM | 22 | 26 | 18.2% | 16 | 35 | 118.8% |
| | % OF ASKING PRICE | 114.1% | 106.8% | -7.3% | 112.5% | 110.2% | -2.3% |

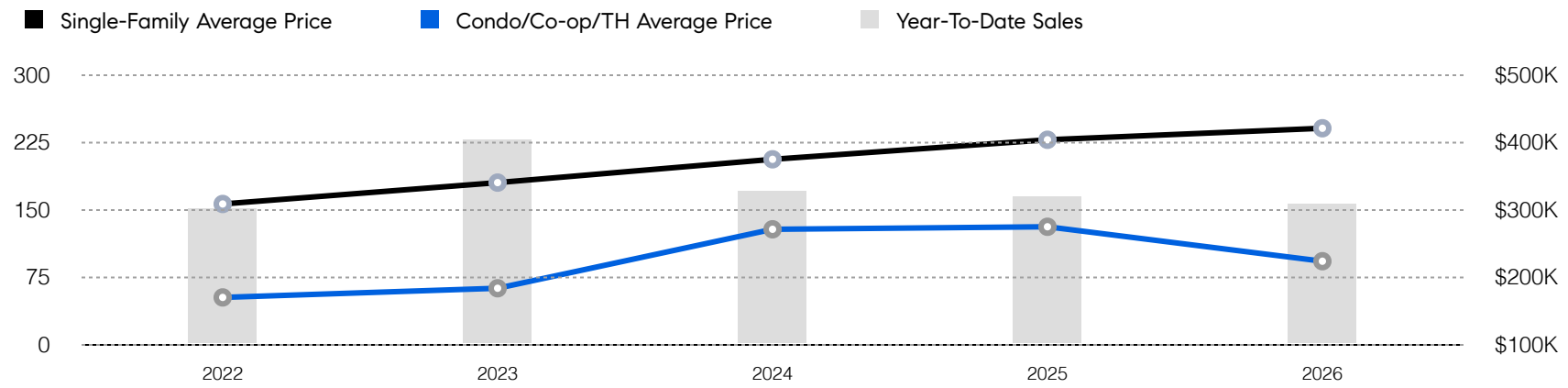
## Historic Sales Trends



# Irvington

| | | YTD 2025 | YTD 2026 | % Change | Q3 2025 | Q3 2026 | % Change |
|---|---|---|---|---|---|---|---|
| Single-Family | CONTRACTS SIGNED | 152 | 150 | -1.3% | 49 | 47 | -4.1% |
| | ACTIVE LISTINGS | 89 | 79 | -11.2% | 89 | 79 | -11.2% |
| | # OF SALES | 153 | 146 | -4.6% | 47 | 44 | -6.4% |
| | SALES VOLUME | $61,847,850 | $61,513,726 | -0.5% | $20,031,248 | $17,703,326 | -11.6% |
| | MEDIAN PRICE | $399,000 | $445,000 | 11.5% | $425,000 | $432,500 | 1.8% |
| | AVERAGE PRICE | $404,234 | $421,327 | 4.2% | $426,197 | $402,348 | -5.6% |
| | AVERAGE DOM | 56 | 41 | -26.8% | 57 | 29 | -49.1% |
| | % OF ASKING PRICE | 107.2% | 105.1% | -2.1% | 110.7% | 106.2% | -4.5% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 7 | 10 | 42.9% | 0 | 1 | 0.0% |
| | ACTIVE LISTINGS | 2 | 2 | 0.0% | 2 | 2 | 0.0% |
| | # OF SALES | 10 | 9 | -10.0% | 3 | 3 | 0.0% |
| | SALES VOLUME | $2,752,000 | $2,017,000 | -26.7% | $829,000 | $645,000 | -22.2% |
| | MEDIAN PRICE | $280,000 | $215,000 | -23.2% | $315,000 | $225,000 | -28.6% |
| | AVERAGE PRICE | $275,200 | $224,111 | -18.6% | $276,333 | $215,000 | -22.2% |
| | AVERAGE DOM | 28 | 40 | 42.9% | 17 | 32 | 88.2% |
| | % OF ASKING PRICE | 99.8% | 96.9% | -2.9% | 97.6% | 94.5% | -3.1% |

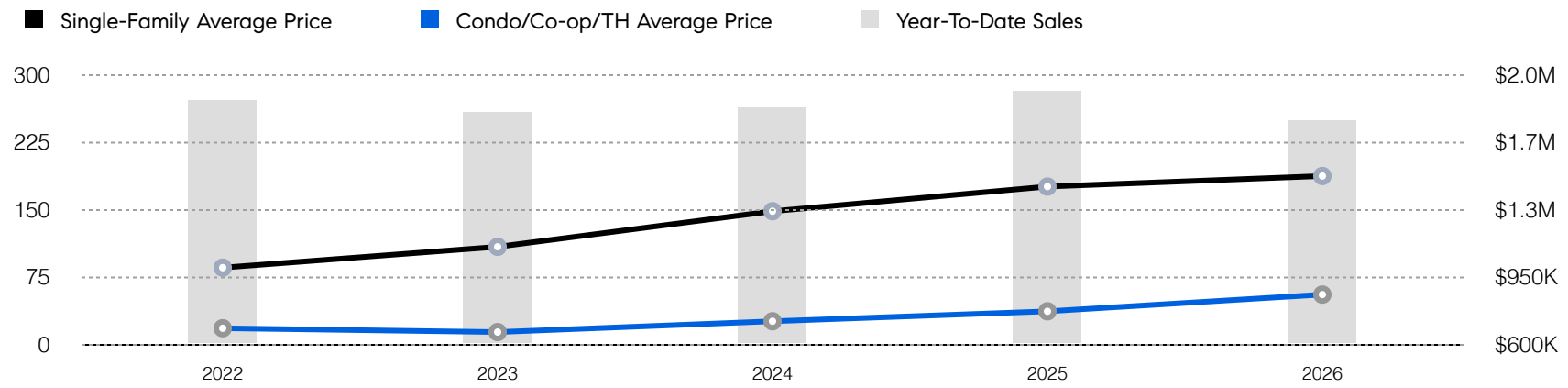
## Historic Sales Trends



# Livingston

| | | YTD 2025 | YTD 2026 | % Change | Q3 2025 | Q3 2026 | % Change |
|---|---|---|---|---|---|---|---|
| Single-Family | CONTRACTS SIGNED | 249 | 210 | -15.7% | 80 | 67 | -16.2% |
| | ACTIVE LISTINGS | 57 | 69 | 21.1% | 57 | 69 | 21.1% |
| | # OF SALES | 242 | 222 | -8.3% | 99 | 94 | -5.1% |
| | SALES VOLUME | $344,097,109 | $327,817,630 | -4.7% | $141,993,149 | $137,622,397 | -3.1% |
| | MEDIAN PRICE | $1,312,500 | $1,305,000 | -0.6% | $1,270,000 | $1,250,000 | -1.6% |
| | AVERAGE PRICE | $1,421,889 | $1,476,656 | 3.9% | $1,434,274 | $1,464,068 | 2.1% |
| | AVERAGE DOM | 25 | 30 | 20.0% | 26 | 34 | 30.8% |
| | % OF ASKING PRICE | 106.6% | 103.6% | -3.0% | 105.5% | 103.4% | -2.1% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 40 | 24 | -40.0% | 13 | 5 | -61.5% |
| | ACTIVE LISTINGS | 4 | 10 | 150.0% | 4 | 10 | 150.0% |
| | # OF SALES | 38 | 25 | -34.2% | 14 | 9 | -35.7% |
| | SALES VOLUME | $29,422,900 | $21,527,998 | -26.8% | $10,415,900 | $7,645,999 | -26.6% |
| | MEDIAN PRICE | $820,000 | $880,000 | 7.3% | $781,000 | $885,000 | 13.3% |
| | AVERAGE PRICE | $774,287 | $861,120 | 11.2% | $743,993 | $849,555 | 14.2% |
| | AVERAGE DOM | 35 | 21 | -40.0% | 48 | 20 | -58.3% |
| | % OF ASKING PRICE | 101.6% | 102.3% | 0.7% | 101.3% | 104.1% | 2.7% |

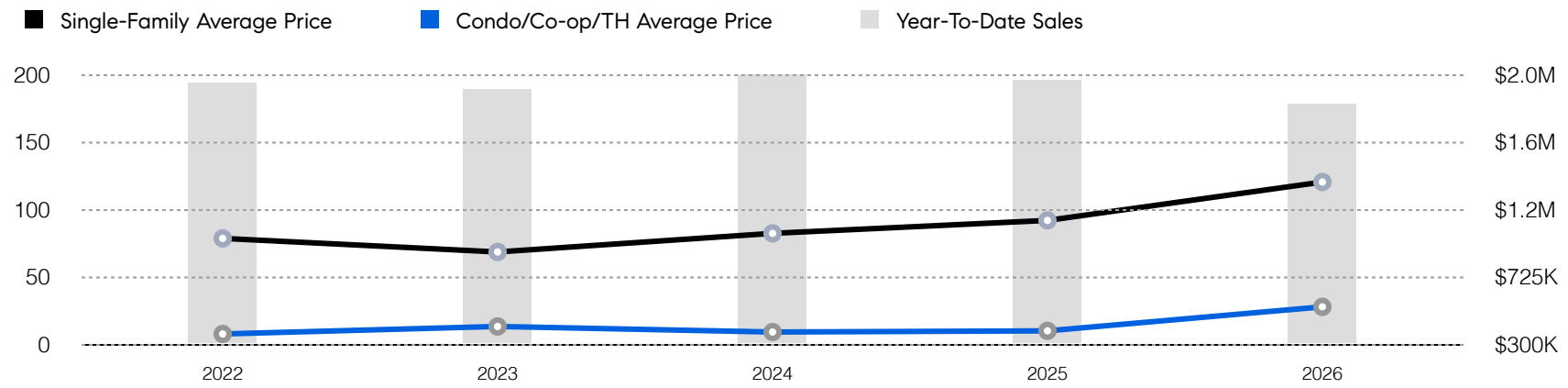
## Historic Sales Trends



# Maplewood

| | | YTD 2025 | YTD 2026 | % Change | Q3 2025 | Q3 2026 | % Change |
|---|---|---|---|---|---|---|---|
| Single-Family | CONTRACTS SIGNED | 185 | 165 | -10.8% | 52 | 37 | -28.8% |
| | ACTIVE LISTINGS | 28 | 22 | -21.4% | 28 | 22 | -21.4% |
| | # OF SALES | 177 | 160 | -9.6% | 68 | 63 | -7.4% |
| | SALES VOLUME | $191,989,020 | $212,269,467 | 10.6% | $69,357,930 | $85,297,074 | 23.0% |
| | MEDIAN PRICE | $1,025,000 | $1,251,250 | 22.1% | $951,000 | $1,335,150 | 40.4% |
| | AVERAGE PRICE | $1,084,684 | $1,326,684 | 22.3% | $1,019,970 | $1,353,922 | 32.7% |
| | AVERAGE DOM | 17 | 17 | 0.0% | 20 | 17 | -15.0% |
| | % OF ASKING PRICE | 113.2% | 117.2% | 4.0% | 110.8% | 116.2% | 5.4% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 16 | 17 | 6.3% | 5 | 5 | 0.0% |
| | ACTIVE LISTINGS | 4 | 9 | 125.0% | 4 | 9 | 125.0% |
| | # OF SALES | 18 | 17 | -5.6% | 5 | 8 | 60.0% |
| | SALES VOLUME | $6,992,650 | $9,178,000 | 31.3% | $1,598,000 | $3,872,000 | 142.3% |
| | MEDIAN PRICE | $348,325 | $407,000 | 16.8% | $275,000 | $377,500 | 37.3% |
| | AVERAGE PRICE | $388,481 | $539,882 | 39.0% | $319,600 | $484,000 | 51.4% |
| | AVERAGE DOM | 37 | 30 | -18.9% | 16 | 33 | 106.3% |
| | % OF ASKING PRICE | 105.2% | 102.5% | -2.7% | 105.7% | 102.8% | -2.9% |

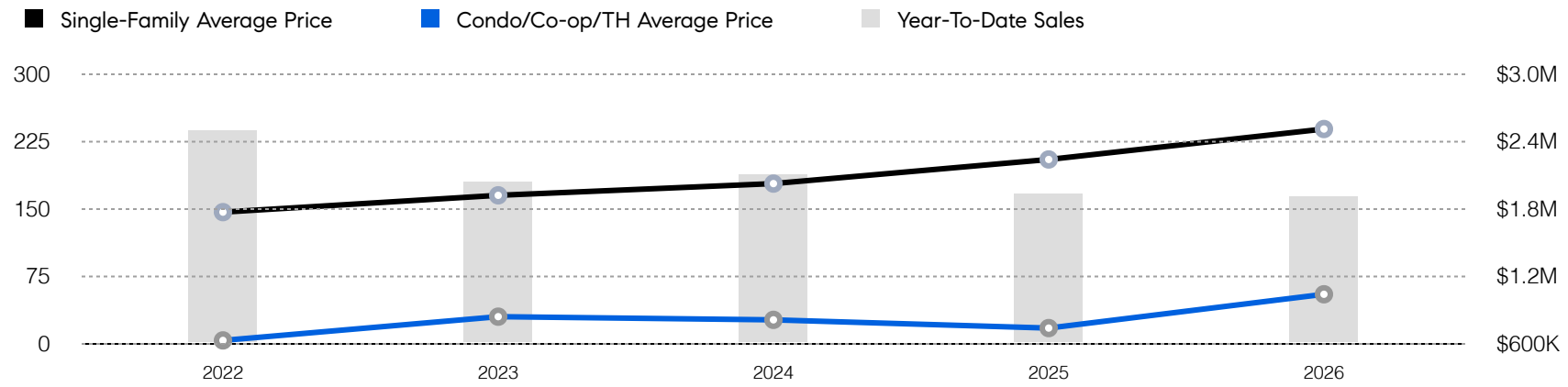
## Historic Sales Trends



# Millburn

| | | YTD 2025 | YTD 2026 | % Change | Q3 2025 | Q3 2026 | % Change |
|---|---|---|---|---|---|---|---|
| Single-Family | CONTRACTS SIGNED | 159 | 158 | -0.6% | 37 | 32 | -13.5% |
| | ACTIVE LISTINGS | 40 | 38 | -5.0% | 40 | 38 | -5.0% |
| | # OF SALES | 154 | 155 | 0.6% | 68 | 62 | -8.8% |
| | SALES VOLUME | $345,215,748 | $389,463,380 | 12.8% | $153,202,949 | $154,813,666 | 1.1% |
| | MEDIAN PRICE | $2,051,500 | $2,300,000 | 12.1% | $2,100,000 | $2,420,000 | 15.2% |
| | AVERAGE PRICE | $2,241,661 | $2,512,667 | 12.1% | $2,252,985 | $2,496,995 | 10.8% |
| | AVERAGE DOM | 26 | 22 | -15.4% | 27 | 20 | -25.9% |
| | % OF ASKING PRICE | 105.8% | 106.1% | 0.2% | 104.8% | 107.0% | 2.1% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 10 | 9 | -10.0% | 4 | 3 | -25.0% |
| | ACTIVE LISTINGS | 1 | 4 | 300.0% | 1 | 4 | 300.0% |
| | # OF SALES | 11 | 7 | -36.4% | 3 | 2 | -33.3% |
| | SALES VOLUME | $8,149,000 | $7,292,000 | -10.5% | $1,935,000 | $2,670,000 | 38.0% |
| | MEDIAN PRICE | $850,000 | $1,200,000 | 41.2% | $370,000 | $1,335,000 | 260.8% |
| | AVERAGE PRICE | $740,818 | $1,041,714 | 40.6% | $645,000 | $1,335,000 | 107.0% |
| | AVERAGE DOM | 28 | 30 | 7.1% | 11 | 44 | 300.0% |
| | % OF ASKING PRICE | 99.5% | 99.1% | -0.5% | 101.2% | 92.9% | -8.3% |

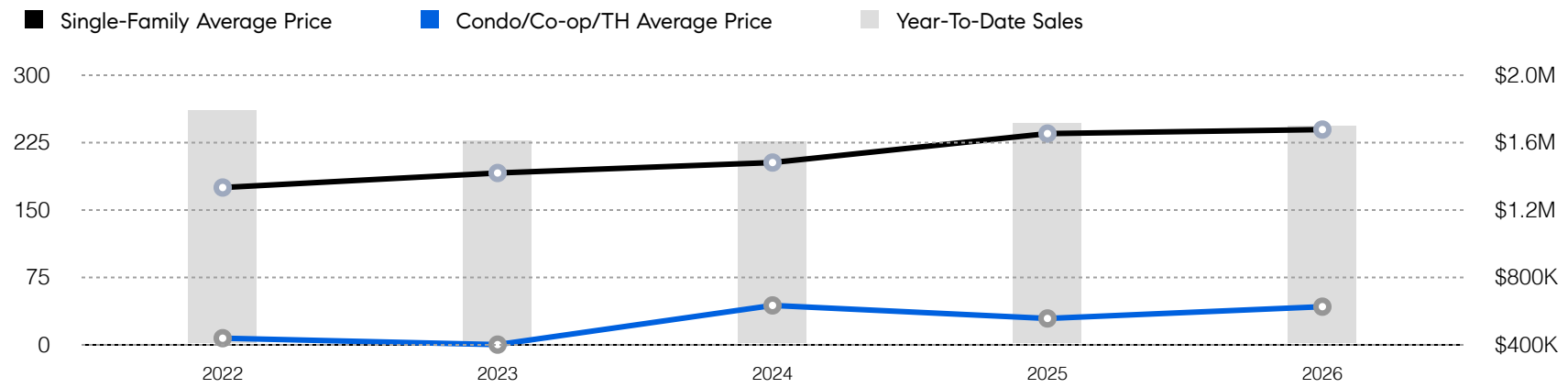
## Historic Sales Trends



# Montclair

| | | YTD 2025 | YTD 2026 | % Change | Q3 2025 | Q3 2026 | % Change |
|---|---|---|---|---|---|---|---|
| Single-Family | CONTRACTS SIGNED | 201 | 201 | 0.0% | 43 | 51 | 18.6% |
| | ACTIVE LISTINGS | 25 | 35 | 40.0% | 25 | 35 | 40.0% |
| | # OF SALES | 193 | 194 | 0.5% | 74 | 84 | 13.5% |
| | SALES VOLUME | $319,145,382 | $325,437,728 | 2.0% | $119,973,883 | $141,152,800 | 17.7% |
| | MEDIAN PRICE | $1,525,000 | $1,493,750 | -2.0% | $1,495,000 | $1,450,000 | -3.0% |
| | AVERAGE PRICE | $1,653,603 | $1,677,514 | 1.4% | $1,621,269 | $1,680,390 | 3.6% |
| | AVERAGE DOM | 22 | 20 | -9.1% | 20 | 21 | 5.0% |
| | % OF ASKING PRICE | 124.4% | 125.5% | 1.1% | 122.5% | 122.7% | 0.2% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 53 | 48 | -9.4% | 22 | 10 | -54.5% |
| | ACTIVE LISTINGS | 11 | 9 | -18.2% | 11 | 9 | -18.2% |
| | # OF SALES | 51 | 47 | -7.8% | 21 | 17 | -19.0% |
| | SALES VOLUME | $28,400,328 | $29,455,600 | 3.7% | $11,952,749 | $8,479,500 | -29.1% |
| | MEDIAN PRICE | $470,000 | $520,000 | 10.6% | $525,000 | $450,000 | -14.3% |
| | AVERAGE PRICE | $556,869 | $626,715 | 12.5% | $569,179 | $498,794 | -12.4% |
| | AVERAGE DOM | 23 | 28 | 21.7% | 27 | 28 | 3.7% |
| | % OF ASKING PRICE | 115.4% | 107.2% | -8.1% | 111.3% | 102.6% | -8.7% |

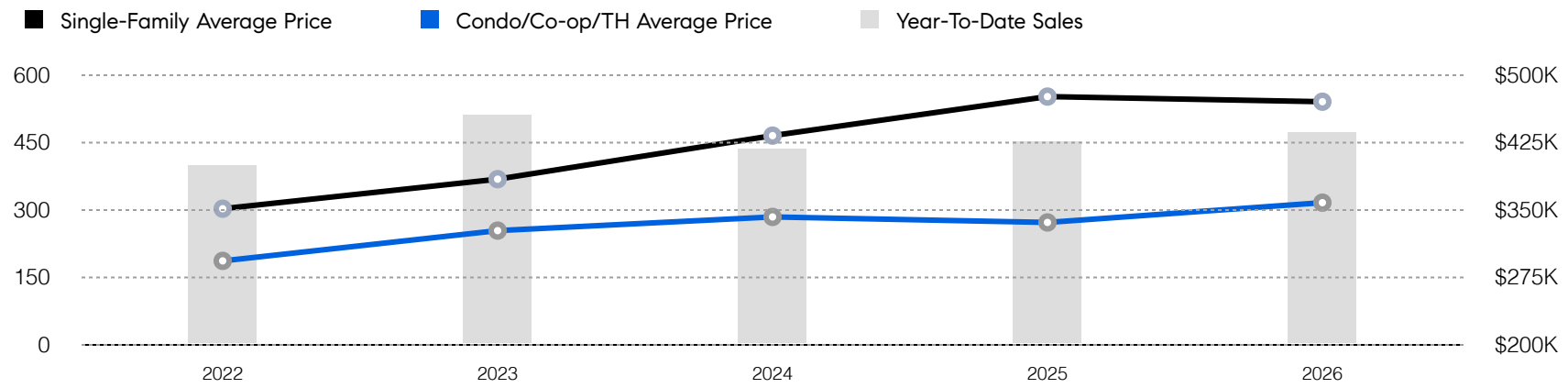
## Historic Sales Trends



# Newark

| | | YTD 2025 | YTD 2026 | % Change | Q3 2025 | Q3 2026 | % Change |
|---|---|---|---|---|---|---|---|
| Single-Family | CONTRACTS SIGNED | 360 | 382 | 6.1% | 154 | 131 | -14.9% |
| | ACTIVE LISTINGS | 214 | 231 | 7.9% | 214 | 231 | 7.9% |
| | # OF SALES | 312 | 340 | 9.0% | 105 | 129 | 22.9% |
| | SALES VOLUME | $148,582,300 | $159,980,000 | 7.7% | $47,081,099 | $61,109,000 | 29.8% |
| | MEDIAN PRICE | $445,000 | $460,000 | 3.4% | $450,000 | $455,000 | 1.1% |
| | AVERAGE PRICE | $476,225 | $470,529 | -1.2% | $448,391 | $473,713 | 5.6% |
| | AVERAGE DOM | 51 | 45 | -11.8% | 49 | 41 | -16.3% |
| | % OF ASKING PRICE | 176389.1% | 161868.8% | -14,520.3% | 523911.5% | 105.9% | -523,805.7% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 138 | 132 | -4.3% | 50 | 51 | 2.0% |
| | ACTIVE LISTINGS | 73 | 63 | -13.7% | 73 | 63 | -13.7% |
| | # OF SALES | 136 | 129 | -5.1% | 52 | 60 | 15.4% |
| | SALES VOLUME | $45,724,800 | $46,211,309 | 1.1% | $17,488,400 | $21,391,200 | 22.3% |
| | MEDIAN PRICE | $344,500 | $355,000 | 3.0% | $336,200 | $343,500 | 2.2% |
| | AVERAGE PRICE | $336,212 | $358,227 | 6.5% | $336,315 | $356,520 | 6.0% |
| | AVERAGE DOM | 40 | 59 | 47.5% | 43 | 75 | 74.4% |
| | % OF ASKING PRICE | 101.3% | 101.8% | 0.5% | 100.2% | 101.1% | 0.8% |

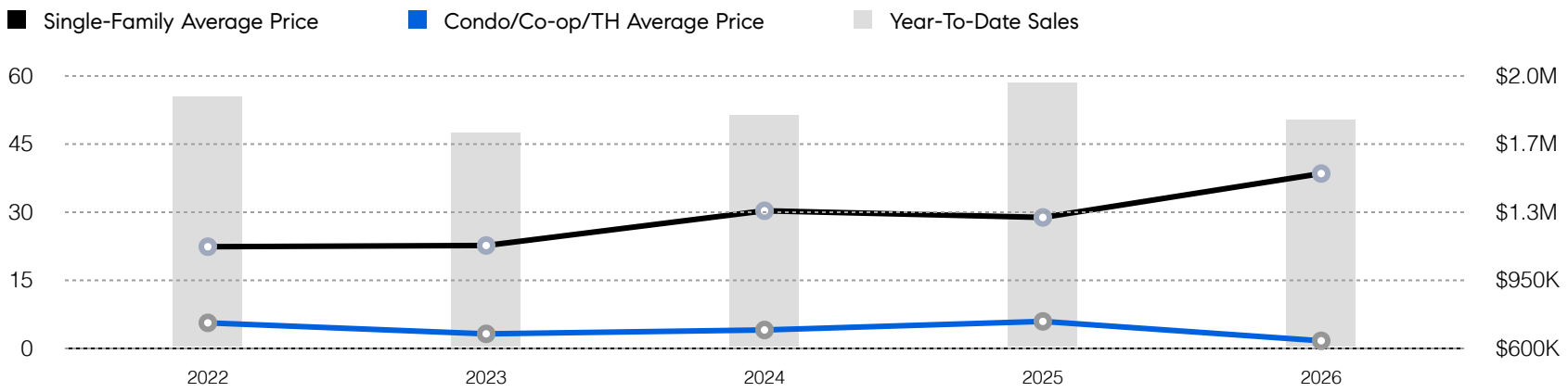
## Historic Sales Trends



# North Caldwell

| | | YTD 2025 | YTD 2026 | % Change | Q3 2025 | Q3 2026 | % Change |
|---|---|---|---|---|---|---|---|
| Single-Family | CONTRACTS SIGNED | 51 | 46 | -9.8% | 12 | 21 | 75.0% |
| | ACTIVE LISTINGS | 15 | 9 | -40.0% | 15 | 9 | -40.0% |
| | # OF SALES | 50 | 43 | -14.0% | 18 | 19 | 5.6% |
| | SALES VOLUME | $63,659,518 | $64,442,813 | 1.2% | $21,219,000 | $27,505,313 | 29.6% |
| | MEDIAN PRICE | $1,202,500 | $1,300,000 | 8.1% | $1,157,500 | $1,305,813 | 12.8% |
| | AVERAGE PRICE | $1,273,190 | $1,498,670 | 17.7% | $1,178,833 | $1,447,648 | 22.8% |
| | AVERAGE DOM | 23 | 32 | 39.1% | 25 | 39 | 56.0% |
| | % OF ASKING PRICE | 106.9% | 105.4% | -1.5% | 104.8% | 103.3% | -1.5% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 7 | 6 | -14.3% | 3 | 0 | 0.0% |
| | ACTIVE LISTINGS | 1 | 1 | 0.0% | 1 | 1 | 0.0% |
| | # OF SALES | 8 | 7 | -12.5% | 4 | 1 | -75.0% |
| | SALES VOLUME | $5,912,000 | $4,475,000 | -24.3% | $3,207,000 | $620,000 | -80.7% |
| | MEDIAN PRICE | $721,500 | $620,000 | -14.1% | $779,000 | $620,000 | -20.4% |
| | AVERAGE PRICE | $739,000 | $639,286 | -13.5% | $801,750 | $620,000 | -22.7% |
| | AVERAGE DOM | 19 | 21 | 10.5% | 20 | 29 | 45.0% |
| | % OF ASKING PRICE | 106.4% | 107.5% | 1.1% | 107.2% | 105.1% | -2.1% |

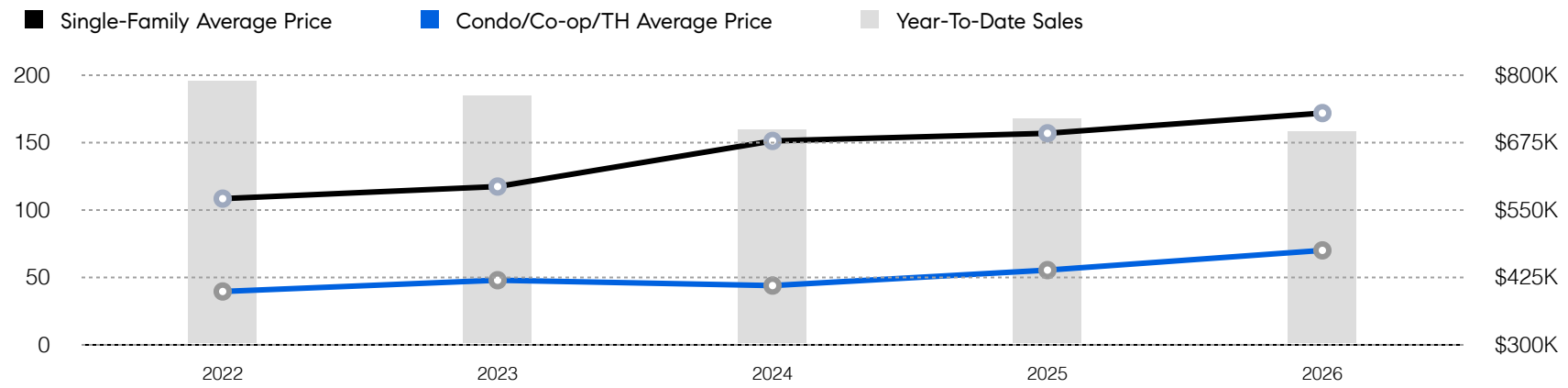
## Historic Sales Trends



# Nutley

| | | YTD 2025 | YTD 2026 | % Change | Q3 2025 | Q3 2026 | % Change |
|---|---|---|---|---|---|---|---|
| Single-Family | CONTRACTS SIGNED | 125 | 122 | -2.4% | 43 | 40 | -7.0% |
| | ACTIVE LISTINGS | 33 | 30 | -9.1% | 33 | 30 | -9.1% |
| | # OF SALES | 121 | 123 | 1.7% | 54 | 53 | -1.9% |
| | SALES VOLUME | $83,767,967 | $89,762,999 | 7.2% | $38,088,418 | $39,002,500 | 2.4% |
| | MEDIAN PRICE | $659,900 | $710,000 | 7.6% | $670,000 | $705,000 | 5.2% |
| | AVERAGE PRICE | $692,297 | $729,780 | 5.4% | $705,341 | $735,896 | 4.3% |
| | AVERAGE DOM | 33 | 27 | -18.2% | 30 | 23 | -23.3% |
| | % OF ASKING PRICE | 104.8% | 105.7% | 1.0% | 104.4% | 104.5% | 0.1% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 52 | 34 | -34.6% | 25 | 11 | -56.0% |
| | ACTIVE LISTINGS | 6 | 9 | 50.0% | 6 | 9 | 50.0% |
| | # OF SALES | 45 | 34 | -24.4% | 29 | 10 | -65.5% |
| | SALES VOLUME | $19,738,500 | $16,157,850 | -18.1% | $13,268,000 | $5,444,500 | -59.0% |
| | MEDIAN PRICE | $367,500 | $531,075 | 44.5% | $466,000 | $645,000 | 38.4% |
| | AVERAGE PRICE | $438,633 | $475,231 | 8.3% | $457,517 | $544,450 | 19.0% |
| | AVERAGE DOM | 36 | 36 | 0.0% | 39 | 38 | -2.6% |
| | % OF ASKING PRICE | 102.4% | 101.3% | -1.1% | 102.0% | 100.5% | -1.4% |

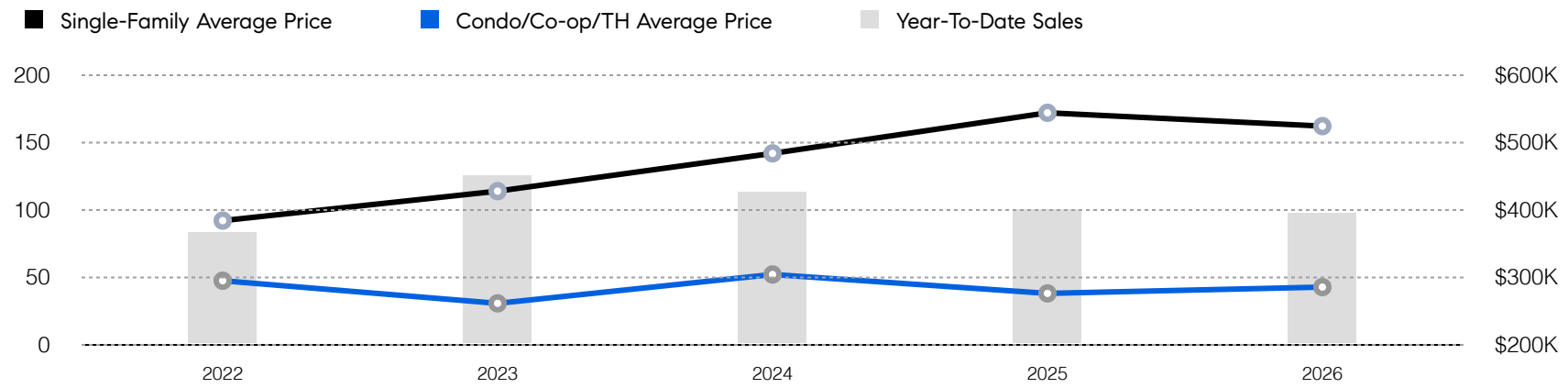
## Historic Sales Trends



# Orange

| | | YTD 2025 | YTD 2026 | % Change | Q3 2025 | Q3 2026 | % Change |
|---|---|---|---|---|---|---|---|
| Single-Family | CONTRACTS SIGNED | 71 | 99 | 39.4% | 27 | 35 | 29.6% |
| | ACTIVE LISTINGS | 51 | 65 | 27.5% | 51 | 65 | 27.5% |
| | # OF SALES | 78 | 88 | 12.8% | 28 | 36 | 28.6% |
| | SALES VOLUME | $42,452,049 | $46,155,400 | 8.7% | $15,588,899 | $17,682,000 | 13.4% |
| | MEDIAN PRICE | $507,000 | $492,450 | -2.9% | $520,000 | $456,000 | -12.3% |
| | AVERAGE PRICE | $544,257 | $524,493 | -3.6% | $556,746 | $491,167 | -11.8% |
| | AVERAGE DOM | 54 | 57 | 5.6% | 51 | 53 | 3.9% |
| | % OF ASKING PRICE | 105.0% | 101.3% | -3.8% | 107.1% | 102.4% | -4.7% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 21 | 16 | -23.8% | 6 | 9 | 50.0% |
| | ACTIVE LISTINGS | 8 | 16 | 100.0% | 8 | 16 | 100.0% |
| | # OF SALES | 21 | 8 | -61.9% | 12 | 4 | -66.7% |
| | SALES VOLUME | $5,804,000 | $2,285,800 | -60.6% | $3,464,000 | $1,206,000 | -65.2% |
| | MEDIAN PRICE | $290,000 | $297,500 | 2.6% | $295,000 | $301,500 | 2.2% |
| | AVERAGE PRICE | $276,381 | $285,725 | 3.4% | $288,667 | $301,500 | 4.4% |
| | AVERAGE DOM | 48 | 35 | -27.1% | 34 | 20 | -41.2% |
| | % OF ASKING PRICE | 106.4% | 101.4% | -5.0% | 107.3% | 105.2% | -2.1% |

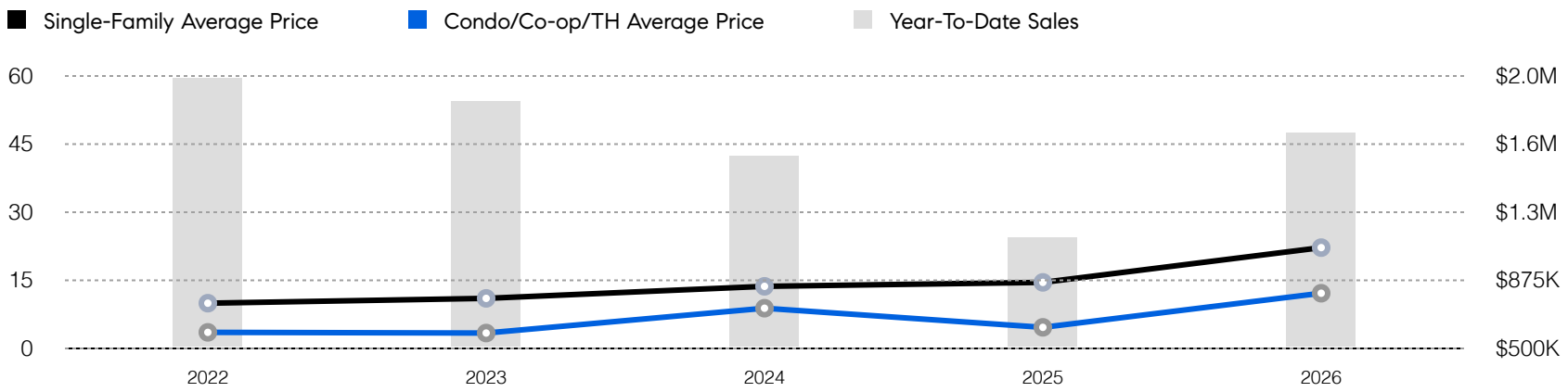
## Historic Sales Trends



# Roseland

| | | YTD 2025 | YTD 2026 | % Change | Q3 2025 | Q3 2026 | % Change |
|---|---|---|---|---|---|---|---|
| Single-Family | CONTRACTS SIGNED | 18 | 39 | 116.7% | 8 | 18 | 125.0% |
| | ACTIVE LISTINGS | 10 | 15 | 50.0% | 10 | 15 | 50.0% |
| | # OF SALES | 15 | 35 | 133.3% | 7 | 18 | 157.1% |
| | SALES VOLUME | $12,954,999 | $36,926,900 | 185.0% | $6,337,000 | $19,562,300 | 208.7% |
| | MEDIAN PRICE | $760,000 | $892,300 | 17.4% | $919,000 | $890,150 | -3.1% |
| | AVERAGE PRICE | $863,667 | $1,055,054 | 22.2% | $905,286 | $1,086,794 | 20.0% |
| | AVERAGE DOM | 25 | 40 | 60.0% | 28 | 33 | 17.9% |
| | % OF ASKING PRICE | 105.2% | 106.7% | 1.5% | 103.3% | 109.1% | 5.8% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 8 | 13 | 62.5% | 1 | 3 | 200.0% |
| | ACTIVE LISTINGS | 5 | 5 | 0.0% | 5 | 5 | 0.0% |
| | # OF SALES | 9 | 12 | 33.3% | 3 | 4 | 33.3% |
| | SALES VOLUME | $5,545,492 | $9,648,000 | 74.0% | $1,318,492 | $3,390,000 | 157.1% |
| | MEDIAN PRICE | $610,000 | $732,500 | 20.1% | $525,000 | $760,000 | 44.8% |
| | AVERAGE PRICE | $616,166 | $804,000 | 30.5% | $439,497 | $847,500 | 92.8% |
| | AVERAGE DOM | 25 | 26 | 4.0% | 41 | 12 | -70.7% |
| | % OF ASKING PRICE | 105.2% | 102.4% | -2.7% | 103.4% | 101.5% | -1.9% |

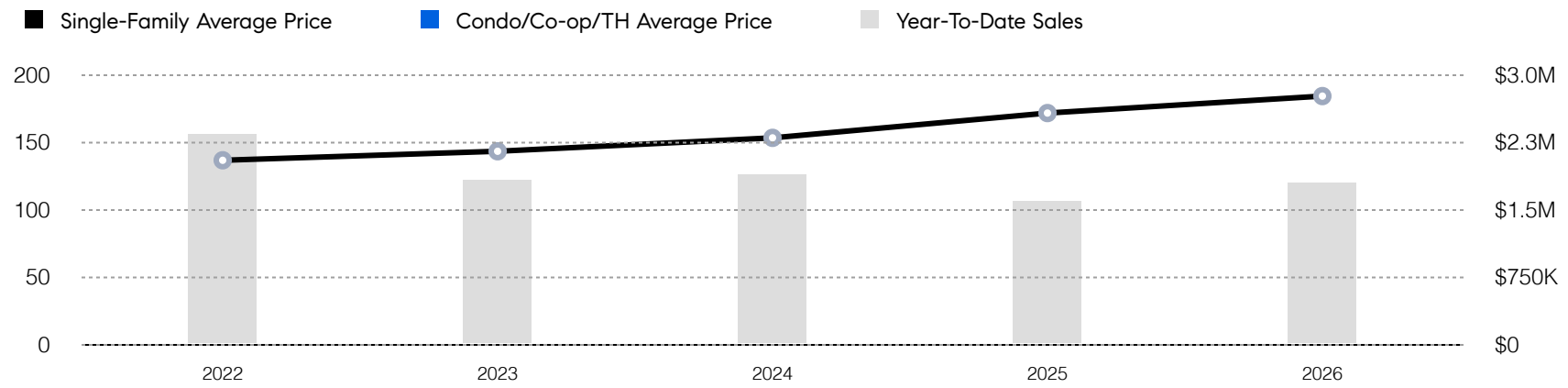
## Historic Sales Trends



# Short Hills

| | | YTD 2025 | YTD 2026 | % Change | Q3 2025 | Q3 2026 | % Change |
|---|---|---|---|---|---|---|---|
| Single-Family | CONTRACTS SIGNED | 105 | 118 | 12.4% | 25 | 24 | -4.0% |
| | ACTIVE LISTINGS | 33 | 32 | -3.0% | 33 | 32 | -3.0% |
| | # OF SALES | 105 | 118 | 12.4% | 45 | 49 | 8.9% |
| | SALES VOLUME | $270,792,748 | $326,609,844 | 20.6% | $115,634,949 | $131,500,017 | 13.7% |
| | MEDIAN PRICE | $2,400,000 | $2,500,000 | 4.2% | $2,408,750 | $2,498,000 | 3.7% |
| | AVERAGE PRICE | $2,578,979 | $2,767,880 | 7.3% | $2,569,666 | $2,683,674 | 4.4% |
| | AVERAGE DOM | 30 | 22 | -26.7% | 33 | 20 | -39.4% |
| | % OF ASKING PRICE | 104.8% | 105.9% | 1.1% | 104.0% | 107.0% | 3.0% |
| 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 | - | - | - | - |
| | % OF ASKING PRICE | - | 96.5% | - | - | - | - |

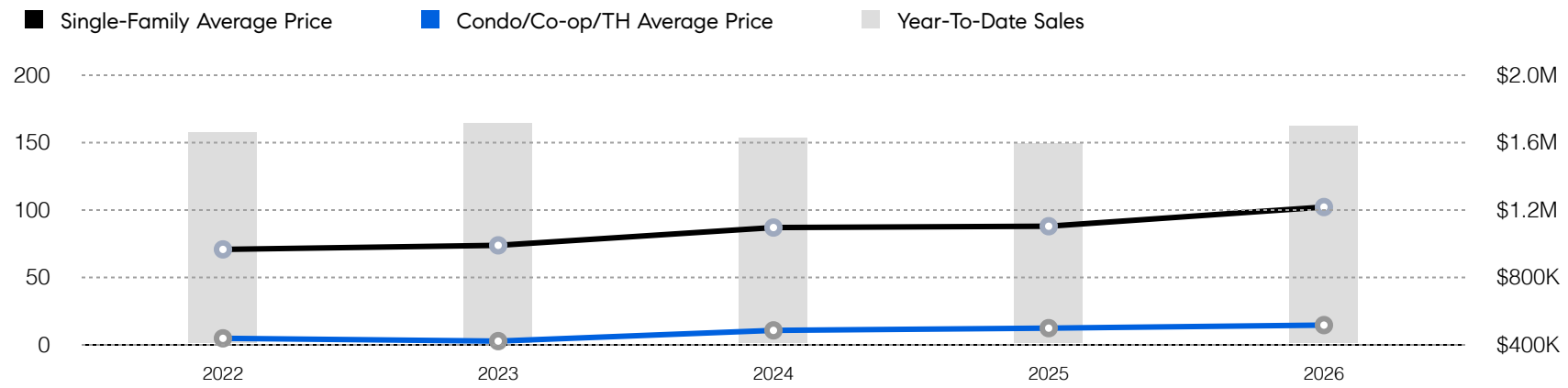
## Historic Sales Trends



# South Orange

| | | YTD 2025 | YTD 2026 | % Change | Q3 2025 | Q3 2026 | % Change |
|---|---|---|---|---|---|---|---|
| Single-Family | CONTRACTS SIGNED | 134 | 159 | 18.7% | 42 | 47 | 11.9% |
| | ACTIVE LISTINGS | 33 | 34 | 3.0% | 33 | 34 | 3.0% |
| | # OF SALES | 128 | 139 | 8.6% | 44 | 58 | 31.8% |
| | SALES VOLUME | $141,315,708 | $169,286,217 | 19.8% | $50,820,113 | $68,946,994 | 35.7% |
| | MEDIAN PRICE | $1,087,500 | $1,175,000 | 8.0% | $1,101,501 | $1,186,000 | 7.7% |
| | AVERAGE PRICE | $1,104,029 | $1,217,886 | 10.3% | $1,155,003 | $1,188,741 | 2.9% |
| | AVERAGE DOM | 20 | 21 | 5.0% | 20 | 18 | -10.0% |
| | % OF ASKING PRICE | 111.1% | 114.3% | 3.2% | 108.5% | 114.6% | 6.0% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 21 | 22 | 4.8% | 3 | 4 | 33.3% |
| | ACTIVE LISTINGS | 7 | 7 | 0.0% | 7 | 7 | 0.0% |
| | # OF SALES | 20 | 22 | 10.0% | 6 | 7 | 16.7% |
| | SALES VOLUME | $9,987,500 | $11,381,750 | 14.0% | $2,397,000 | $3,828,000 | 59.7% |
| | MEDIAN PRICE | $455,250 | $530,500 | 16.5% | $415,000 | $580,000 | 39.8% |
| | AVERAGE PRICE | $499,375 | $517,352 | 3.6% | $399,500 | $546,857 | 36.9% |
| | AVERAGE DOM | 33 | 35 | 6.1% | 21 | 22 | 4.8% |
| | % OF ASKING PRICE | 104.9% | 105.0% | 0.1% | 102.6% | 105.0% | 2.3% |

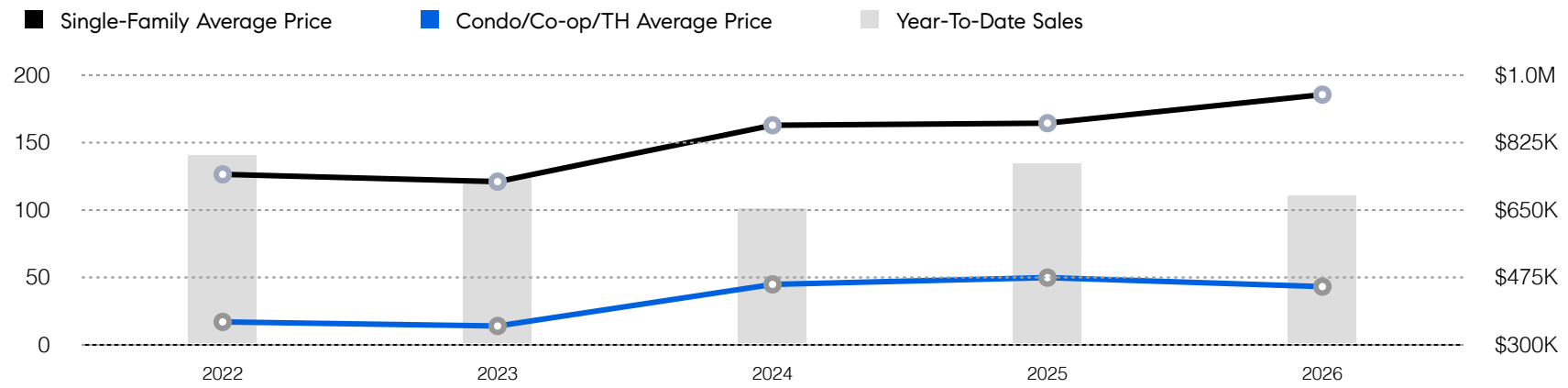
## Historic Sales Trends



# Verona

| | | YTD 2025 | YTD 2026 | % Change | Q3 2025 | Q3 2026 | % Change |
|---|---|---|---|---|---|---|---|
| Single-Family | CONTRACTS SIGNED | 89 | 70 | -21.3% | 33 | 24 | -27.3% |
| | ACTIVE LISTINGS | 11 | 15 | 36.4% | 11 | 15 | 36.4% |
| | # OF SALES | 86 | 69 | -19.8% | 40 | 33 | -17.5% |
| | SALES VOLUME | $75,291,299 | $65,520,001 | -13.0% | $34,546,019 | $30,707,200 | -11.1% |
| | MEDIAN PRICE | $851,000 | $880,000 | 3.4% | $851,000 | $901,000 | 5.9% |
| | AVERAGE PRICE | $875,480 | $949,565 | 8.5% | $863,650 | $930,521 | 7.7% |
| | AVERAGE DOM | 24 | 31 | 29.2% | 26 | 19 | -26.9% |
| | % OF ASKING PRICE | 115.5% | 114.7% | -0.9% | 113.1% | 114.4% | 1.3% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 51 | 41 | -19.6% | 18 | 16 | -11.1% |
| | ACTIVE LISTINGS | 21 | 22 | 4.8% | 21 | 22 | 4.8% |
| | # OF SALES | 47 | 40 | -14.9% | 18 | 13 | -27.8% |
| | SALES VOLUME | $22,305,882 | $18,048,900 | -19.1% | $8,565,890 | $5,175,000 | -39.6% |
| | MEDIAN PRICE | $375,000 | $377,250 | 0.6% | $371,500 | $360,000 | -3.1% |
| | AVERAGE PRICE | $474,593 | $451,223 | -4.9% | $475,883 | $398,077 | -16.3% |
| | AVERAGE DOM | 55 | 36 | -34.5% | 69 | 35 | -49.3% |
| | % OF ASKING PRICE | 101.4% | 101.1% | -0.3% | 101.6% | 99.2% | -2.4% |

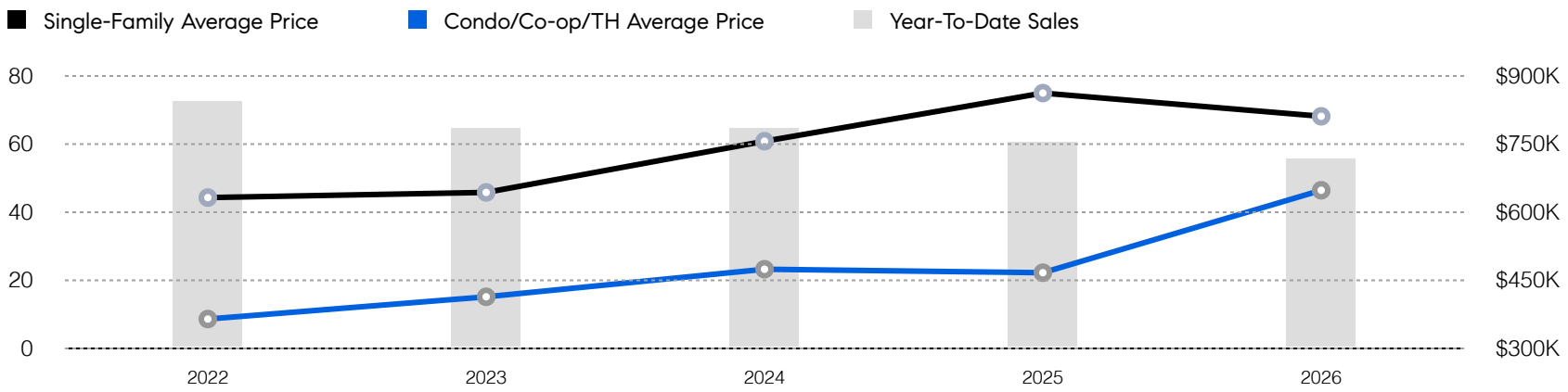
## Historic Sales Trends



# West Caldwell

| | | YTD 2025 | YTD 2026 | % Change | Q3 2025 | Q3 2026 | % Change |
|---|---|---|---|---|---|---|---|
| Single-Family | CONTRACTS SIGNED | 57 | 56 | -1.8% | 15 | 16 | 6.7% |
| | ACTIVE LISTINGS | 18 | 9 | -50.0% | 18 | 9 | -50.0% |
| | # OF SALES | 51 | 52 | 2.0% | 17 | 17 | 0.0% |
| | SALES VOLUME | $43,981,500 | $42,184,971 | -4.1% | $15,566,000 | $13,241,799 | -14.9% |
| | MEDIAN PRICE | $831,000 | $758,000 | -8.8% | $895,000 | $750,000 | -16.2% |
| | AVERAGE PRICE | $862,382 | $811,249 | -5.9% | $915,647 | $778,929 | -14.9% |
| | AVERAGE DOM | 24 | 22 | -8.3% | 18 | 32 | 77.8% |
| | % OF ASKING PRICE | 112.4% | 109.1% | -3.2% | 111.4% | 105.8% | -5.6% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 9 | 4 | -55.6% | 2 | 0 | 0.0% |
| | ACTIVE LISTINGS | 1 | 0 | 0.0% | 1 | 0 | 0.0% |
| | # OF SALES | 9 | 3 | -66.7% | 2 | 1 | -50.0% |
| | SALES VOLUME | $4,201,000 | $1,945,000 | -53.7% | $903,000 | $715,000 | -20.8% |
| | MEDIAN PRICE | $435,000 | $715,000 | 64.4% | $451,500 | $715,000 | 58.4% |
| | AVERAGE PRICE | $466,778 | $648,333 | 38.9% | $451,500 | $715,000 | 58.4% |
| | AVERAGE DOM | 17 | 17 | 0.0% | 31 | 23 | -25.8% |
| | % OF ASKING PRICE | 106.9% | 105.0% | -1.9% | 100.0% | 110.0% | 10.0% |

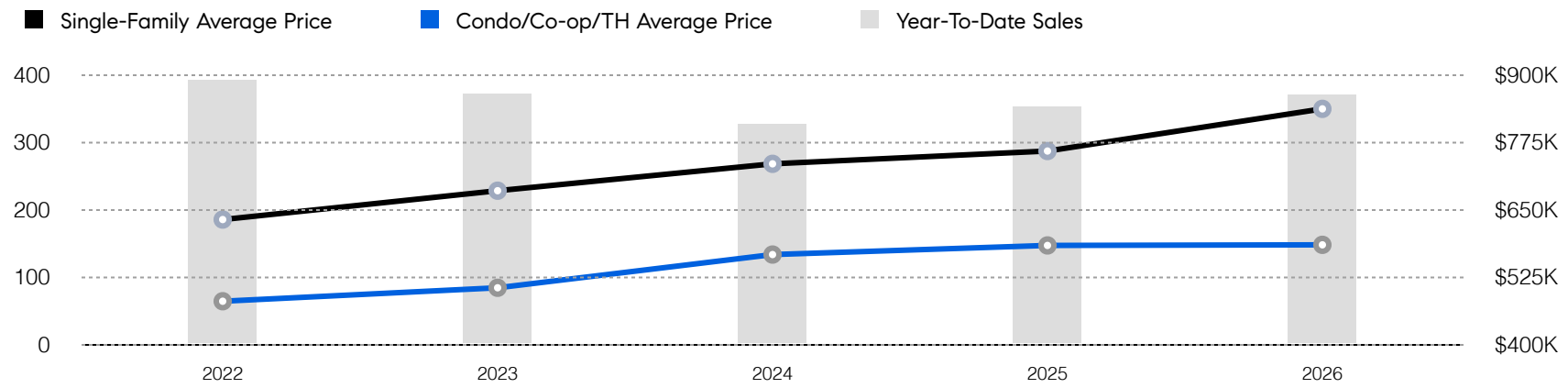
## Historic Sales Trends



# West Orange

| | | YTD 2025 | YTD 2026 | % Change | Q3 2025 | Q3 2026 | % Change |
|---|---|---|---|---|---|---|---|
| Single-Family | CONTRACTS SIGNED | 262 | 284 | 8.4% | 74 | 110 | 48.6% |
| | ACTIVE LISTINGS | 64 | 73 | 14.1% | 64 | 73 | 14.1% |
| | # OF SALES | 257 | 260 | 1.2% | 97 | 116 | 19.6% |
| | SALES VOLUME | $195,176,180 | $217,780,403 | 11.6% | $78,437,387 | $97,522,698 | 24.3% |
| | MEDIAN PRICE | $705,000 | $736,500 | 4.5% | $736,000 | $727,500 | -1.2% |
| | AVERAGE PRICE | $759,440 | $837,617 | 10.3% | $808,633 | $840,713 | 4.0% |
| | AVERAGE DOM | 31 | 29 | -6.5% | 28 | 27 | -3.6% |
| | % OF ASKING PRICE | 109.1% | 109.8% | 0.7% | 107.8% | 110.5% | 2.7% |
| Condo/Co-op/TH | CONTRACTS SIGNED | 96 | 106 | 10.4% | 29 | 32 | 10.3% |
| | ACTIVE LISTINGS | 12 | 18 | 50.0% | 12 | 18 | 50.0% |
| | # OF SALES | 94 | 108 | 14.9% | 36 | 44 | 22.2% |
| | SALES VOLUME | $54,933,233 | $63,235,854 | 15.1% | $21,354,376 | $25,459,400 | 19.2% |
| | MEDIAN PRICE | $573,000 | $575,000 | 0.3% | $590,500 | $577,500 | -2.2% |
| | AVERAGE PRICE | $584,396 | $585,517 | 0.2% | $593,177 | $578,623 | -2.5% |
| | AVERAGE DOM | 28 | 32 | 14.3% | 34 | 35 | 2.9% |
| | % OF ASKING PRICE | 107.8% | 104.2% | -3.6% | 106.8% | 104.1% | -2.8% |

## Historic Sales Trends



COMPASS

Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 09/30/2025 vs. 01/01/2026 - 09/30/2026

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