



Q3 2026

Passaic County Market Report

COMPASS

Passaic County Overview

Year-To-Date Sales

3,491

1.5% Year-To-Date
28.7% Quarter-Over-Quarter

Year-To-Date Contracts

3,920

8.1% Year-To-Date
-2.3% Quarter-Over-Quarter

Single-Family
Average Sale Price

\$686K

6.4% Year-To-Date
-0.2% Quarter-Over-Quarter

Condo/Co-op/Townhouse
Average Sale Price

\$466K

1.4% Year-To-Date
-3.3% Quarter-Over-Quarter

Average Days On Market

34

13.3% Year-To-Date
27.6% Quarter-Over-Quarter

Active Listings

1,543

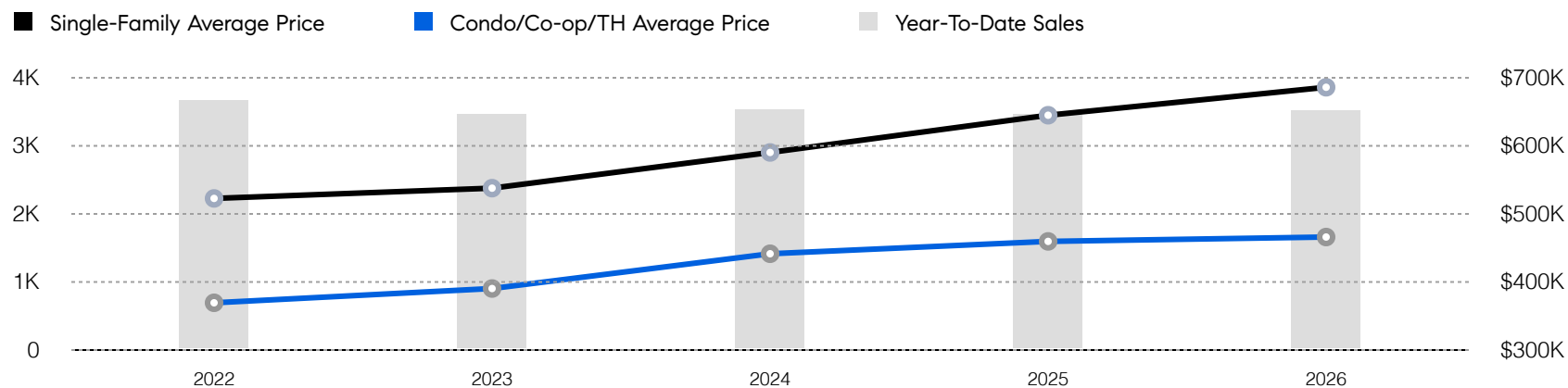
19.5% Year-Over-Year
17.5% Quarter-Over-Quarter



Passaic County Overview

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	2,742	2,937	7.1%	1,027	1,086	5.7%
	ACTIVE LISTINGS	980	1,121	14.4%	980	1,121	14.4%
	# OF SALES	2,602	2,626	0.9%	1,112	1,137	2.2%
	SALES VOLUME	\$1,678,233,787	\$1,801,595,847	7.4%	\$743,480,057	\$794,182,296	6.8%
	MEDIAN PRICE	\$600,000	\$634,500	5.8%	\$620,000	\$640,000	3.2%
	AVERAGE PRICE	\$644,978	\$686,061	6.4%	\$668,597	\$698,489	4.5%
	AVERAGE DOM	32	33	3.1%	28	31	10.7%
	% OF ASKING PRICE	104.6%	104.5%	-0.1%	104.6%	104.6%	0.0%
Condo/Co-op/TH	CONTRACTS SIGNED	883	983	11.3%	331	379	14.5%
	ACTIVE LISTINGS	311	422	35.7%	311	422	35.7%
	# OF SALES	839	865	3.1%	313	349	11.5%
	SALES VOLUME	\$385,611,411	\$403,104,464	4.5%	\$146,689,500	\$163,394,654	11.4%
	MEDIAN PRICE	\$460,000	\$440,000	-4.3%	\$461,500	\$435,000	-5.7%
	AVERAGE PRICE	\$459,608	\$466,017	1.4%	\$468,657	\$468,180	-0.1%
	AVERAGE DOM	30	40	33.3%	32	38	18.8%
	% OF ASKING PRICE	103.4%	101.1%	-2.3%	105.8%	101.1%	-4.7%

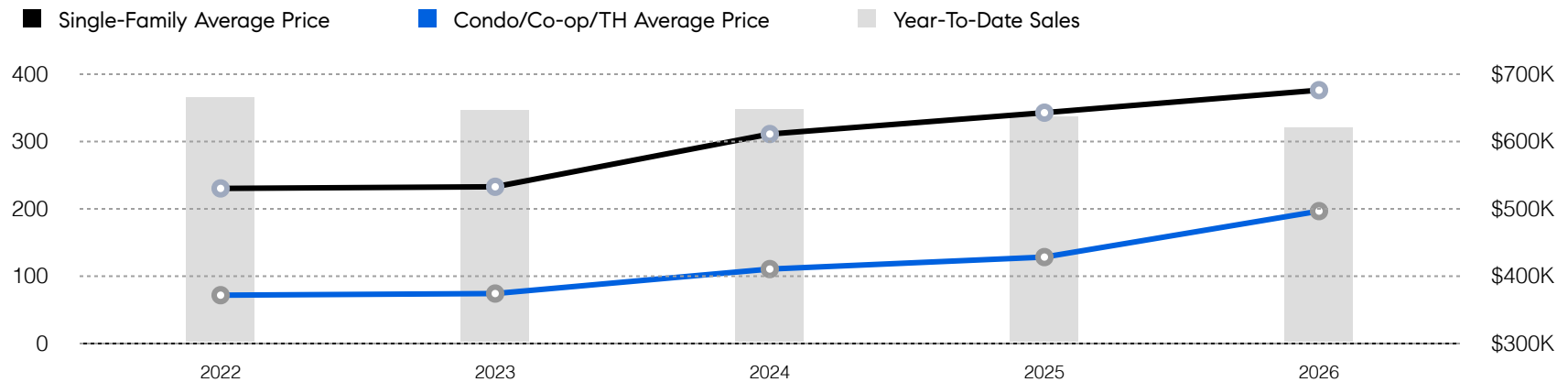
Historic Sales Trends



Clifton

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	267	279	4.5%	96	106	10.4%
	ACTIVE LISTINGS	74	110	48.6%	74	110	48.6%
	# OF SALES	248	253	2.0%	103	100	-2.9%
	SALES VOLUME	\$159,424,636	\$171,101,293	7.3%	\$65,638,100	\$70,855,639	7.9%
	MEDIAN PRICE	\$605,000	\$630,000	4.1%	\$602,000	\$650,000	8.0%
	AVERAGE PRICE	\$642,841	\$676,290	5.2%	\$637,263	\$708,556	11.2%
	AVERAGE DOM	28	32	14.3%	24	32	33.3%
	% OF ASKING PRICE	106.1%	105.6%	-0.5%	105.7%	105.2%	-0.5%
Condo/Co-op/TH	CONTRACTS SIGNED	83	74	-10.8%	31	31	0.0%
	ACTIVE LISTINGS	18	30	66.7%	18	30	66.7%
	# OF SALES	86	65	-24.4%	33	31	-6.1%
	SALES VOLUME	\$36,841,757	\$32,281,440	-12.4%	\$15,248,500	\$15,493,500	1.6%
	MEDIAN PRICE	\$460,500	\$515,000	11.8%	\$475,000	\$517,500	8.9%
	AVERAGE PRICE	\$428,393	\$496,638	15.9%	\$462,076	\$499,790	8.2%
	AVERAGE DOM	30	33	10.0%	26	39	50.0%
	% OF ASKING PRICE	102.7%	104.0%	1.3%	105.3%	105.5%	0.2%

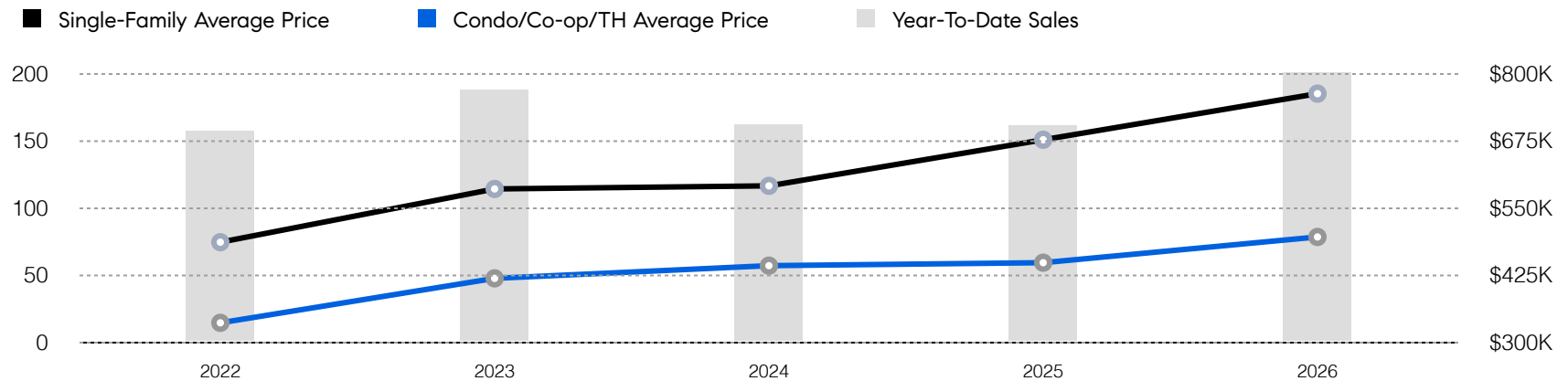
Historic Sales Trends



Little Falls

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	82	110	34.1%	25	50	100.0%
	ACTIVE LISTINGS	22	43	95.5%	22	43	95.5%
	# OF SALES	82	110	34.1%	38	60	57.9%
	SALES VOLUME	\$55,562,900	\$83,977,628	51.1%	\$26,285,400	\$48,214,580	83.4%
	MEDIAN PRICE	\$635,000	\$757,513	19.3%	\$650,000	\$835,000	28.5%
	AVERAGE PRICE	\$677,596	\$763,433	12.7%	\$691,721	\$803,576	16.2%
	AVERAGE DOM	21	26	23.8%	23	24	4.3%
	% OF ASKING PRICE	106.0%	107.5%	1.5%	103.6%	108.4%	4.8%
Condo/Co-op/TH	CONTRACTS SIGNED	92	109	18.5%	37	26	-29.7%
	ACTIVE LISTINGS	19	30	57.9%	19	30	57.9%
	# OF SALES	78	90	15.4%	36	30	-16.7%
	SALES VOLUME	\$35,005,350	\$44,702,654	27.7%	\$15,744,900	\$15,861,554	0.7%
	MEDIAN PRICE	\$435,500	\$490,000	12.5%	\$440,000	\$520,000	18.2%
	AVERAGE PRICE	\$448,787	\$496,696	10.7%	\$437,358	\$528,718	20.9%
	AVERAGE DOM	29	20	-31.0%	30	19	-36.7%
	% OF ASKING PRICE	102.3%	101.6%	-0.7%	101.9%	101.6%	-0.4%

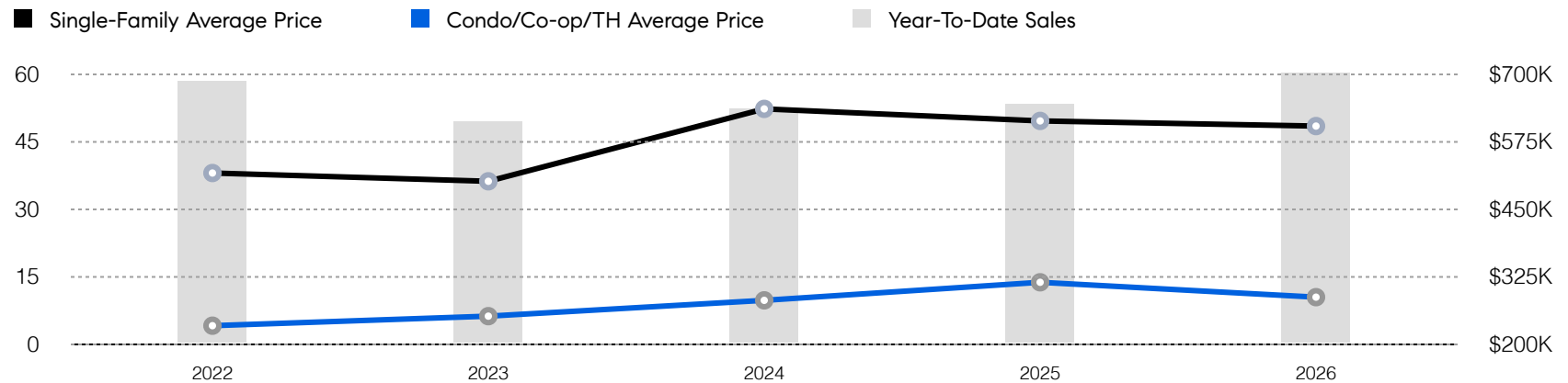
Historic Sales Trends



Passaic

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	39	41	5.1%	15	15	0.0%
	ACTIVE LISTINGS	11	21	90.9%	11	21	90.9%
	# OF SALES	33	37	12.1%	17	14	-17.6%
	SALES VOLUME	\$20,257,000	\$22,359,400	10.4%	\$10,887,000	\$9,095,000	-16.5%
	MEDIAN PRICE	\$565,000	\$565,000	-	\$600,000	\$662,500	10.4%
	AVERAGE PRICE	\$613,848	\$604,308	-1.6%	\$640,412	\$649,643	1.4%
	AVERAGE DOM	38	48	26.3%	23	53	130.4%
	% OF ASKING PRICE	102.3%	104.1%	1.8%	103.2%	104.0%	0.8%
Condo/Co-op/TH	CONTRACTS SIGNED	22	20	-9.1%	8	6	-25.0%
	ACTIVE LISTINGS	6	9	50.0%	6	9	50.0%
	# OF SALES	20	23	15.0%	10	9	-10.0%
	SALES VOLUME	\$6,301,000	\$6,612,900	5.0%	\$3,094,000	\$2,833,000	-8.4%
	MEDIAN PRICE	\$300,000	\$280,000	-6.7%	\$300,000	\$338,000	12.7%
	AVERAGE PRICE	\$315,050	\$287,517	-8.7%	\$309,400	\$314,778	1.7%
	AVERAGE DOM	57	56	-1.8%	64	47	-26.6%
	% OF ASKING PRICE	100.7%	101.5%	0.8%	102.3%	99.0%	-3.3%

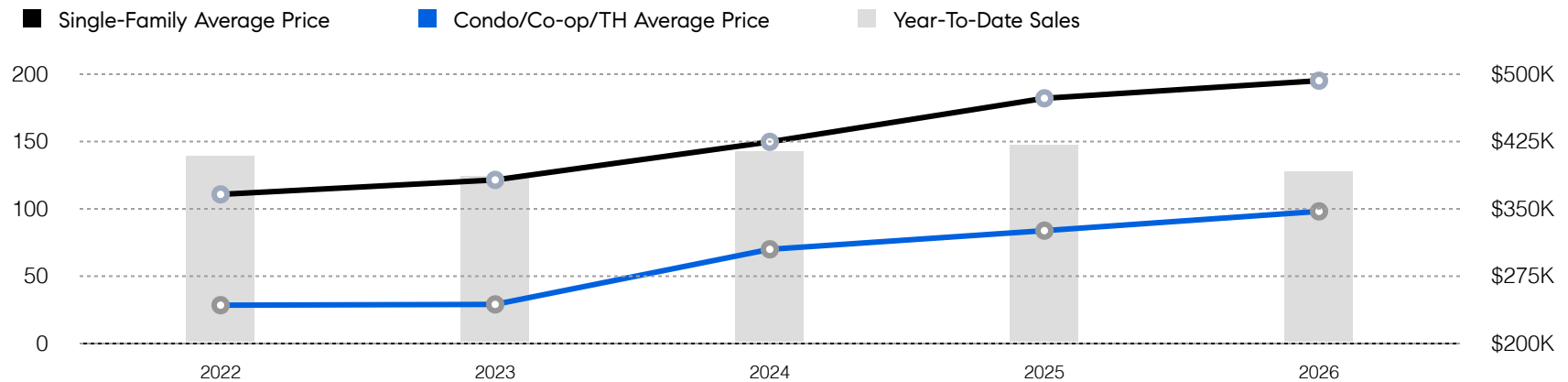
Historic Sales Trends



Paterson

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	99	112	13.1%	33	46	39.4%
	ACTIVE LISTINGS	43	68	58.1%	43	68	58.1%
	# OF SALES	100	99	-1.0%	40	44	10.0%
	SALES VOLUME	\$47,314,200	\$48,784,780	3.1%	\$19,218,600	\$21,798,900	13.4%
	MEDIAN PRICE	\$485,000	\$505,000	4.1%	\$481,000	\$505,000	5.0%
	AVERAGE PRICE	\$473,142	\$492,776	4.1%	\$480,465	\$495,430	3.1%
	AVERAGE DOM	46	44	-4.3%	56	43	-23.2%
	% OF ASKING PRICE	103.5%	103.7%	0.2%	102.5%	103.9%	1.4%
Condo/Co-op/TH	CONTRACTS SIGNED	46	36	-21.7%	7	16	128.6%
	ACTIVE LISTINGS	19	22	15.8%	19	22	15.8%
	# OF SALES	46	27	-41.3%	6	12	100.0%
	SALES VOLUME	\$14,983,297	\$9,374,500	-37.4%	\$1,760,499	\$4,007,000	127.6%
	MEDIAN PRICE	\$328,000	\$365,000	11.3%	\$275,500	\$357,500	29.8%
	AVERAGE PRICE	\$325,724	\$347,204	6.6%	\$293,417	\$333,917	13.8%
	AVERAGE DOM	16	64	300.0%	40	40	0.0%
	% OF ASKING PRICE	99.1%	100.7%	1.6%	99.2%	98.9%	-0.3%

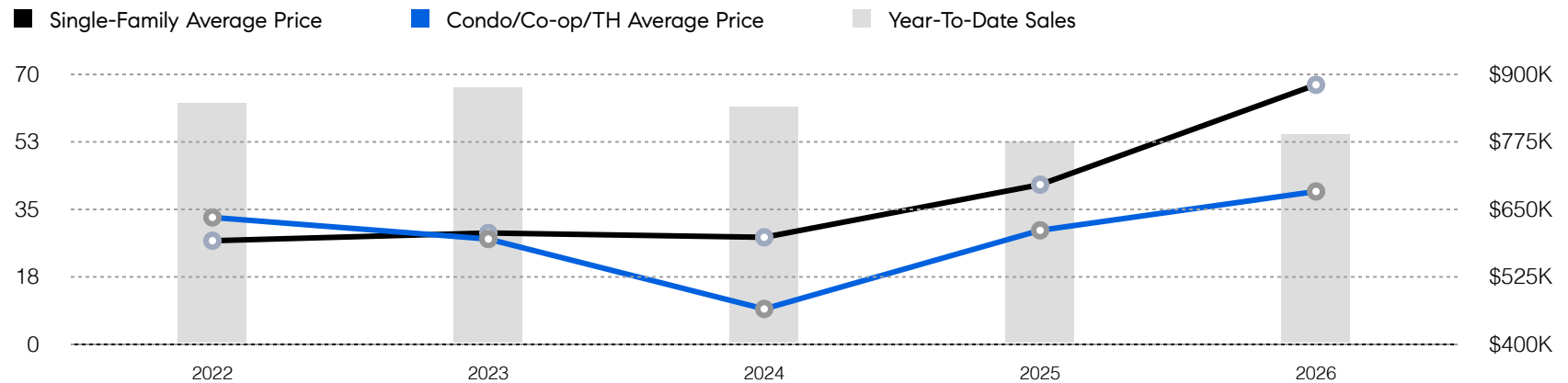
Historic Sales Trends



Totowa

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	50	50	0.0%	23	15	-34.8%
	ACTIVE LISTINGS	12	29	141.7%	12	29	141.7%
	# OF SALES	44	50	13.6%	20	20	0.0%
	SALES VOLUME	\$30,617,867	\$44,036,900	43.8%	\$14,079,867	\$17,379,000	23.4%
	MEDIAN PRICE	\$600,000	\$755,000	25.8%	\$599,950	\$721,500	20.3%
	AVERAGE PRICE	\$695,861	\$880,738	26.6%	\$703,993	\$868,950	23.4%
	AVERAGE DOM	32	50	56.3%	32	61	90.6%
	% OF ASKING PRICE	103.1%	102.0%	-1.1%	102.7%	101.6%	-1.1%
Condo/Co-op/TH	CONTRACTS SIGNED	8	6	-25.0%	1	3	200.0%
	ACTIVE LISTINGS	1	6	500.0%	1	6	500.0%
	# OF SALES	8	4	-50.0%	3	1	-66.7%
	SALES VOLUME	\$4,890,000	\$2,733,000	-44.1%	\$1,730,000	\$755,000	-56.4%
	MEDIAN PRICE	\$540,000	\$752,500	39.4%	\$425,000	\$755,000	77.6%
	AVERAGE PRICE	\$611,250	\$683,250	11.8%	\$576,667	\$755,000	30.9%
	AVERAGE DOM	37	55	48.6%	19	18	-5.3%
	% OF ASKING PRICE	105.8%	102.8%	-3.0%	106.2%	105.0%	-1.2%

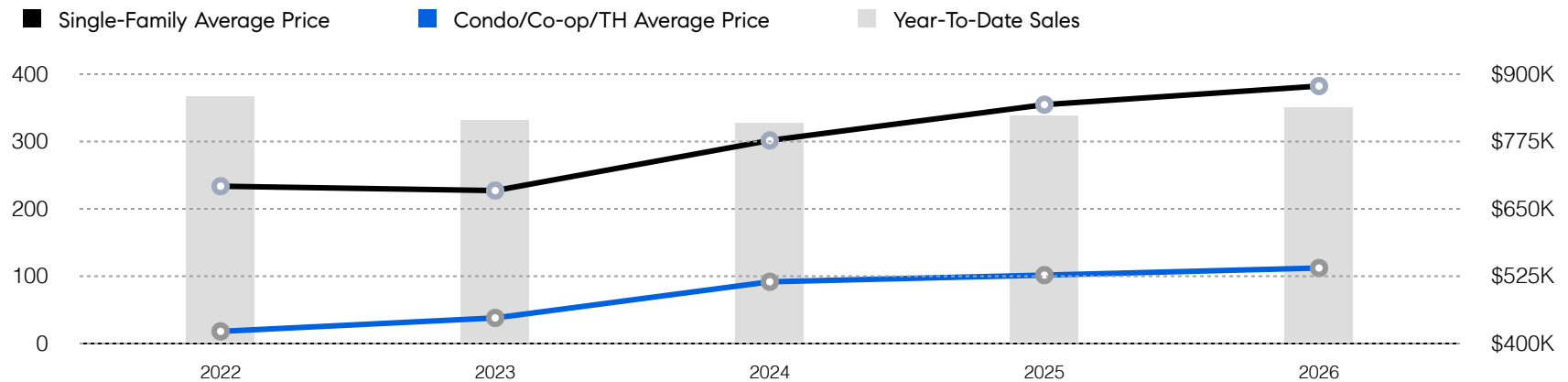
Historic Sales Trends



Wayne

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	270	301	11.5%	109	114	4.6%
	ACTIVE LISTINGS	55	98	78.2%	55	98	78.2%
	# OF SALES	257	255	-0.8%	110	108	-1.8%
	SALES VOLUME	\$216,758,893	\$223,891,489	3.3%	\$97,417,259	\$97,704,780	0.3%
	MEDIAN PRICE	\$815,000	\$825,000	1.2%	\$832,000	\$822,500	-1.1%
	AVERAGE PRICE	\$843,420	\$878,006	4.1%	\$885,611	\$904,674	2.2%
	AVERAGE DOM	29	26	-10.3%	23	26	13.0%
	% OF ASKING PRICE	106.6%	107.2%	0.6%	106.6%	107.3%	0.6%
Condo/Co-op/TH	CONTRACTS SIGNED	84	114	35.7%	32	49	53.1%
	ACTIVE LISTINGS	21	65	209.5%	21	65	209.5%
	# OF SALES	79	93	17.7%	28	33	17.9%
	SALES VOLUME	\$41,631,880	\$50,238,360	20.7%	\$13,988,901	\$18,303,800	30.8%
	MEDIAN PRICE	\$555,000	\$560,000	0.9%	\$525,500	\$548,000	4.3%
	AVERAGE PRICE	\$526,986	\$540,197	2.5%	\$499,604	\$554,661	11.0%
	AVERAGE DOM	22	33	50.0%	22	29	31.8%
	% OF ASKING PRICE	104.9%	101.5%	-3.3%	106.3%	102.8%	-3.6%

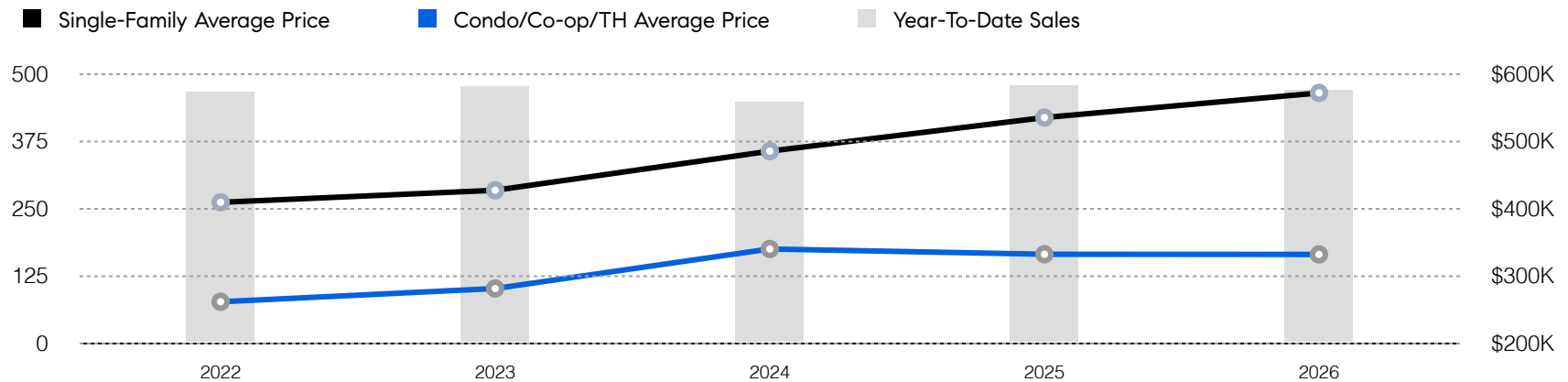
Historic Sales Trends



West Milford

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	426	427	0.2%	165	181	9.7%
	ACTIVE LISTINGS	190	217	14.2%	190	217	14.2%
	# OF SALES	399	354	-11.3%	144	164	13.9%
	SALES VOLUME	\$213,708,849	\$202,548,657	-5.2%	\$79,122,693	\$95,558,443	20.8%
	MEDIAN PRICE	\$520,000	\$543,750	4.6%	\$550,000	\$550,000	-
	AVERAGE PRICE	\$535,611	\$572,171	6.8%	\$549,463	\$582,673	6.0%
	AVERAGE DOM	38	41	7.9%	34	34	0.0%
	% OF ASKING PRICE	102.0%	100.6%	-1.4%	102.4%	101.4%	-1.1%
Condo/Co-op/TH	CONTRACTS SIGNED	74	119	60.8%	28	50	78.6%
	ACTIVE LISTINGS	43	53	23.3%	43	53	23.3%
	# OF SALES	76	113	48.7%	27	48	77.8%
	SALES VOLUME	\$25,276,624	\$37,554,298	48.6%	\$9,868,500	\$16,301,100	65.2%
	MEDIAN PRICE	\$323,250	\$349,500	8.1%	\$325,000	\$354,000	8.9%
	AVERAGE PRICE	\$332,587	\$332,339	-0.1%	\$365,500	\$339,606	-7.1%
	AVERAGE DOM	45	53	17.8%	51	43	-15.7%
	% OF ASKING PRICE	99.0%	98.5%	-0.5%	99.4%	98.0%	-1.4%

Historic Sales Trends





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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