



July 2026

Essex Market Report

COMPASS

Essex Overview

Year-To-Date Sales

3,529

-3.1% Year-To-Date
5.7% Month-Over-Month

Single-Family
Average Sale Price

\$1.0M

5.6% Year-To-Date
-8.4% Month-Over-Month

Average Days On Market

30

3.4% Year-To-Date
10.7% Month-Over-Month

Year-To-Date Contracts

4,128

1.4% Year-To-Date
-8.0% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$526K

7.7% Year-To-Date
-9.0% Month-Over-Month

Active Listings

1,273

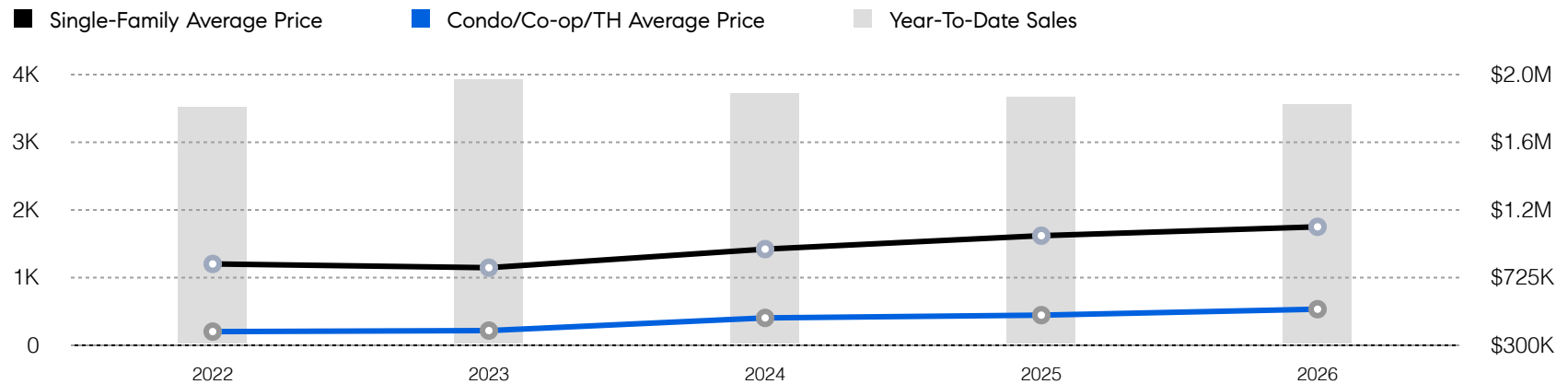
-24.9% Year-Over-Year
-15.4% Month-Over-Month



Essex Overview

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	3,241	3,310	2.1%	499	538	7.8%
	ACTIVE LISTINGS	1,346	1,005	-25.3%	1,346	1,005	-25.3%
	# OF SALES	2,911	2,823	-3.0%	590	594	0.7%
	SALES VOLUME	\$2,877,264,006	\$2,947,473,040	2.4%	\$636,728,066	\$640,357,810	0.6%
	MEDIAN PRICE	\$780,000	\$800,000	2.6%	\$878,000	\$872,000	-0.7%
	AVERAGE PRICE	\$988,411	\$1,044,092	5.6%	\$1,079,200	\$1,078,043	-0.1%
	AVERAGE DOM	31	29	-6.5%	26	24	-7.7%
	% OF ASKING PRICE	111.1%	19593.7%	19,482.6%	111.3%	112.5%	1.1%
Condo/Co-op/TH	CONTRACTS SIGNED	831	818	-1.6%	156	130	-16.7%
	ACTIVE LISTINGS	349	268	-23.2%	349	268	-23.2%
	# OF SALES	732	706	-3.6%	129	131	1.6%
	SALES VOLUME	\$358,261,315	\$371,975,660	3.8%	\$62,627,880	\$70,837,498	13.1%
	MEDIAN PRICE	\$410,000	\$475,000	15.9%	\$410,000	\$535,000	30.5%
	AVERAGE PRICE	\$489,428	\$526,878	7.7%	\$485,487	\$540,744	11.4%
	AVERAGE DOM	34	36	5.9%	31	42	35.5%
	% OF ASKING PRICE	105.4%	103.0%	-2.4%	104.9%	101.4%	-3.5%

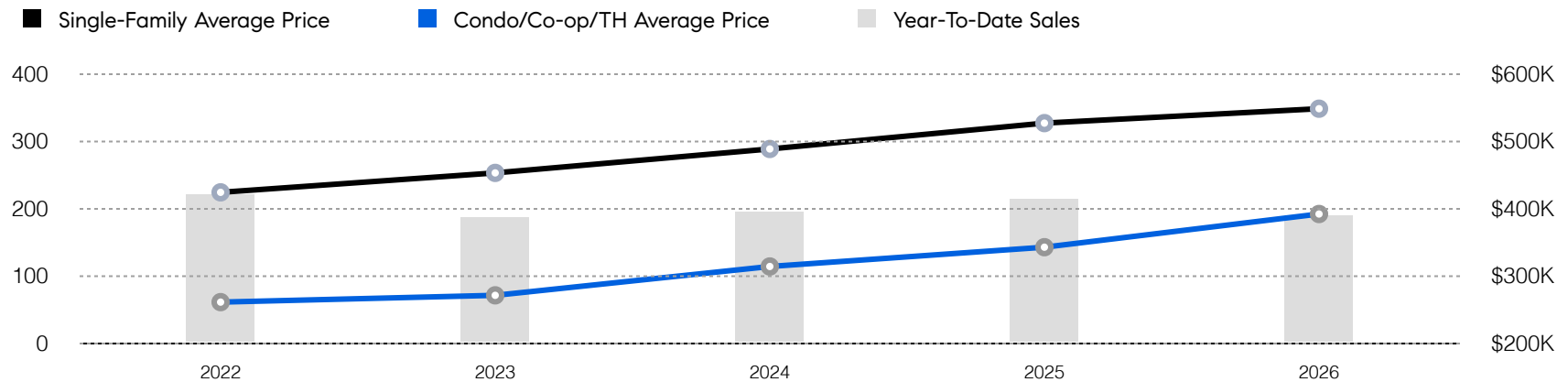
Historic Sales Trends



Belleville

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	146	160	9.6%	16	26	62.5%
	ACTIVE LISTINGS	57	57	0.0%	57	57	0.0%
	# OF SALES	150	134	-10.7%	32	29	-9.4%
	SALES VOLUME	\$79,101,708	\$73,534,000	-7.0%	\$17,429,000	\$15,059,000	-13.6%
	MEDIAN PRICE	\$547,500	\$552,500	0.9%	\$565,000	\$515,000	-8.8%
	AVERAGE PRICE	\$527,345	\$548,761	4.1%	\$544,656	\$519,276	-4.7%
	AVERAGE DOM	32	35	9.4%	21	27	28.6%
	% OF ASKING PRICE	105.6%	103.6%	-2.0%	106.7%	104.3%	-2.4%
Condo/Co-op/TH	CONTRACTS SIGNED	55	60	9.1%	8	9	12.5%
	ACTIVE LISTINGS	23	15	-34.8%	23	15	-34.8%
	# OF SALES	62	53	-14.5%	12	11	-8.3%
	SALES VOLUME	\$21,270,500	\$20,795,000	-2.2%	\$4,520,000	\$4,166,000	-7.8%
	MEDIAN PRICE	\$335,000	\$380,000	13.4%	\$375,000	\$371,000	-1.1%
	AVERAGE PRICE	\$343,073	\$392,358	14.4%	\$376,667	\$378,727	0.5%
	AVERAGE DOM	36	38	5.6%	16	27	68.8%
	% OF ASKING PRICE	105.9%	102.1%	-3.8%	107.4%	101.2%	-6.3%

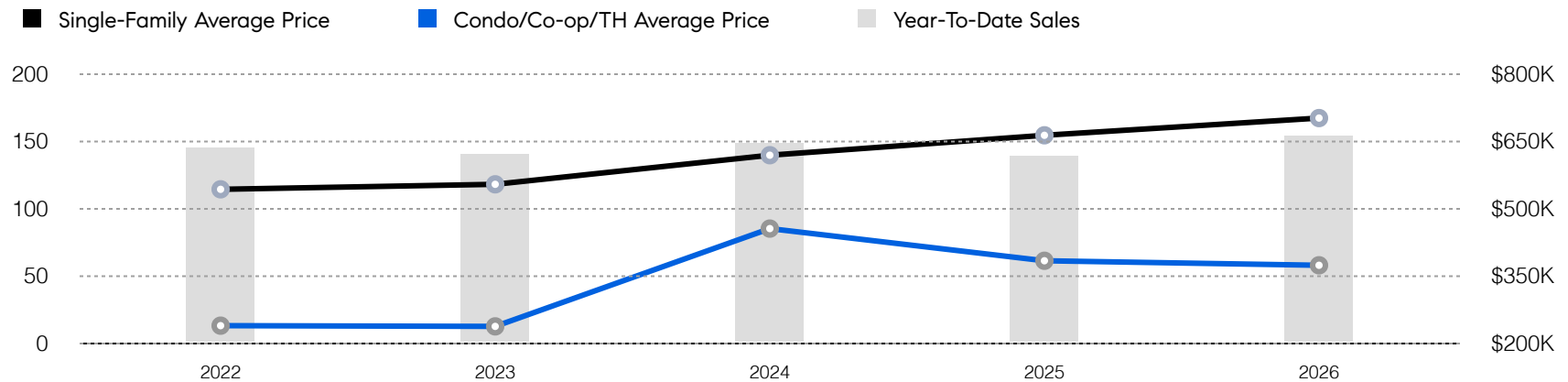
Historic Sales Trends



Bloomfield

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	132	151	14.4%	29	28	-3.4%
	ACTIVE LISTINGS	43	24	-44.2%	43	24	-44.2%
	# OF SALES	115	129	12.2%	24	26	8.3%
	SALES VOLUME	\$76,349,505	\$90,593,068	18.7%	\$16,532,500	\$19,165,968	15.9%
	MEDIAN PRICE	\$640,000	\$669,000	4.5%	\$650,000	\$715,000	10.0%
	AVERAGE PRICE	\$663,909	\$702,272	5.8%	\$688,854	\$737,153	7.0%
	AVERAGE DOM	28	30	7.1%	36	20	-44.4%
	% OF ASKING PRICE	110.7%	112.6%	1.9%	112.5%	115.2%	2.7%
Condo/Co-op/TH	CONTRACTS SIGNED	22	29	31.8%	1	3	200.0%
	ACTIVE LISTINGS	8	9	12.5%	8	9	12.5%
	# OF SALES	23	24	4.3%	4	3	-25.0%
	SALES VOLUME	\$8,840,900	\$8,983,323	1.6%	\$1,853,000	\$1,020,000	-45.0%
	MEDIAN PRICE	\$340,000	\$342,500	0.7%	\$460,000	\$325,000	-29.3%
	AVERAGE PRICE	\$384,387	\$374,305	-2.6%	\$463,250	\$340,000	-26.6%
	AVERAGE DOM	46	37	-19.6%	53	24	-54.7%
	% OF ASKING PRICE	105.9%	102.8%	-3.2%	109.7%	101.0%	-8.7%

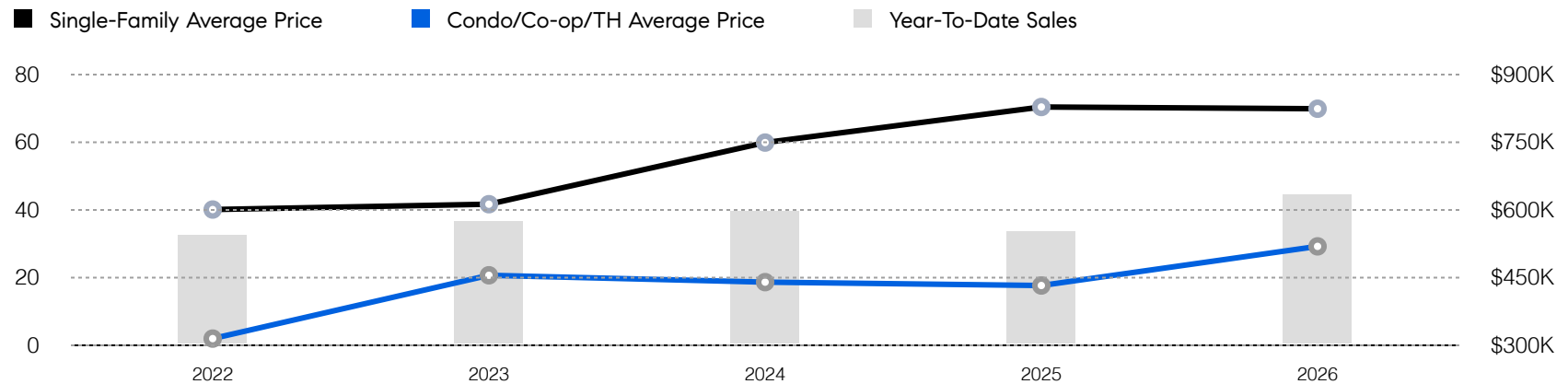
Historic Sales Trends



Caldwell

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	25	27	8.0%	4	3	-25.0%
	ACTIVE LISTINGS	3	4	33.3%	3	4	33.3%
	# OF SALES	23	26	13.0%	7	2	-71.4%
	SALES VOLUME	\$19,048,000	\$21,433,000	12.5%	\$6,402,000	\$1,340,000	-79.1%
	MEDIAN PRICE	\$755,000	\$792,500	5.0%	\$975,000	\$670,000	-31.3%
	AVERAGE PRICE	\$828,174	\$824,346	-0.5%	\$914,571	\$670,000	-26.7%
	AVERAGE DOM	30	19	-36.7%	19	36	89.5%
	% OF ASKING PRICE	108.3%	106.3%	-2.0%	115.4%	103.9%	-11.5%
Condo/Co-op/TH	CONTRACTS SIGNED	16	16	0.0%	4	1	-75.0%
	ACTIVE LISTINGS	4	2	-50.0%	4	2	-50.0%
	# OF SALES	10	18	80.0%	2	4	100.0%
	SALES VOLUME	\$4,325,500	\$9,347,555	116.1%	\$745,500	\$2,640,000	254.1%
	MEDIAN PRICE	\$374,500	\$522,500	39.5%	\$372,750	\$665,000	78.4%
	AVERAGE PRICE	\$432,550	\$519,309	20.1%	\$372,750	\$660,000	77.1%
	AVERAGE DOM	17	27	58.8%	10	12	20.0%
	% OF ASKING PRICE	106.6%	103.0%	-3.6%	109.5%	101.5%	-8.0%

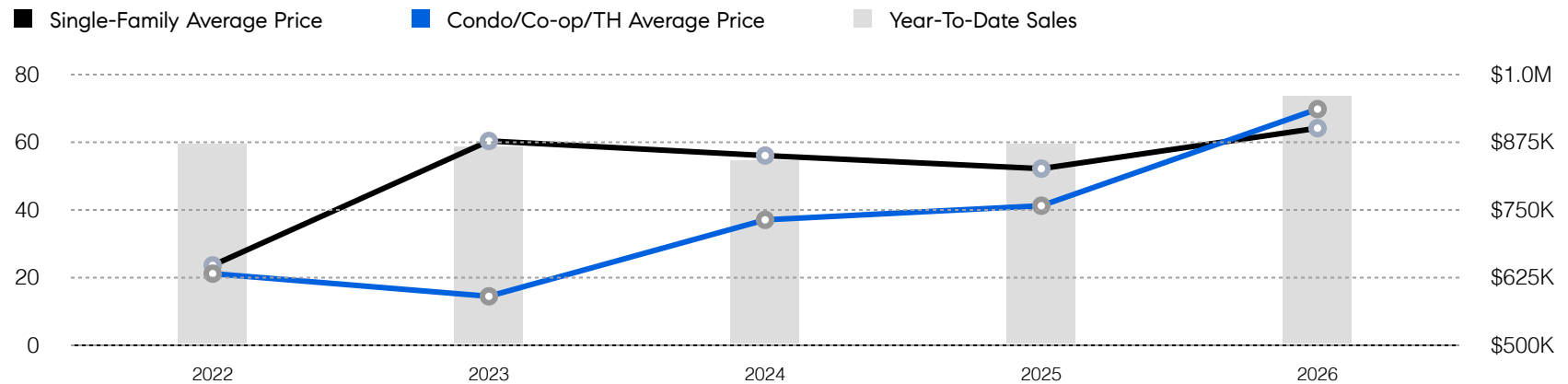
Historic Sales Trends



Cedar Grove

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	49	53	8.2%	11	7	-36.4%
	ACTIVE LISTINGS	14	13	-7.1%	14	13	-7.1%
	# OF SALES	42	48	14.3%	9	16	77.8%
	SALES VOLUME	\$34,704,127	\$43,250,077	24.6%	\$6,987,627	\$15,758,000	125.5%
	MEDIAN PRICE	\$735,000	\$825,000	12.2%	\$740,000	\$919,000	24.2%
	AVERAGE PRICE	\$826,289	\$901,043	9.0%	\$776,403	\$984,875	26.9%
	AVERAGE DOM	21	22	4.8%	18	22	22.2%
	% OF ASKING PRICE	110.3%	108.8%	-1.5%	109.5%	108.7%	-0.7%
Condo/Co-op/TH	CONTRACTS SIGNED	22	31	40.9%	3	8	166.7%
	ACTIVE LISTINGS	6	4	-33.3%	6	4	-33.3%
	# OF SALES	17	25	47.1%	1	5	400.0%
	SALES VOLUME	\$12,882,400	\$23,406,499	81.7%	\$590,000	\$4,264,999	622.9%
	MEDIAN PRICE	\$740,000	\$870,000	17.6%	\$590,000	\$790,000	33.9%
	AVERAGE PRICE	\$757,788	\$936,260	23.6%	\$590,000	\$853,000	44.6%
	AVERAGE DOM	26	25	-3.8%	16	16	0.0%
	% OF ASKING PRICE	107.2%	108.8%	1.6%	120.7%	104.2%	-16.5%

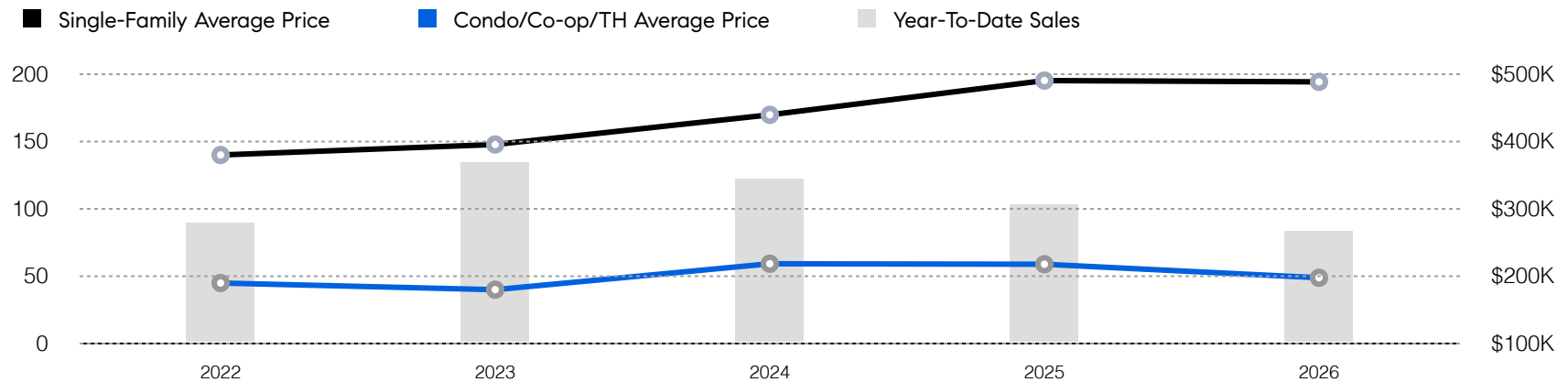
Historic Sales Trends



East Orange

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	98	82	-16.3%	17	10	-41.2%
	ACTIVE LISTINGS	36	36	0.0%	36	36	0.0%
	# OF SALES	84	68	-19.0%	13	12	-7.7%
	SALES VOLUME	\$41,203,490	\$33,227,026	-19.4%	\$7,123,000	\$6,309,000	-11.4%
	MEDIAN PRICE	\$500,000	\$490,000	-2.0%	\$530,000	\$512,500	-3.3%
	AVERAGE PRICE	\$490,518	\$488,633	-0.4%	\$547,923	\$525,750	-4.0%
	AVERAGE DOM	53	38	-28.3%	54	23	-57.4%
	% OF ASKING PRICE	105.4%	104.8%	-0.7%	105.8%	101.9%	-3.9%
Condo/Co-op/TH	CONTRACTS SIGNED	17	17	0.0%	2	1	-50.0%
	ACTIVE LISTINGS	15	18	20.0%	15	18	20.0%
	# OF SALES	18	14	-22.2%	3	2	-33.3%
	SALES VOLUME	\$3,919,448	\$2,767,500	-29.4%	\$570,000	\$417,000	-26.8%
	MEDIAN PRICE	\$203,750	\$207,250	1.7%	\$190,000	\$208,500	9.7%
	AVERAGE PRICE	\$217,747	\$197,679	-9.2%	\$190,000	\$208,500	9.7%
	AVERAGE DOM	96	101	5.2%	44	94	113.6%
	% OF ASKING PRICE	95.6%	97.9%	2.3%	98.9%	99.6%	0.7%

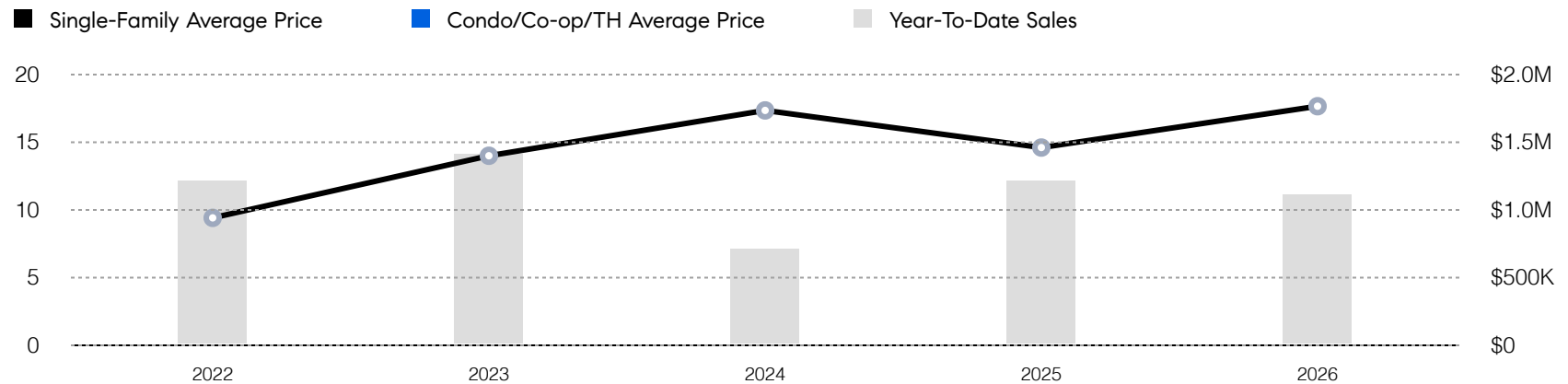
Historic Sales Trends



Essex Fells

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	20	13	-35.0%	4	3	-25.0%
	ACTIVE LISTINGS	5	4	-20.0%	5	4	-20.0%
	# OF SALES	12	11	-8.3%	0	2	0.0%
	SALES VOLUME	\$17,531,500	\$19,430,000	10.8%	-	\$4,850,000	-
	MEDIAN PRICE	\$1,533,750	\$1,595,000	4.0%	-	\$2,425,000	-
	AVERAGE PRICE	\$1,460,958	\$1,766,364	20.9%	-	\$2,425,000	-
	AVERAGE DOM	44	71	61.4%	-	87	-
	% OF ASKING PRICE	102.5%	100.7%	-1.8%	-	97.8%	-
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

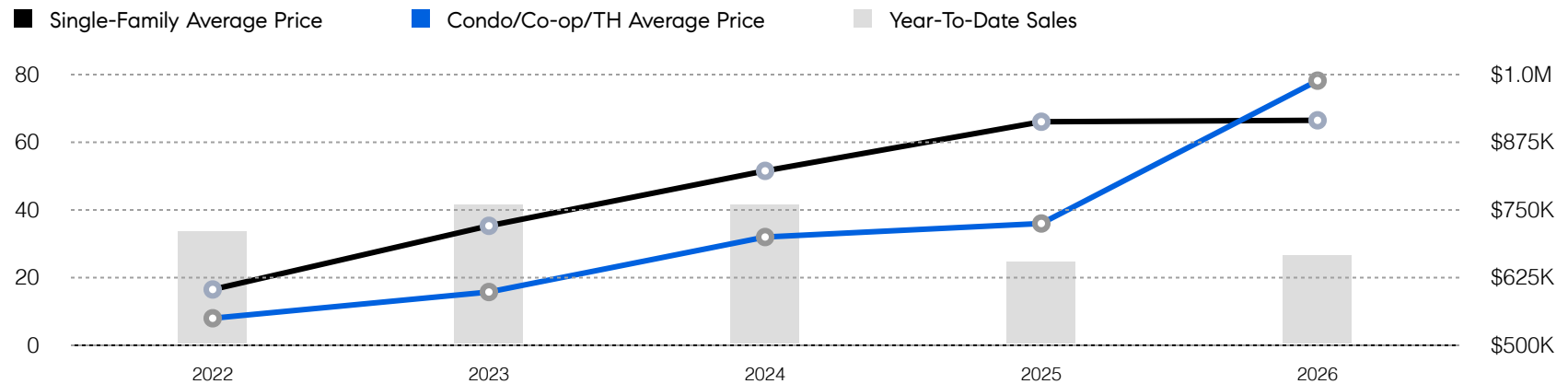
Historic Sales Trends



Fairfield

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	34	35	2.9%	13	6	-53.8%
	ACTIVE LISTINGS	16	8	-50.0%	16	8	-50.0%
	# OF SALES	22	25	13.6%	4	6	50.0%
	SALES VOLUME	\$20,084,000	\$22,889,259	14.0%	\$3,152,000	\$5,049,000	60.2%
	MEDIAN PRICE	\$807,500	\$875,000	8.4%	\$762,500	\$874,500	14.7%
	AVERAGE PRICE	\$912,909	\$915,570	0.3%	\$788,000	\$841,500	6.8%
	AVERAGE DOM	19	23	21.1%	9	23	155.6%
	% OF ASKING PRICE	105.3%	105.2%	-0.1%	107.4%	105.5%	-1.9%
Condo/Co-op/TH	CONTRACTS SIGNED	4	2	-50.0%	1	0	0.0%
	ACTIVE LISTINGS	3	0	0.0%	3	0	0.0%
	# OF SALES	2	1	-50.0%	1	0	0.0%
	SALES VOLUME	\$1,450,000	\$988,800	-31.8%	\$550,000	-	-
	MEDIAN PRICE	\$725,000	\$988,800	36.4%	\$550,000	-	-
	AVERAGE PRICE	\$725,000	\$988,800	36.4%	\$550,000	-	-
	AVERAGE DOM	17	15	-11.8%	11	-	-
	% OF ASKING PRICE	97.5%	101.4%	3.9%	100.2%	-	-

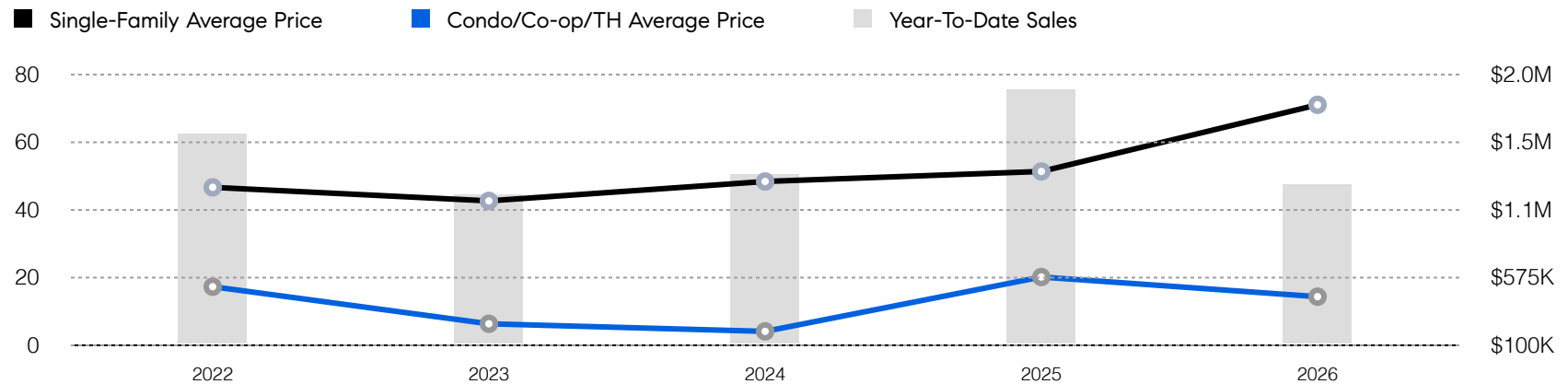
Historic Sales Trends



Glen Ridge

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	66	47	-28.8%	7	6	-14.3%
	ACTIVE LISTINGS	4	1	-75.0%	4	1	-75.0%
	# OF SALES	63	40	-36.5%	18	10	-44.4%
	SALES VOLUME	\$83,172,987	\$71,519,264	-14.0%	\$24,271,999	\$16,269,776	-33.0%
	MEDIAN PRICE	\$1,265,000	\$1,495,000	18.2%	\$1,320,250	\$1,422,500	7.7%
	AVERAGE PRICE	\$1,320,206	\$1,787,982	35.4%	\$1,348,444	\$1,626,978	20.7%
	AVERAGE DOM	24	14	-41.7%	20	13	-35.0%
	% OF ASKING PRICE	127.7%	132.1%	4.4%	126.7%	132.7%	6.1%
Condo/Co-op/TH	CONTRACTS SIGNED	13	8	-38.5%	3	0	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	12	7	-41.7%	4	1	-75.0%
	SALES VOLUME	\$6,953,000	\$3,090,000	-55.6%	\$2,507,000	\$915,000	-63.5%
	MEDIAN PRICE	\$469,000	\$365,000	-22.2%	\$516,000	\$915,000	77.3%
	AVERAGE PRICE	\$579,417	\$441,429	-23.8%	\$626,750	\$915,000	46.0%
	AVERAGE DOM	22	20	-9.1%	13	15	15.4%
	% OF ASKING PRICE	116.2%	106.0%	-10.3%	118.1%	114.5%	-3.6%

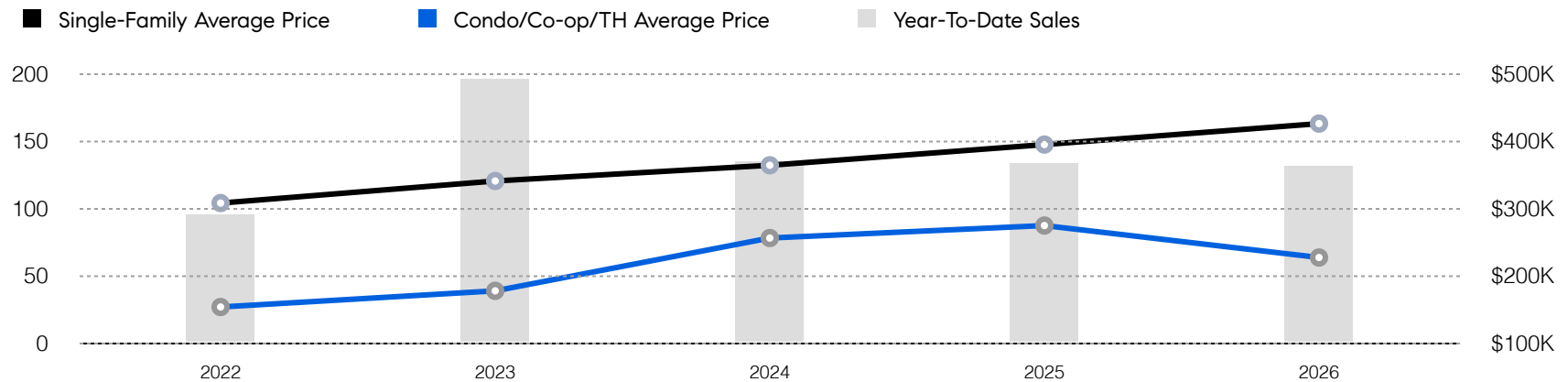
Historic Sales Trends



Irvington

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	119	120	0.8%	16	16	0.0%
	ACTIVE LISTINGS	70	63	-10.0%	70	63	-10.0%
	# OF SALES	122	122	0.0%	17	21	23.5%
	SALES VOLUME	\$48,250,600	\$52,046,600	7.9%	\$6,818,998	\$8,693,000	27.5%
	MEDIAN PRICE	\$390,000	\$447,500	14.7%	\$424,000	\$430,000	1.4%
	AVERAGE PRICE	\$395,497	\$426,611	7.9%	\$401,118	\$413,952	3.2%
	AVERAGE DOM	57	43	-24.6%	73	29	-60.3%
	% OF ASKING PRICE	105.9%	105.4%	-0.5%	106.7%	108.7%	2.0%
Condo/Co-op/TH	CONTRACTS SIGNED	7	10	42.9%	0	1	0.0%
	ACTIVE LISTINGS	3	6	100.0%	3	6	100.0%
	# OF SALES	10	8	-20.0%	3	2	-33.3%
	SALES VOLUME	\$2,752,000	\$1,822,000	-33.8%	\$829,000	\$450,000	-45.7%
	MEDIAN PRICE	\$280,000	\$220,000	-21.4%	\$315,000	\$225,000	-28.6%
	AVERAGE PRICE	\$275,200	\$227,750	-17.2%	\$276,333	\$225,000	-18.6%
	AVERAGE DOM	28	40	42.9%	17	25	47.1%
	% OF ASKING PRICE	99.8%	95.0%	-4.7%	97.6%	86.1%	-11.5%

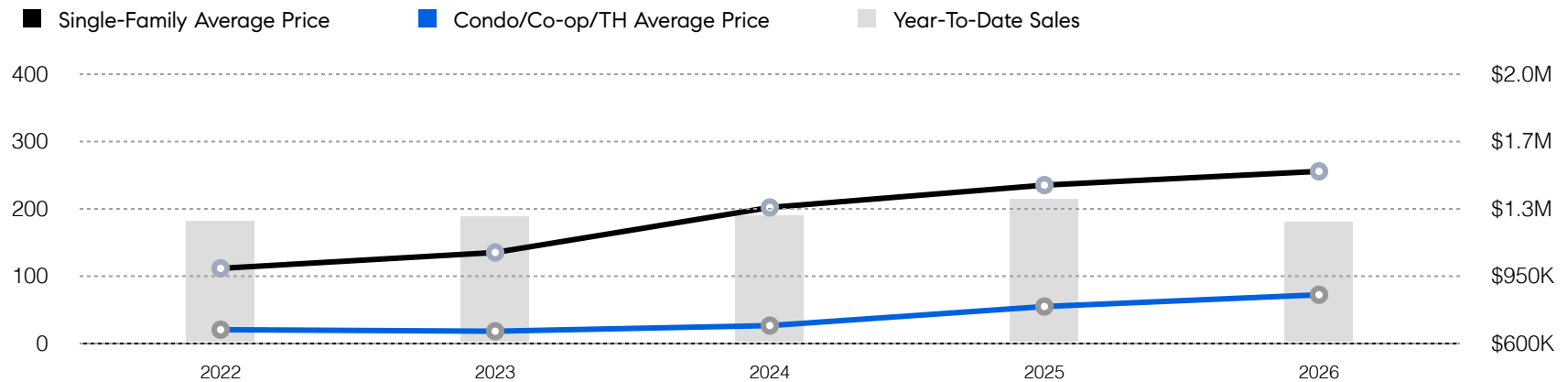
Historic Sales Trends



Livingston

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	197	170	-13.7%	28	30	7.1%
	ACTIVE LISTINGS	55	76	38.2%	55	76	38.2%
	# OF SALES	182	157	-13.7%	39	30	-23.1%
	SALES VOLUME	\$259,050,210	\$234,728,233	-9.4%	\$56,946,250	\$46,133,000	-19.0%
	MEDIAN PRICE	\$1,287,500	\$1,360,000	5.6%	\$1,200,000	\$1,330,000	10.8%
	AVERAGE PRICE	\$1,423,353	\$1,495,084	5.0%	\$1,460,160	\$1,537,767	5.3%
	AVERAGE DOM	23	28	21.7%	19	29	52.6%
	% OF ASKING PRICE	107.6%	104.1%	-3.6%	108.4%	105.6%	-2.8%
Condo/Co-op/TH	CONTRACTS SIGNED	34	22	-35.3%	7	3	-57.1%
	ACTIVE LISTINGS	6	6	0.0%	6	6	0.0%
	# OF SALES	29	20	-31.0%	5	4	-20.0%
	SALES VOLUME	\$22,977,000	\$17,066,998	-25.7%	\$3,970,000	\$3,184,999	-19.8%
	MEDIAN PRICE	\$830,000	\$856,500	3.2%	\$830,000	\$811,500	-2.2%
	AVERAGE PRICE	\$792,310	\$853,350	7.7%	\$794,000	\$796,250	0.3%
	AVERAGE DOM	28	20	-28.6%	34	12	-64.7%
	% OF ASKING PRICE	101.6%	101.9%	0.3%	100.7%	104.3%	3.6%

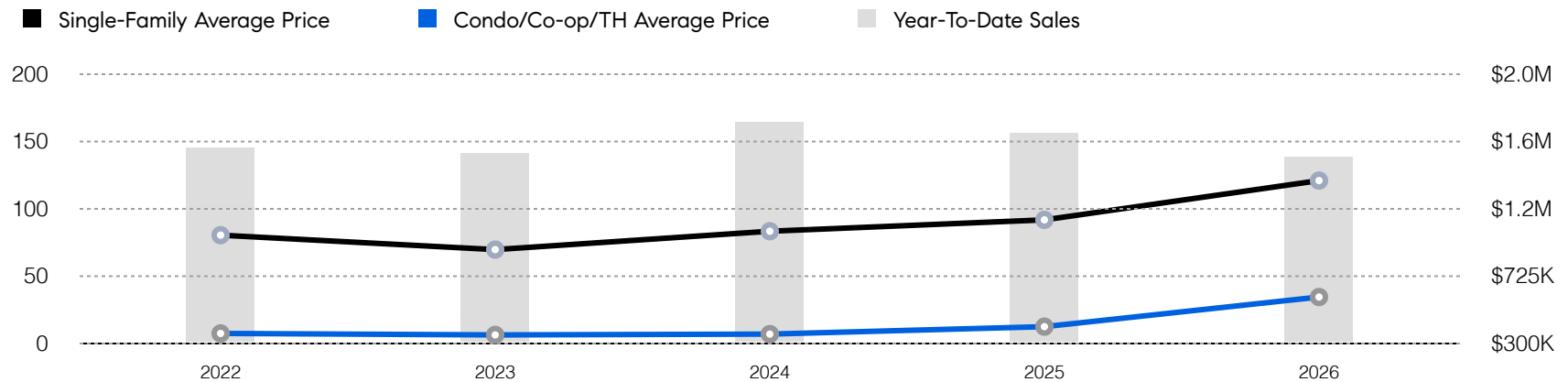
Historic Sales Trends



Maplewood

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	153	143	-6.5%	20	16	-20.0%
	ACTIVE LISTINGS	26	14	-46.2%	26	14	-46.2%
	# OF SALES	139	125	-10.1%	30	29	-3.3%
	SALES VOLUME	\$150,200,520	\$166,059,912	10.6%	\$27,569,430	\$40,443,519	46.7%
	MEDIAN PRICE	\$1,025,000	\$1,250,000	22.0%	\$905,000	\$1,351,000	49.3%
	AVERAGE PRICE	\$1,080,579	\$1,328,479	22.9%	\$918,981	\$1,394,604	51.8%
	AVERAGE DOM	16	16	0.0%	18	20	11.1%
	% OF ASKING PRICE	114.1%	118.3%	4.2%	111.8%	119.7%	8.0%
Condo/Co-op/TH	CONTRACTS SIGNED	11	16	45.5%	0	4	0.0%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	16	12	-25.0%	3	3	0.0%
	SALES VOLUME	\$6,502,650	\$7,121,000	9.5%	\$1,108,000	\$1,815,000	63.8%
	MEDIAN PRICE	\$381,825	\$413,500	8.3%	\$328,000	\$420,000	28.0%
	AVERAGE PRICE	\$406,416	\$593,417	46.0%	\$369,333	\$605,000	63.8%
	AVERAGE DOM	38	25	-34.2%	12	19	58.3%
	% OF ASKING PRICE	104.7%	102.2%	-2.5%	103.4%	102.2%	-1.2%

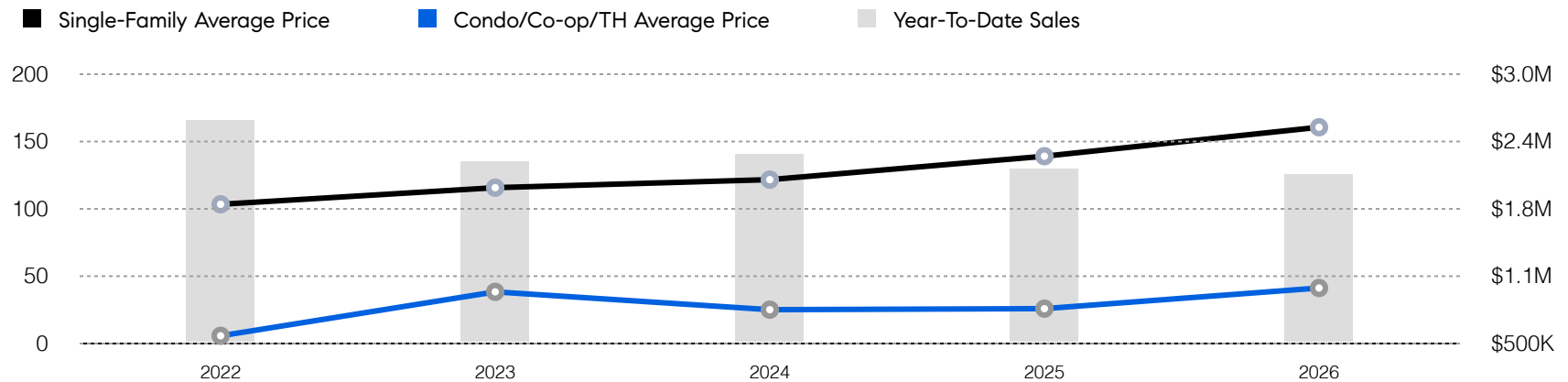
Historic Sales Trends



Millburn

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	140	142	1.4%	18	16	-11.1%
	ACTIVE LISTINGS	35	33	-5.7%	35	33	-5.7%
	# OF SALES	119	118	-0.8%	33	25	-24.2%
	SALES VOLUME	\$266,400,249	\$295,890,884	11.1%	\$74,387,450	\$61,241,170	-17.7%
	MEDIAN PRICE	\$1,999,000	\$2,244,000	12.3%	\$2,100,000	\$2,425,000	15.5%
	AVERAGE PRICE	\$2,238,658	\$2,507,550	12.0%	\$2,254,165	\$2,449,647	8.7%
	AVERAGE DOM	23	22	-4.3%	21	16	-23.8%
	% OF ASKING PRICE	106.5%	105.9%	-0.6%	106.1%	107.5%	1.4%
Condo/Co-op/TH	CONTRACTS SIGNED	8	6	-25.0%	2	0	0.0%
	ACTIVE LISTINGS	5	9	80.0%	5	9	80.0%
	# OF SALES	9	6	-33.3%	1	1	0.0%
	SALES VOLUME	\$7,414,000	\$6,092,000	-17.8%	\$1,200,000	\$1,470,000	22.5%
	MEDIAN PRICE	\$860,000	\$975,000	13.4%	\$1,200,000	\$1,470,000	22.5%
	AVERAGE PRICE	\$823,778	\$1,015,333	23.3%	\$1,200,000	\$1,470,000	22.5%
	AVERAGE DOM	31	22	-29.0%	9	13	44.4%
	% OF ASKING PRICE	99.5%	102.2%	2.6%	104.3%	105.2%	0.8%

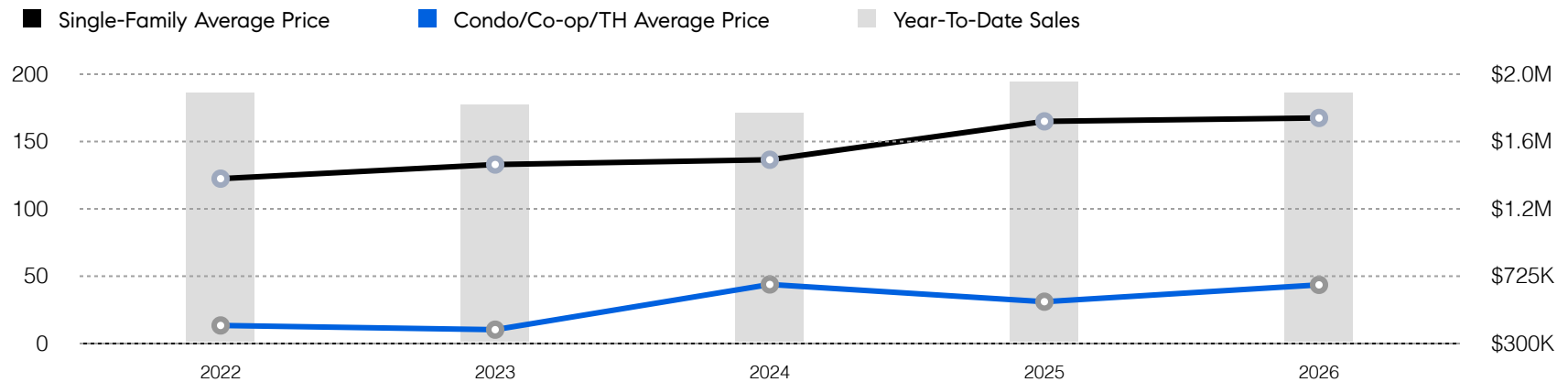
Historic Sales Trends



Montclair

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	175	175	0.0%	17	25	47.1%
	ACTIVE LISTINGS	24	22	-8.3%	24	22	-8.3%
	# OF SALES	158	146	-7.6%	39	36	-7.7%
	SALES VOLUME	\$268,967,377	\$251,670,677	-6.4%	\$69,795,878	\$67,385,749	-3.5%
	MEDIAN PRICE	\$1,560,254	\$1,512,500	-3.1%	\$1,525,000	\$1,605,375	5.3%
	AVERAGE PRICE	\$1,702,325	\$1,723,772	1.3%	\$1,789,638	\$1,871,826	4.6%
	AVERAGE DOM	21	19	-9.5%	17	19	11.8%
	% OF ASKING PRICE	125.2%	127.0%	1.9%	123.7%	125.3%	1.6%
Condo/Co-op/TH	CONTRACTS SIGNED	43	43	0.0%	12	4	-66.7%
	ACTIVE LISTINGS	10	6	-40.0%	10	6	-40.0%
	# OF SALES	35	39	11.4%	5	9	80.0%
	SALES VOLUME	\$19,736,578	\$26,138,600	32.4%	\$3,288,999	\$5,162,500	57.0%
	MEDIAN PRICE	\$470,000	\$560,000	19.1%	\$525,000	\$560,000	6.7%
	AVERAGE PRICE	\$563,902	\$670,221	18.9%	\$657,800	\$573,611	-12.8%
	AVERAGE DOM	19	28	47.4%	16	25	56.3%
	% OF ASKING PRICE	116.9%	108.5%	-8.4%	109.2%	104.2%	-5.0%

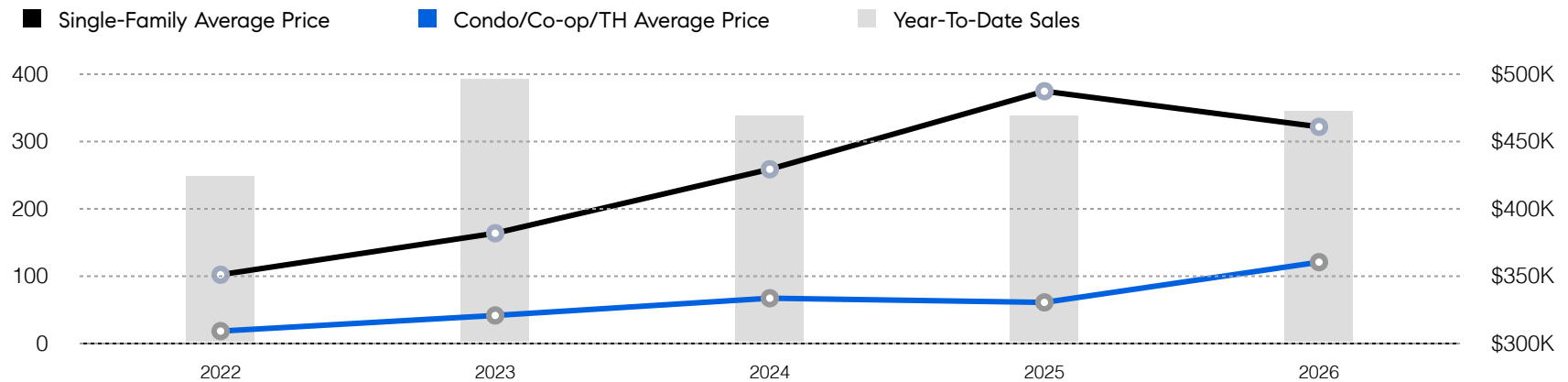
Historic Sales Trends



Newark

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	251	312	24.3%	45	57	26.7%
	ACTIVE LISTINGS	229	171	-25.3%	229	171	-25.3%
	# OF SALES	234	253	8.1%	27	44	63.0%
	SALES VOLUME	\$114,042,350	\$116,613,000	2.3%	\$12,541,149	\$19,267,000	53.6%
	MEDIAN PRICE	\$445,000	\$457,000	2.7%	\$450,000	\$425,000	-5.6%
	AVERAGE PRICE	\$487,360	\$460,921	-5.4%	\$464,487	\$437,886	-5.7%
	AVERAGE DOM	52	48	-7.7%	47	47	0.0%
	% OF ASKING PRICE	109.1%	217495.5%	217,386.4%	105.2%	109.9%	4.7%
Condo/Co-op/TH	CONTRACTS SIGNED	117	108	-7.7%	29	27	-6.9%
	ACTIVE LISTINGS	73	69	-5.5%	73	69	-5.5%
	# OF SALES	102	89	-12.7%	18	20	11.1%
	SALES VOLUME	\$33,714,800	\$32,077,609	-4.9%	\$5,478,400	\$7,257,500	32.5%
	MEDIAN PRICE	\$335,500	\$360,000	7.3%	\$292,500	\$335,000	14.5%
	AVERAGE PRICE	\$330,537	\$360,423	9.0%	\$304,356	\$362,875	19.2%
	AVERAGE DOM	40	56	40.0%	48	96	100.0%
	% OF ASKING PRICE	101.0%	102.0%	1.0%	96.8%	100.6%	3.8%

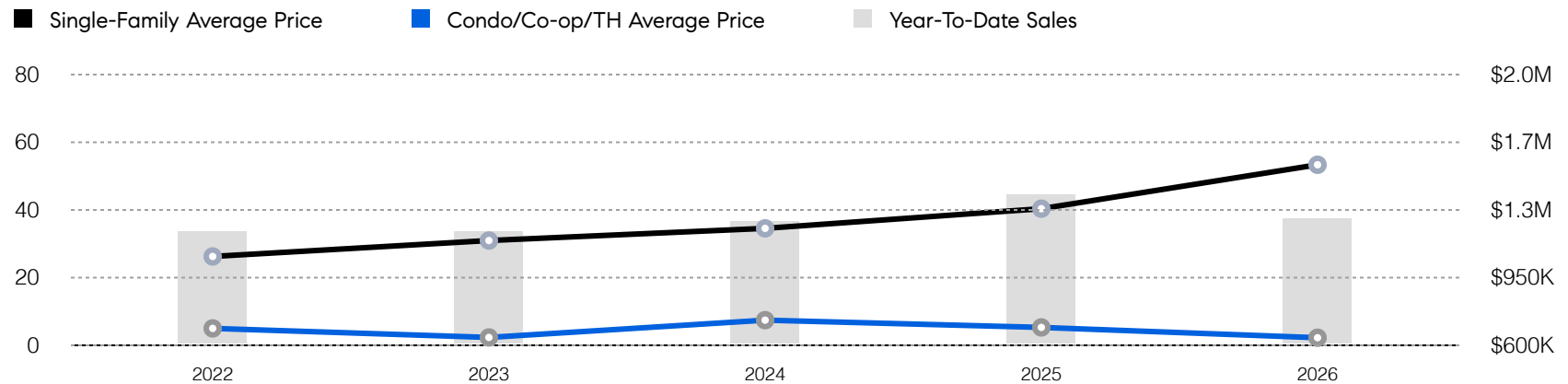
Historic Sales Trends



North Caldwell

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	44	36	-18.2%	5	11	120.0%
	ACTIVE LISTINGS	14	5	-64.3%	14	5	-64.3%
	# OF SALES	39	30	-23.1%	7	6	-14.3%
	SALES VOLUME	\$50,951,518	\$46,009,813	-9.7%	\$8,511,000	\$9,072,313	6.6%
	MEDIAN PRICE	\$1,250,000	\$1,302,907	4.2%	\$1,205,000	\$1,345,407	11.7%
	AVERAGE PRICE	\$1,306,449	\$1,533,660	17.4%	\$1,215,857	\$1,512,052	24.4%
	AVERAGE DOM	24	29	20.8%	34	38	11.8%
	% OF ASKING PRICE	107.0%	106.2%	-0.9%	102.0%	102.5%	0.4%
Condo/Co-op/TH	CONTRACTS SIGNED	5	6	20.0%	1	0	0.0%
	ACTIVE LISTINGS	2	0	0.0%	2	0	0.0%
	# OF SALES	5	7	40.0%	1	1	0.0%
	SALES VOLUME	\$3,463,000	\$4,475,000	29.2%	\$758,000	\$620,000	-18.2%
	MEDIAN PRICE	\$685,000	\$620,000	-9.5%	\$758,000	\$620,000	-18.2%
	AVERAGE PRICE	\$692,600	\$639,286	-7.7%	\$758,000	\$620,000	-18.2%
	AVERAGE DOM	18	21	16.7%	20	29	45.0%
	% OF ASKING PRICE	107.1%	107.5%	0.4%	113.1%	105.1%	-8.0%

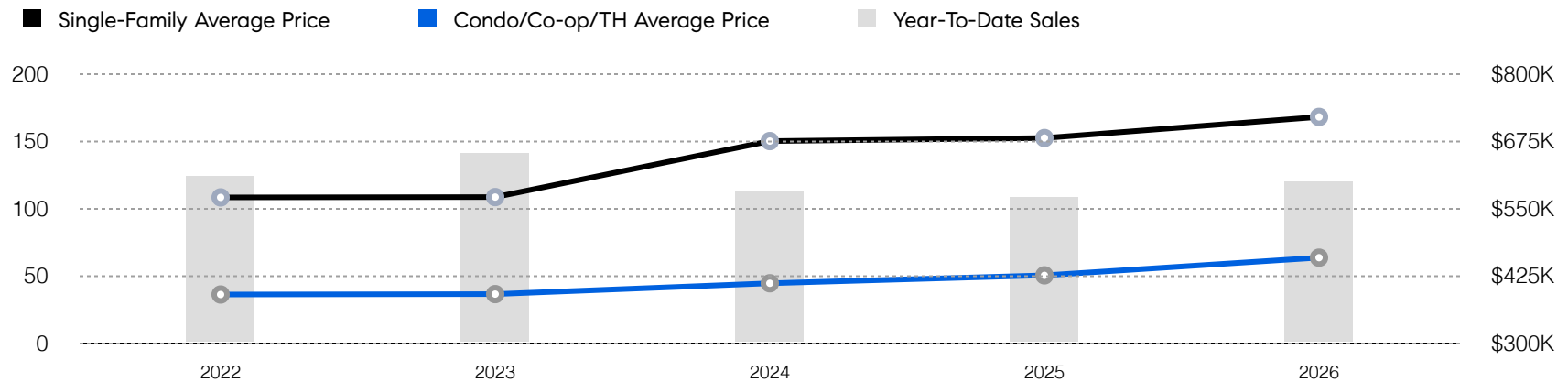
Historic Sales Trends



Nutley

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	105	98	-6.7%	23	14	-39.1%
	ACTIVE LISTINGS	31	28	-9.7%	31	28	-9.7%
	# OF SALES	85	92	8.2%	18	22	22.2%
	SALES VOLUME	\$57,926,449	\$66,302,999	14.5%	\$12,246,900	\$15,542,500	26.9%
	MEDIAN PRICE	\$655,000	\$710,000	8.4%	\$657,450	\$687,500	4.6%
	AVERAGE PRICE	\$681,488	\$720,685	5.8%	\$680,383	\$706,477	3.8%
	AVERAGE DOM	34	28	-17.6%	31	18	-41.9%
	% OF ASKING PRICE	104.5%	106.1%	1.6%	102.4%	104.1%	1.7%
Condo/Co-op/TH	CONTRACTS SIGNED	36	31	-13.9%	9	7	-22.2%
	ACTIVE LISTINGS	14	2	-85.7%	14	2	-85.7%
	# OF SALES	22	27	22.7%	6	3	-50.0%
	SALES VOLUME	\$9,384,500	\$12,402,850	32.2%	\$2,914,000	\$1,689,500	-42.0%
	MEDIAN PRICE	\$368,750	\$417,000	13.1%	\$485,500	\$657,500	35.4%
	AVERAGE PRICE	\$426,568	\$459,365	7.7%	\$485,667	\$563,167	16.0%
	AVERAGE DOM	27	37	37.0%	18	46	155.6%
	% OF ASKING PRICE	103.3%	101.4%	-1.9%	103.7%	99.4%	-4.3%

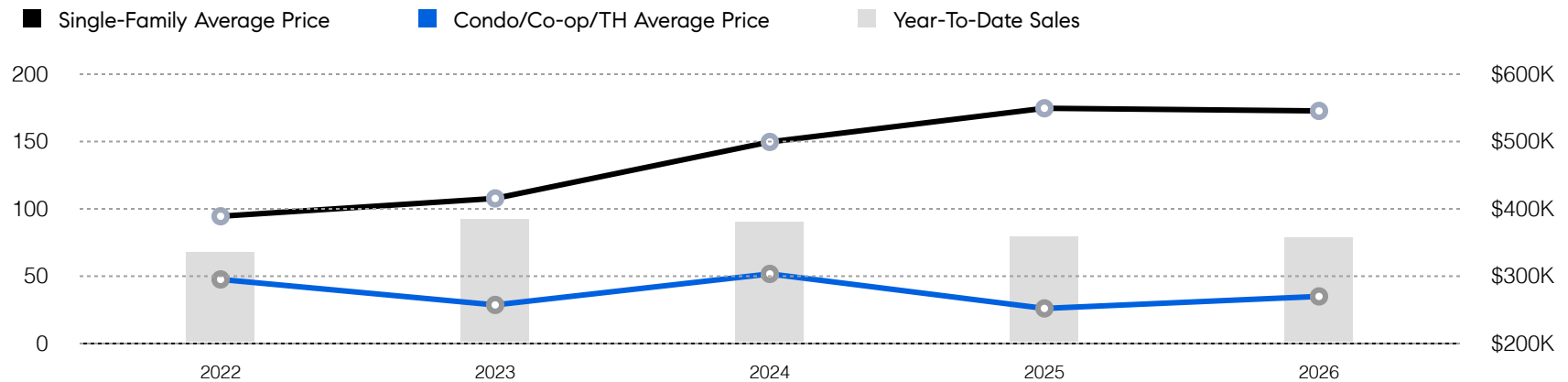
Historic Sales Trends



Orange

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	54	78	44.4%	10	12	20.0%
	ACTIVE LISTINGS	33	59	78.8%	33	59	78.8%
	# OF SALES	62	73	17.7%	12	21	75.0%
	SALES VOLUME	\$34,063,050	\$39,820,400	16.9%	\$7,199,900	\$11,347,000	57.6%
	MEDIAN PRICE	\$507,000	\$500,000	-1.4%	\$620,000	\$565,000	-8.9%
	AVERAGE PRICE	\$549,404	\$545,485	-0.7%	\$599,992	\$540,333	-9.9%
	AVERAGE DOM	52	58	11.5%	36	51	41.7%
	% OF ASKING PRICE	104.7%	101.2%	-3.5%	108.1%	103.0%	-5.1%
Condo/Co-op/TH	CONTRACTS SIGNED	18	11	-38.9%	3	3	0.0%
	ACTIVE LISTINGS	9	19	111.1%	9	19	111.1%
	# OF SALES	16	4	-75.0%	7	0	0.0%
	SALES VOLUME	\$4,034,000	\$1,079,800	-73.2%	\$1,694,000	-	-
	MEDIAN PRICE	\$241,000	\$269,950	12.0%	\$192,000	-	-
	AVERAGE PRICE	\$252,125	\$269,950	7.1%	\$242,000	-	-
	AVERAGE DOM	59	50	-15.3%	49	-	-
	% OF ASKING PRICE	104.6%	97.6%	-7.0%	103.7%	-	-

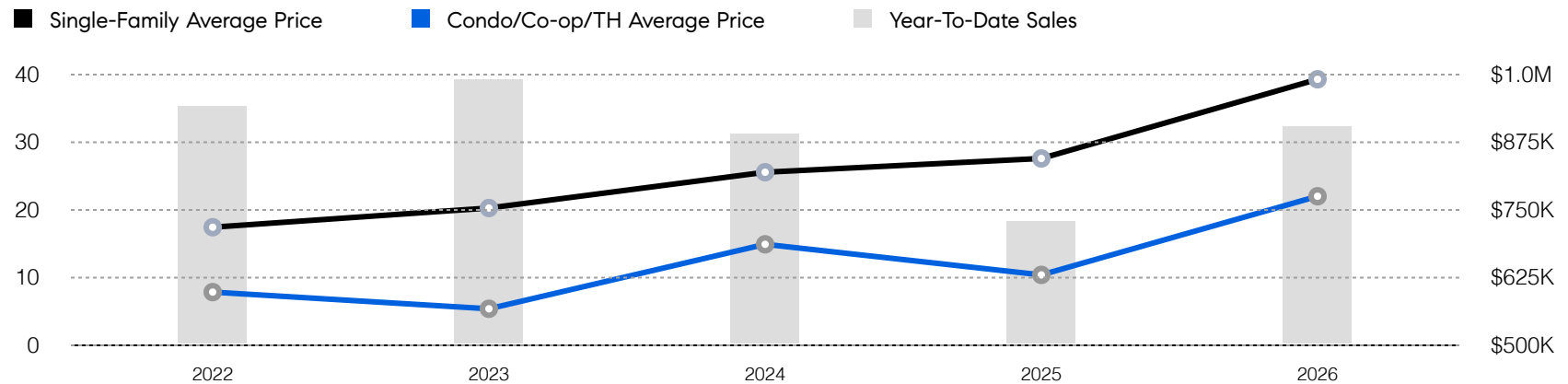
Historic Sales Trends



Roseland

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	12	28	133.3%	2	7	250.0%
	ACTIVE LISTINGS	14	8	-42.9%	14	8	-42.9%
	# OF SALES	11	22	100.0%	3	5	66.7%
	SALES VOLUME	\$9,295,999	\$21,809,600	134.6%	\$2,678,000	\$4,445,000	66.0%
	MEDIAN PRICE	\$760,000	\$867,500	14.1%	\$919,000	\$835,000	-9.1%
	AVERAGE PRICE	\$845,091	\$991,345	17.3%	\$892,667	\$889,000	-0.4%
	AVERAGE DOM	27	39	44.4%	42	10	-76.2%
	% OF ASKING PRICE	106.0%	106.3%	0.3%	103.5%	113.4%	9.9%
Condo/Co-op/TH	CONTRACTS SIGNED	7	10	42.9%	0	1	0.0%
	ACTIVE LISTINGS	0	3	0.0%	0	3	0.0%
	# OF SALES	7	10	42.9%	1	2	100.0%
	SALES VOLUME	\$4,410,492	\$7,753,000	75.8%	\$183,492	\$1,495,000	714.7%
	MEDIAN PRICE	\$616,000	\$720,000	16.9%	\$183,492	\$747,500	307.4%
	AVERAGE PRICE	\$630,070	\$775,300	23.0%	\$183,492	\$747,500	307.4%
	AVERAGE DOM	24	28	16.7%	68	8	-88.2%
	% OF ASKING PRICE	105.2%	102.9%	-2.3%	100.0%	102.9%	2.9%

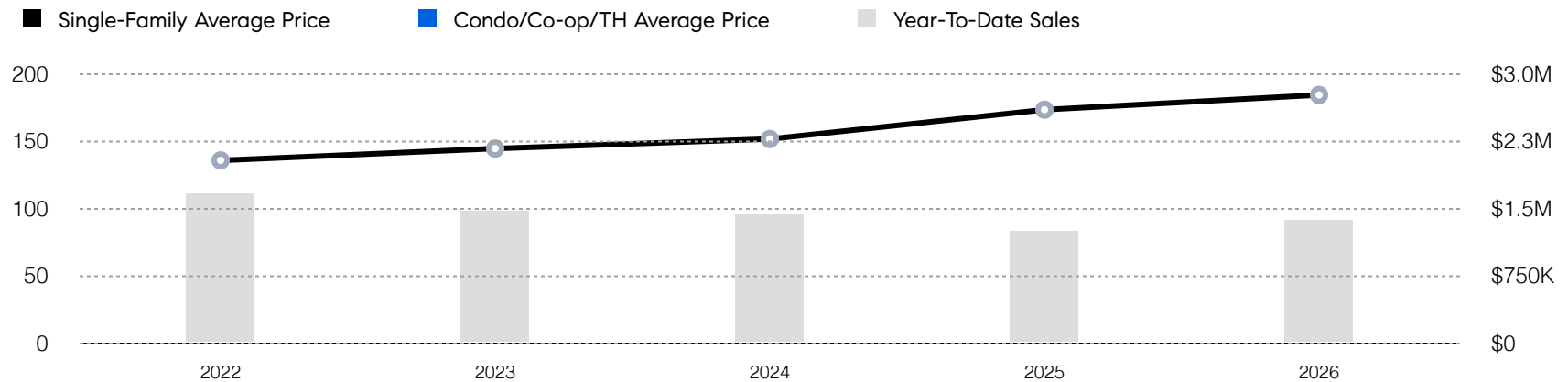
Historic Sales Trends



Short Hills

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	92	107	16.3%	12	13	8.3%
	ACTIVE LISTINGS	27	25	-7.4%	27	25	-7.4%
	# OF SALES	82	89	8.5%	22	20	-9.1%
	SALES VOLUME	\$213,564,249	\$246,432,998	15.4%	\$58,406,450	\$51,323,171	-12.1%
	MEDIAN PRICE	\$2,360,000	\$2,500,000	5.9%	\$2,304,375	\$2,461,500	6.8%
	AVERAGE PRICE	\$2,604,442	\$2,768,910	6.3%	\$2,654,839	\$2,566,159	-3.3%
	AVERAGE DOM	26	22	-15.4%	23	17	-26.1%
	% OF ASKING PRICE	105.6%	105.4%	-0.2%	106.0%	106.3%	0.3%
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%	-	-	-	-

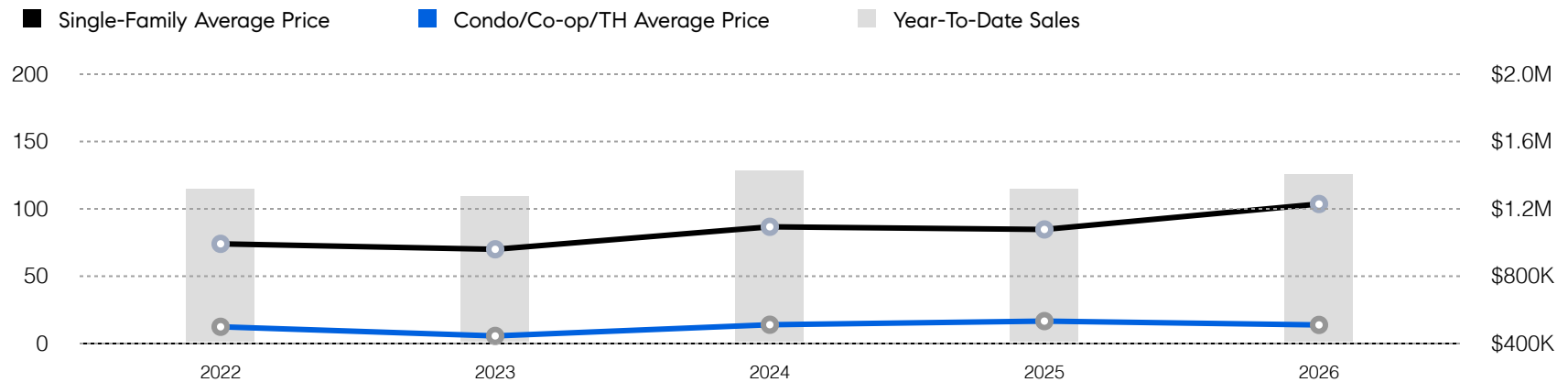
Historic Sales Trends



South Orange

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	108	133	23.1%	16	22	37.5%
	ACTIVE LISTINGS	29	20	-31.0%	29	20	-31.0%
	# OF SALES	97	106	9.3%	13	25	92.3%
	SALES VOLUME	\$104,535,627	\$130,263,221	24.6%	\$14,040,032	\$29,923,998	113.1%
	MEDIAN PRICE	\$1,052,000	\$1,172,500	11.5%	\$950,000	\$1,160,000	22.1%
	AVERAGE PRICE	\$1,077,687	\$1,228,898	14.0%	\$1,080,002	\$1,196,960	10.8%
	AVERAGE DOM	20	22	10.0%	19	21	10.5%
	% OF ASKING PRICE	112.3%	114.6%	2.3%	111.5%	116.2%	4.6%
Condo/Co-op/TH	CONTRACTS SIGNED	19	20	5.3%	1	2	100.0%
	ACTIVE LISTINGS	7	2	-71.4%	7	2	-71.4%
	# OF SALES	16	18	12.5%	2	3	50.0%
	SALES VOLUME	\$8,530,500	\$9,188,750	7.7%	\$940,000	\$1,635,000	73.9%
	MEDIAN PRICE	\$458,000	\$510,000	11.4%	\$470,000	\$580,000	23.4%
	AVERAGE PRICE	\$533,156	\$510,486	-4.3%	\$470,000	\$545,000	16.0%
	AVERAGE DOM	36	37	2.8%	23	14	-39.1%
	% OF ASKING PRICE	104.6%	105.3%	0.7%	95.7%	106.4%	10.7%

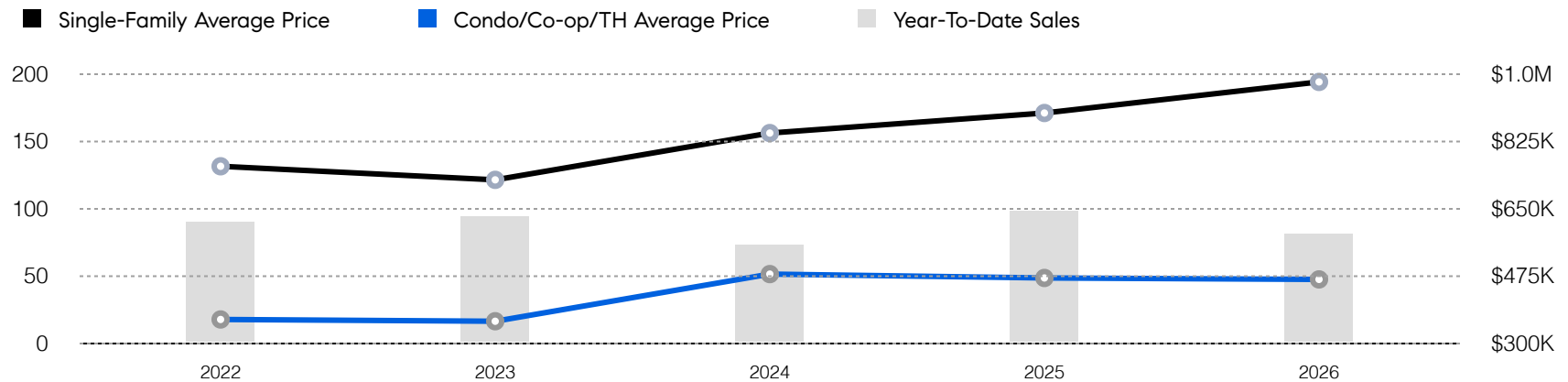
Historic Sales Trends



Verona

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	74	56	-24.3%	18	11	-38.9%
	ACTIVE LISTINGS	10	8	-20.0%	10	8	-20.0%
	# OF SALES	62	47	-24.2%	16	11	-31.2%
	SALES VOLUME	\$55,746,780	\$46,056,801	-17.4%	\$15,001,500	\$11,244,000	-25.0%
	MEDIAN PRICE	\$852,500	\$875,000	2.6%	\$887,500	\$915,000	3.1%
	AVERAGE PRICE	\$899,142	\$979,932	9.0%	\$937,594	\$1,022,182	9.0%
	AVERAGE DOM	21	36	71.4%	18	17	-5.6%
	% OF ASKING PRICE	117.2%	115.9%	-1.2%	116.0%	119.3%	3.3%
Condo/Co-op/TH	CONTRACTS SIGNED	38	31	-18.4%	5	5	0.0%
	ACTIVE LISTINGS	17	15	-11.8%	17	15	-11.8%
	# OF SALES	35	33	-5.7%	6	6	0.0%
	SALES VOLUME	\$16,463,882	\$15,398,900	-6.5%	\$2,723,890	\$2,525,000	-7.3%
	MEDIAN PRICE	\$358,000	\$405,000	13.1%	\$346,500	\$417,500	20.5%
	AVERAGE PRICE	\$470,397	\$466,633	-0.8%	\$453,982	\$420,833	-7.3%
	AVERAGE DOM	49	38	-22.4%	64	40	-37.5%
	% OF ASKING PRICE	101.3%	101.2%	-0.1%	101.2%	97.6%	-3.6%

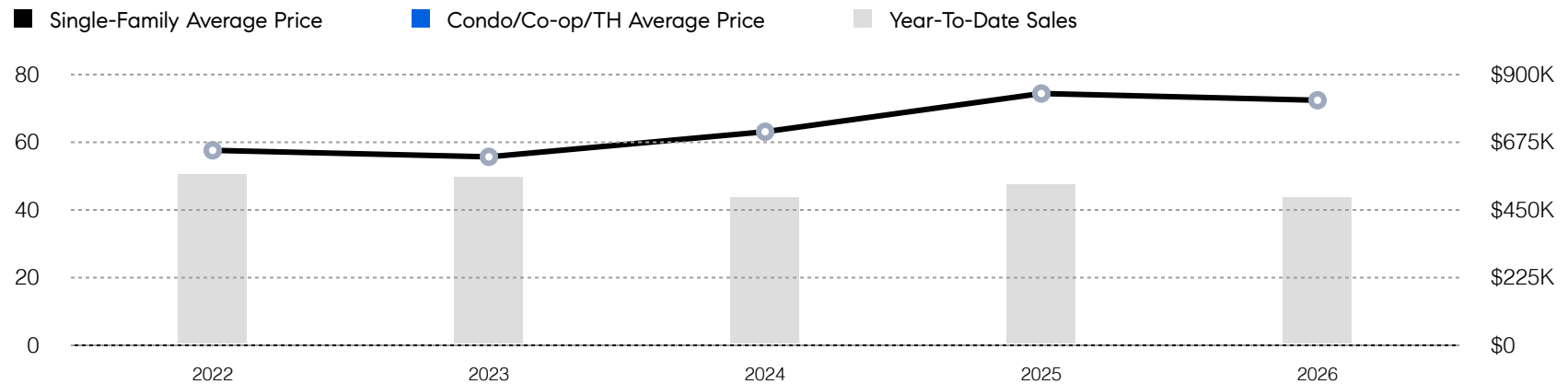
Historic Sales Trends



West Caldwell

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	46	42	-8.7%	4	3	-25.0%
	ACTIVE LISTINGS	11	8	-27.3%	11	8	-27.3%
	# OF SALES	39	40	2.6%	5	6	20.0%
	SALES VOLUME	\$32,648,500	\$32,588,072	-0.2%	\$4,233,000	\$4,509,900	6.5%
	MEDIAN PRICE	\$810,000	\$747,500	-7.7%	\$884,000	\$627,500	-29.0%
	AVERAGE PRICE	\$837,141	\$814,702	-2.7%	\$846,600	\$751,650	-11.2%
	AVERAGE DOM	24	20	-16.7%	12	29	141.7%
	% OF ASKING PRICE	112.7%	109.9%	-2.8%	111.8%	103.4%	-8.4%
Condo/Co-op/TH	CONTRACTS SIGNED	9	4	-55.6%	2	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	8	3	-62.5%	1	1	0.0%
	SALES VOLUME	\$3,708,000	\$1,945,000	-47.5%	\$410,000	\$715,000	74.4%
	MEDIAN PRICE	\$422,500	\$715,000	69.2%	\$410,000	\$715,000	74.4%
	AVERAGE PRICE	\$463,500	\$648,333	39.9%	\$410,000	\$715,000	74.4%
	AVERAGE DOM	13	17	30.8%	16	23	43.8%
	% OF ASKING PRICE	108.2%	105.0%	-3.2%	103.3%	110.0%	6.7%

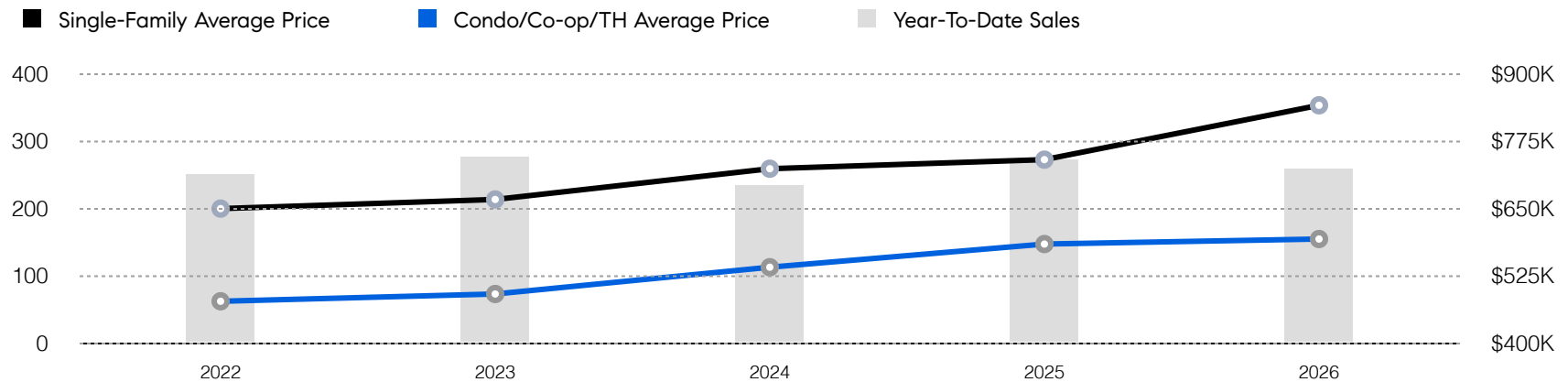
Historic Sales Trends



West Orange

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	212	227	7.1%	24	52	116.7%
	ACTIVE LISTINGS	70	56	-20.0%	70	56	-20.0%
	# OF SALES	200	181	-9.5%	40	37	-7.5%
	SALES VOLUME	\$148,275,792	\$152,451,403	2.8%	\$31,536,999	\$32,193,698	2.1%
	MEDIAN PRICE	\$700,500	\$760,000	8.5%	\$742,500	\$757,000	2.0%
	AVERAGE PRICE	\$741,379	\$842,273	13.6%	\$788,425	\$870,100	10.4%
	AVERAGE DOM	32	28	-12.5%	31	18	-41.9%
	% OF ASKING PRICE	109.4%	110.5%	1.0%	107.8%	115.2%	7.4%
Condo/Co-op/TH	CONTRACTS SIGNED	83	87	4.8%	16	13	-18.7%
	ACTIVE LISTINGS	11	13	18.2%	11	13	18.2%
	# OF SALES	70	75	7.1%	12	11	-8.3%
	SALES VOLUME	\$40,926,657	\$44,549,454	8.9%	\$7,347,800	\$6,773,000	-7.8%
	MEDIAN PRICE	\$573,000	\$590,000	3.0%	\$590,500	\$606,000	2.6%
	AVERAGE PRICE	\$584,667	\$593,993	1.6%	\$612,317	\$615,727	0.6%
	AVERAGE DOM	26	33	26.9%	34	49	44.1%
	% OF ASKING PRICE	108.1%	103.8%	-4.3%	107.1%	101.5%	-5.6%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 07/31/2025 vs. 01/01/2026 - 07/31/2026

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