



May 2026

# Essex County Market Report

COMPASS

# Essex County Overview

Year-To-Date Sales

**2,102**

-7.0% Year-To-Date  
25.7% Month-Over-Month

Year-To-Date Contracts

**2,863**

2.4% Year-To-Date  
17.3% Month-Over-Month

Single-Family  
Average Sale Price

**\$991K**

5.8% Year-To-Date  
10.9% Month-Over-Month

Condo/Co-op/Townhouse  
Average Sale Price

**\$603K**

23.5% Year-To-Date  
-45.3% Month-Over-Month

Average Days On Market

**30**

3.4% Year-To-Date  
-3.6% Month-Over-Month

Active Listings

**1,579**

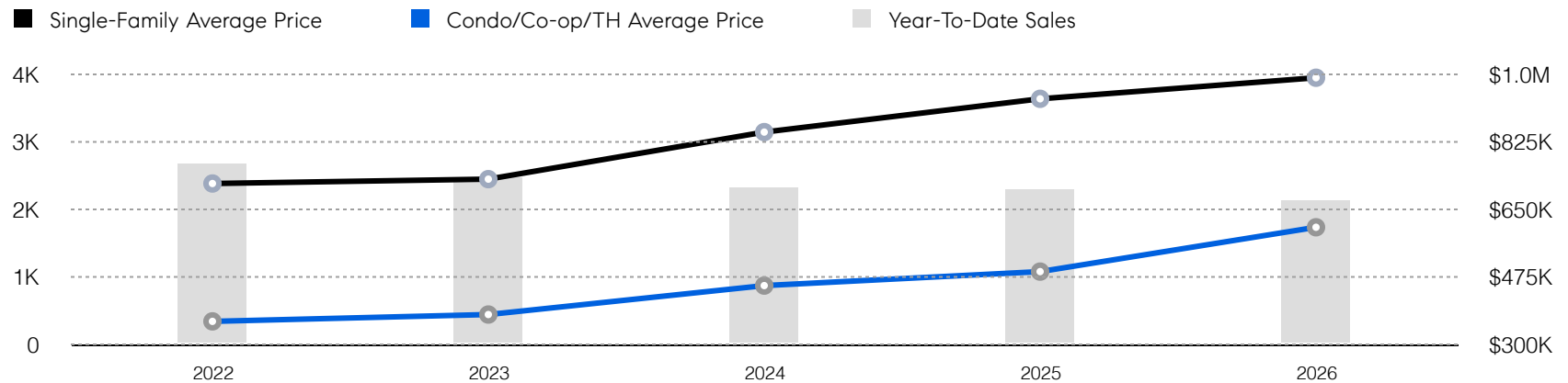
-3.5% Year-Over-Year  
-2.5% Month-Over-Month



# Essex County Overview

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	2,245	2,289	2.0%	647	682	5.4%
	ACTIVE LISTINGS	1,336	1,227	-8.2%	1,336	1,227	-8.2%
	# OF SALES	1,761	1,673	-5.0%	474	456	-3.8%
	SALES VOLUME	\$1,649,557,747	\$1,658,491,305	0.5%	\$478,658,081	\$494,977,963	3.4%
	MEDIAN PRICE	\$719,000	\$750,000	4.3%	\$825,000	\$850,000	3.0%
	AVERAGE PRICE	\$936,716	\$991,328	5.8%	\$1,009,827	\$1,085,478	7.5%
	AVERAGE DOM	35	34	-2.9%	27	28	3.7%
	% OF ASKING PRICE	110.6%	32984.9%	32,874.3%	114.6%	113.1%	-1.5%
Condo/Co-op/TH	CONTRACTS SIGNED	552	574	4.0%	134	137	2.2%
	ACTIVE LISTINGS	301	352	16.9%	301	352	16.9%
	# OF SALES	499	429	-14.0%	135	101	-25.2%
	SALES VOLUME	\$243,889,585	\$258,994,910	6.2%	\$68,351,772	\$50,994,150	-25.4%
	MEDIAN PRICE	\$415,000	\$415,000	-	\$454,000	\$455,000	0.2%
	AVERAGE PRICE	\$488,757	\$603,718	23.5%	\$506,309	\$504,893	-0.3%
	AVERAGE DOM	36	37	2.8%	29	33	13.8%
	% OF ASKING PRICE	105.5%	125.7%	20.2%	105.9%	104.6%	-1.3%

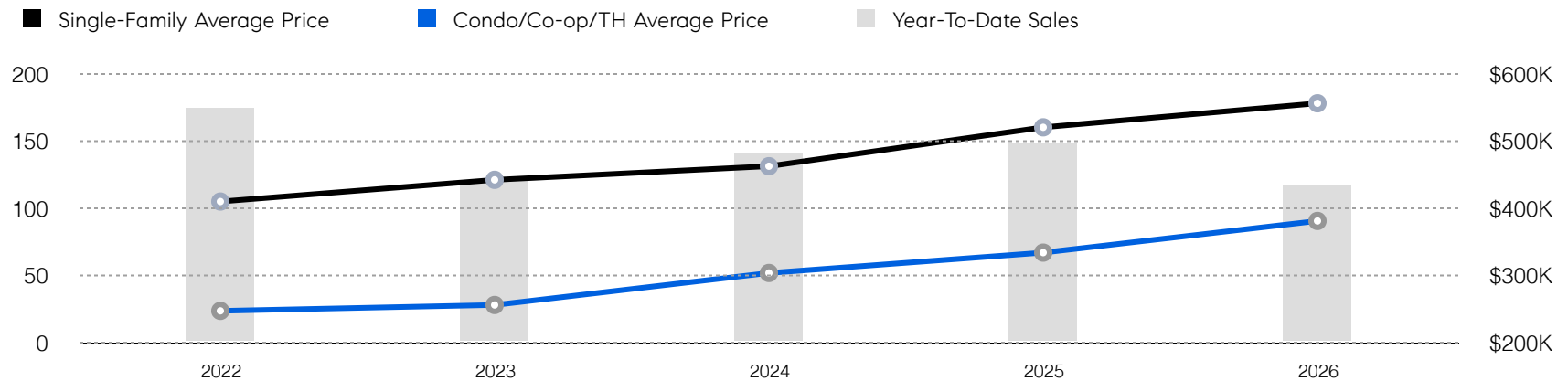
## Historic Sales Trends



# Belleville

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	118	108	-8.5%	36	32	-11.1%
	ACTIVE LISTINGS	57	56	-1.8%	57	56	-1.8%
	# OF SALES	103	82	-20.4%	35	18	-48.6%
	SALES VOLUME	\$53,621,708	\$45,624,000	-14.9%	\$19,000,838	\$10,399,000	-45.3%
	MEDIAN PRICE	\$520,000	\$557,625	7.2%	\$570,000	\$583,625	2.4%
	AVERAGE PRICE	\$520,599	\$556,390	6.9%	\$542,881	\$577,722	6.4%
	AVERAGE DOM	34	39	14.7%	20	27	35.0%
	% OF ASKING PRICE	105.0%	102.8%	-2.2%	107.1%	106.0%	-1.1%
Condo/Co-op/TH	CONTRACTS SIGNED	37	37	0.0%	10	6	-40.0%
	ACTIVE LISTINGS	19	25	31.6%	19	25	31.6%
	# OF SALES	44	33	-25.0%	9	8	-11.1%
	SALES VOLUME	\$14,696,500	\$12,579,000	-14.4%	\$3,139,500	\$3,275,000	4.3%
	MEDIAN PRICE	\$327,000	\$376,000	15.0%	\$330,000	\$500,000	51.5%
	AVERAGE PRICE	\$334,011	\$381,182	14.1%	\$348,833	\$409,375	17.4%
	AVERAGE DOM	44	46	4.5%	19	48	152.6%
	% OF ASKING PRICE	104.7%	102.3%	-2.4%	103.4%	102.1%	-1.3%

## Historic Sales Trends

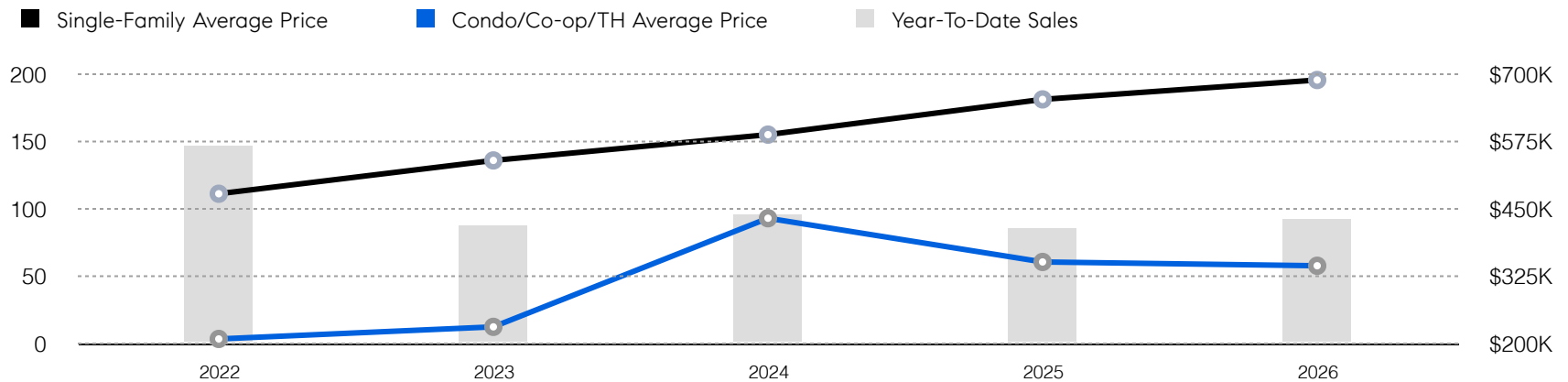


\* Line graphs may be hidden due to limited sales data

# Bloomfield

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	89	108	21.3%	30	37	23.3%
	ACTIVE LISTINGS	36	44	22.2%	36	44	22.2%
	# OF SALES	68	77	13.2%	19	19	0.0%
	SALES VOLUME	\$44,421,006	\$53,069,380	19.5%	\$12,000,500	\$14,262,714	18.9%
	MEDIAN PRICE	\$640,000	\$650,000	1.6%	\$637,500	\$670,000	5.1%
	AVERAGE PRICE	\$653,250	\$689,213	5.5%	\$631,605	\$750,669	18.9%
	AVERAGE DOM	27	37	37.0%	24	18	-25.0%
	% OF ASKING PRICE	110.3%	112.0%	1.7%	111.3%	116.9%	5.6%
Condo/Co-op/TH	CONTRACTS SIGNED	19	21	10.5%	8	5	-37.5%
	ACTIVE LISTINGS	7	13	85.7%	7	13	85.7%
	# OF SALES	16	14	-12.5%	6	2	-66.7%
	SALES VOLUME	\$5,622,900	\$4,821,423	-14.3%	\$1,956,000	\$847,500	-56.7%
	MEDIAN PRICE	\$292,500	\$313,750	7.3%	\$268,500	\$423,750	57.8%
	AVERAGE PRICE	\$351,431	\$344,387	-2.0%	\$326,000	\$423,750	30.0%
	AVERAGE DOM	41	41	0.0%	51	37	-27.5%
	% OF ASKING PRICE	105.5%	102.0%	-3.4%	103.2%	100.6%	-2.6%

## Historic Sales Trends

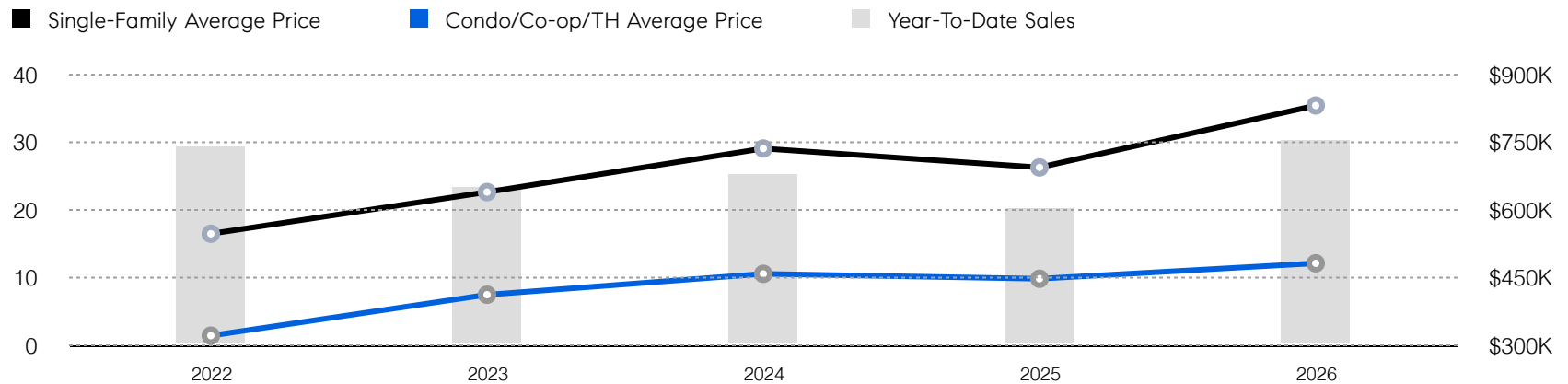


\* Line graphs may be hidden due to limited sales data

# Caldwell

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	16	18	12.5%	4	2	-50.0%
	ACTIVE LISTINGS	6	4	-33.3%	6	4	-33.3%
	# OF SALES	12	18	50.0%	3	6	100.0%
	SALES VOLUME	\$8,331,000	\$14,968,000	79.7%	\$1,920,000	\$5,670,000	195.3%
	MEDIAN PRICE	\$680,000	\$810,000	19.1%	\$675,000	\$955,000	41.5%
	AVERAGE PRICE	\$694,250	\$831,556	19.8%	\$640,000	\$945,000	47.7%
	AVERAGE DOM	40	17	-57.5%	33	13	-60.6%
	% OF ASKING PRICE	104.1%	107.2%	3.1%	102.4%	104.7%	2.3%
Condo/Co-op/TH	CONTRACTS SIGNED	10	11	10.0%	3	3	0.0%
	ACTIVE LISTINGS	3	10	233.3%	3	10	233.3%
	# OF SALES	8	12	50.0%	2	1	-50.0%
	SALES VOLUME	\$3,580,000	\$5,781,555	61.5%	\$664,000	\$555,000	-16.4%
	MEDIAN PRICE	\$432,000	\$471,278	9.1%	\$332,000	\$555,000	67.2%
	AVERAGE PRICE	\$447,500	\$481,796	7.7%	\$332,000	\$555,000	67.2%
	AVERAGE DOM	19	30	57.9%	22	75	240.9%
	% OF ASKING PRICE	105.9%	103.5%	-2.3%	103.0%	101.1%	-1.9%

## Historic Sales Trends

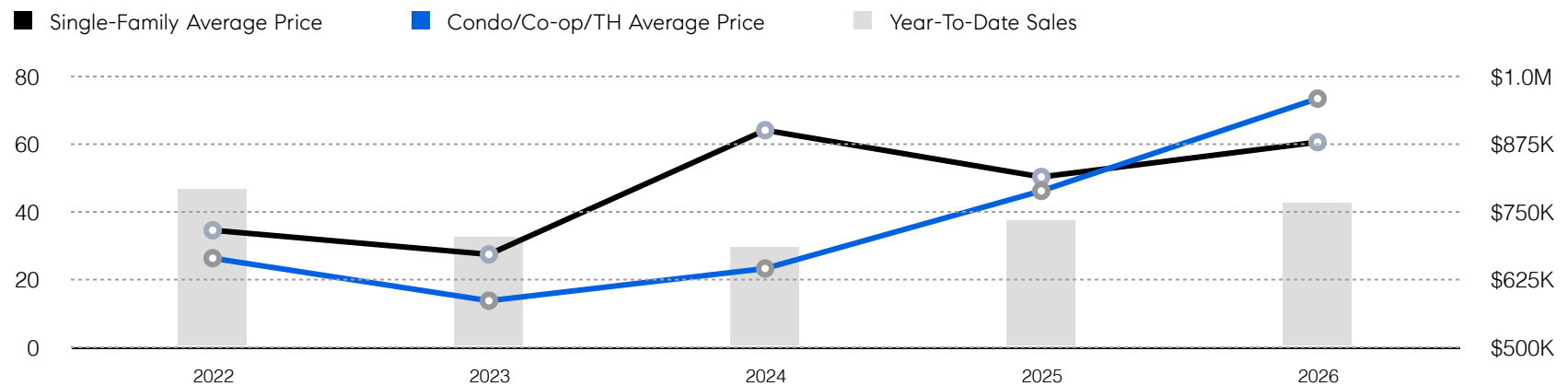


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# Cedar Grove

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	31	35	12.9%	9	11	22.2%
	ACTIVE LISTINGS	11	15	36.4%	11	15	36.4%
	# OF SALES	24	24	0.0%	8	6	-25.0%
	SALES VOLUME	\$19,548,500	\$21,090,077	7.9%	\$6,323,000	\$4,565,077	-27.8%
	MEDIAN PRICE	\$725,000	\$820,000	13.1%	\$752,500	\$774,000	2.9%
	AVERAGE PRICE	\$814,521	\$878,753	7.9%	\$790,375	\$760,846	-3.7%
	AVERAGE DOM	24	25	4.2%	15	14	-6.7%
	% OF ASKING PRICE	110.3%	107.8%	-2.5%	116.3%	109.7%	-6.5%
Condo/Co-op/TH	CONTRACTS SIGNED	15	19	26.7%	4	3	-25.0%
	ACTIVE LISTINGS	2	6	200.0%	2	6	200.0%
	# OF SALES	13	18	38.5%	7	4	-42.9%
	SALES VOLUME	\$10,253,400	\$17,264,500	68.4%	\$5,473,400	\$4,232,500	-22.7%
	MEDIAN PRICE	\$760,000	\$872,500	14.8%	\$740,000	\$1,028,750	39.0%
	AVERAGE PRICE	\$788,723	\$959,139	21.6%	\$781,914	\$1,058,125	35.3%
	AVERAGE DOM	31	27	-12.9%	41	22	-46.3%
	% OF ASKING PRICE	105.1%	110.2%	5.0%	103.6%	112.5%	8.9%

## Historic Sales Trends

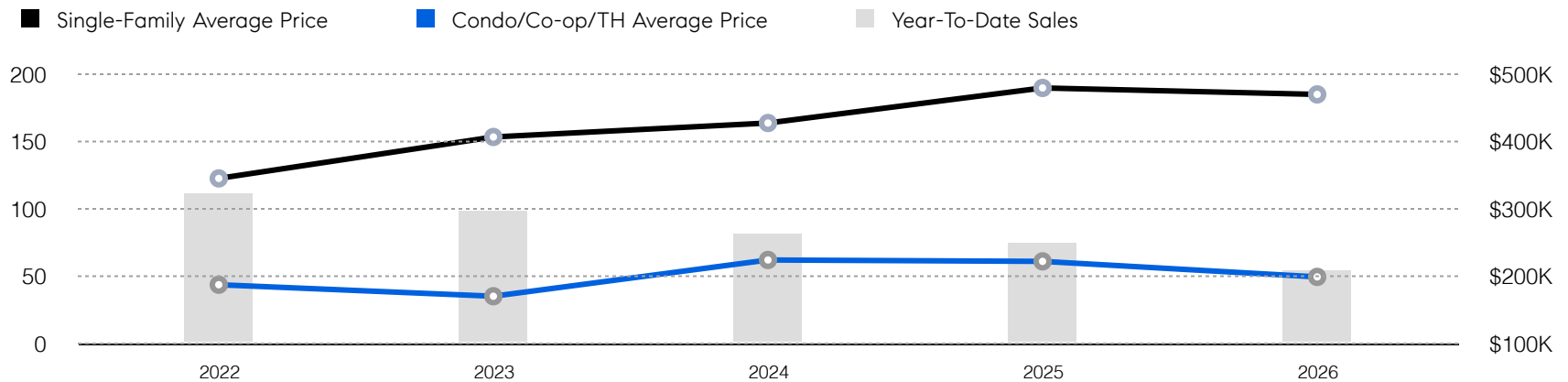


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# East Orange

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	64	70	9.4%	13	18	38.5%
	ACTIVE LISTINGS	35	61	74.3%	35	61	74.3%
	# OF SALES	59	44	-25.4%	6	9	50.0%
	SALES VOLUME	\$28,295,490	\$20,679,500	-26.9%	\$3,595,000	\$3,985,000	10.8%
	MEDIAN PRICE	\$500,000	\$475,000	-5.0%	\$637,500	\$475,000	-25.5%
	AVERAGE PRICE	\$479,585	\$469,989	-2.0%	\$599,167	\$442,778	-26.1%
	AVERAGE DOM	58	47	-19.0%	57	70	22.8%
	% OF ASKING PRICE	105.1%	104.8%	-0.3%	105.3%	102.7%	-2.6%
Condo/Co-op/TH	CONTRACTS SIGNED	12	17	41.7%	3	4	33.3%
	ACTIVE LISTINGS	16	20	25.0%	16	20	25.0%
	# OF SALES	14	9	-35.7%	2	2	0.0%
	SALES VOLUME	\$3,108,248	\$1,790,500	-42.4%	\$368,000	\$587,500	59.6%
	MEDIAN PRICE	\$203,750	\$204,500	0.4%	\$184,000	\$293,750	59.6%
	AVERAGE PRICE	\$222,018	\$198,944	-10.4%	\$184,000	\$293,750	59.6%
	AVERAGE DOM	111	107	-3.6%	208	62	-70.2%
	% OF ASKING PRICE	94.6%	97.1%	2.5%	94.2%	100.0%	5.8%

## Historic Sales Trends

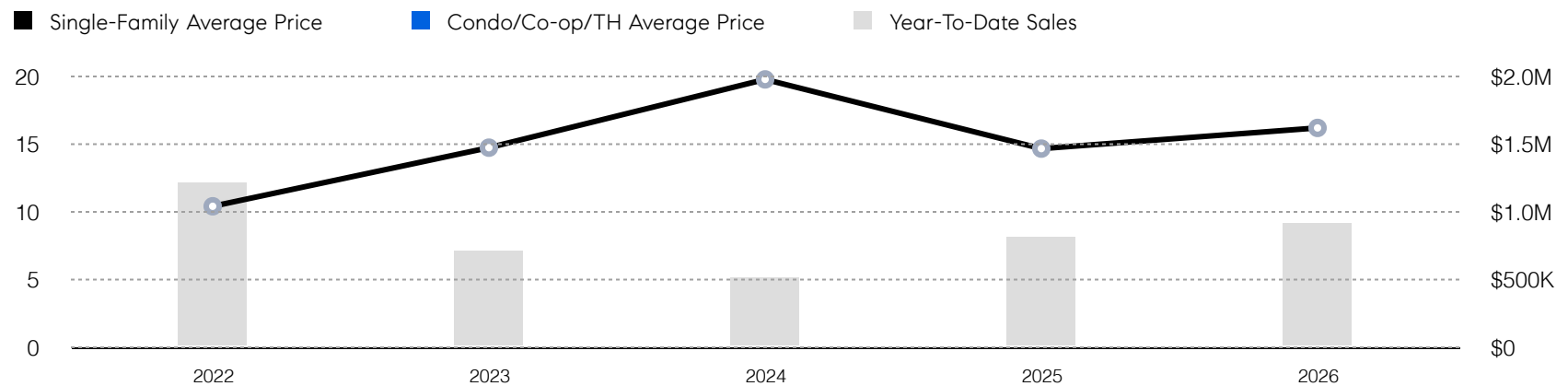


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# Essex Fells

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	12	11	-8.3%	6	4	-33.3%
	ACTIVE LISTINGS	7	4	-42.9%	7	4	-42.9%
	# OF SALES	8	9	12.5%	2	3	50.0%
	SALES VOLUME	\$11,737,500	\$14,580,000	24.2%	\$3,492,500	\$5,895,000	68.8%
	MEDIAN PRICE	\$1,506,250	\$1,595,000	5.9%	\$1,746,250	\$1,595,000	-8.7%
	AVERAGE PRICE	\$1,467,188	\$1,620,000	10.4%	\$1,746,250	\$1,965,000	12.5%
	AVERAGE DOM	57	67	17.5%	0	110	-
	% OF ASKING PRICE	101.2%	101.3%	0.1%	100.0%	99.5%	-0.5%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	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	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

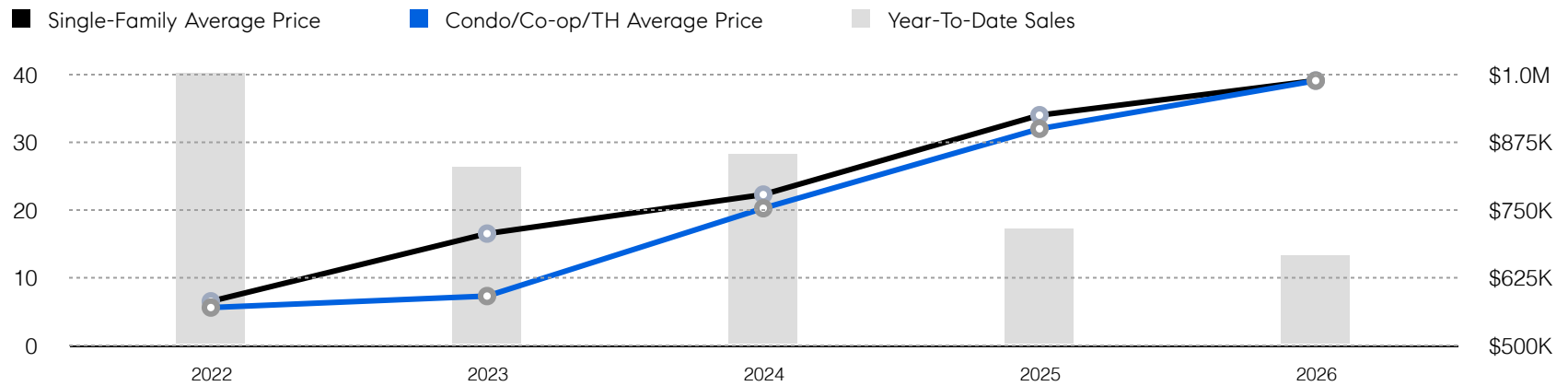
## Historic Sales Trends



# Fairfield

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	15	24	60.0%	4	5	25.0%
	ACTIVE LISTINGS	10	7	-30.0%	10	7	-30.0%
	# OF SALES	16	12	-25.0%	4	4	0.0%
	SALES VOLUME	\$14,802,000	\$11,869,260	-19.8%	\$4,355,000	\$3,530,000	-18.9%
	MEDIAN PRICE	\$867,500	\$1,119,500	29.0%	\$1,130,000	\$922,500	-18.4%
	AVERAGE PRICE	\$925,125	\$989,105	6.9%	\$1,088,750	\$882,500	-18.9%
	AVERAGE DOM	22	28	27.3%	22	23	4.5%
	% OF ASKING PRICE	104.8%	103.1%	-1.7%	107.7%	105.2%	-2.5%
Condo/Co-op/TH	CONTRACTS SIGNED	1	1	0.0%	0	0	0.0%
	ACTIVE LISTINGS	2	1	-50.0%	2	1	-50.0%
	# OF SALES	1	1	0.0%	0	0	0.0%
	SALES VOLUME	\$900,000	\$988,800	9.9%	-	-	-
	MEDIAN PRICE	\$900,000	\$988,800	9.9%	-	-	-
	AVERAGE PRICE	\$900,000	\$988,800	9.9%	-	-	-
	AVERAGE DOM	23	15	-34.8%	-	-	-
	% OF ASKING PRICE	94.8%	101.4%	6.6%	-	-	-

## Historic Sales Trends

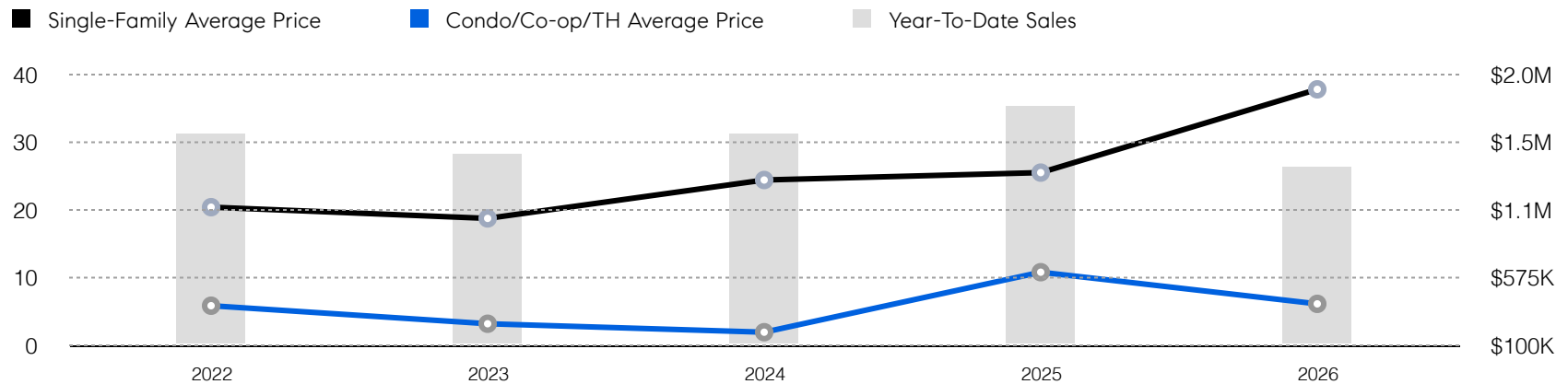


\* Line graphs may be hidden due to limited sales data

# Glen Ridge

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	48	33	-31.2%	19	12	-36.8%
	ACTIVE LISTINGS	13	9	-30.8%	13	9	-30.8%
	# OF SALES	29	21	-27.6%	11	3	-72.7%
	SALES VOLUME	\$38,049,989	\$39,827,078	4.7%	\$14,497,279	\$4,528,070	-68.8%
	MEDIAN PRICE	\$1,150,000	\$1,693,000	47.2%	\$1,185,000	\$1,315,000	11.0%
	AVERAGE PRICE	\$1,312,069	\$1,896,528	44.5%	\$1,317,934	\$1,509,357	14.5%
	AVERAGE DOM	25	16	-36.0%	18	14	-22.2%
	% OF ASKING PRICE	131.2%	131.3%	0.1%	135.4%	137.4%	2.0%
Condo/Co-op/TH	CONTRACTS SIGNED	9	6	-33.3%	4	1	-75.0%
	ACTIVE LISTINGS	0	4	0.0%	0	4	0.0%
	# OF SALES	6	5	-16.7%	0	2	0.0%
	SALES VOLUME	\$3,679,000	\$1,955,000	-46.9%	-	\$530,000	-
	MEDIAN PRICE	\$554,500	\$365,000	-34.2%	-	\$265,000	-
	AVERAGE PRICE	\$613,167	\$391,000	-36.2%	-	\$265,000	-
	AVERAGE DOM	23	20	-13.0%	-	25	-
	% OF ASKING PRICE	120.1%	104.5%	-15.6%	-	111.0%	-

## Historic Sales Trends

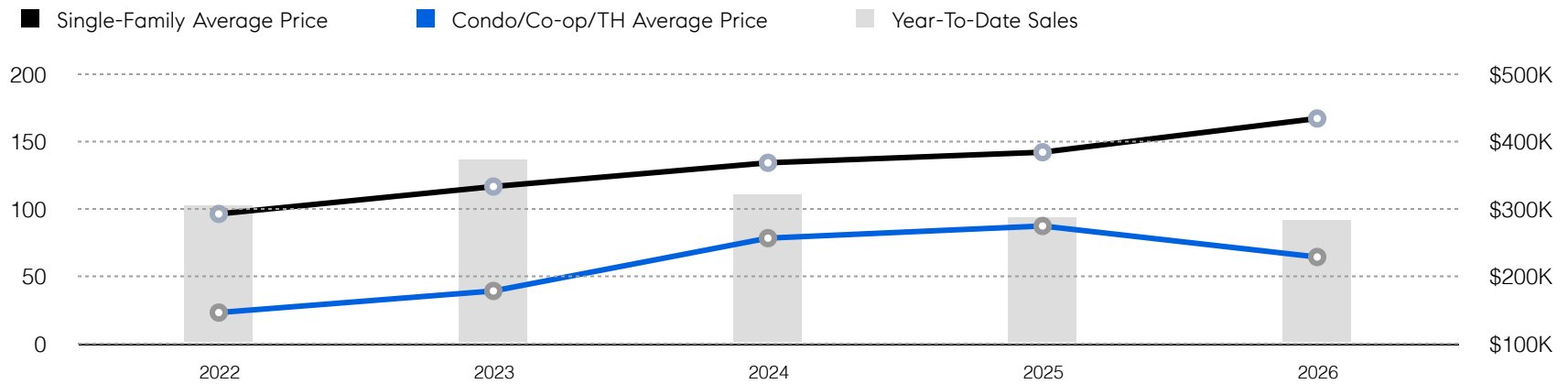


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# Irvington

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	85	91	7.1%	9	21	133.3%
	ACTIVE LISTINGS	62	72	16.1%	62	72	16.1%
	# OF SALES	85	84	-1.2%	15	20	33.3%
	SALES VOLUME	\$32,659,602	\$36,482,600	11.7%	\$6,163,400	\$8,654,800	40.4%
	MEDIAN PRICE	\$387,000	\$450,500	16.4%	\$400,000	\$458,000	14.5%
	AVERAGE PRICE	\$384,231	\$434,317	13.0%	\$410,893	\$432,740	5.3%
	AVERAGE DOM	58	47	-19.0%	65	48	-26.2%
	% OF ASKING PRICE	105.0%	105.6%	0.6%	109.4%	106.0%	-3.4%
Condo/Co-op/TH	CONTRACTS SIGNED	5	8	60.0%	0	2	0.0%
	ACTIVE LISTINGS	3	7	133.3%	3	7	133.3%
	# OF SALES	7	6	-14.3%	1	2	100.0%
	SALES VOLUME	\$1,923,000	\$1,372,000	-28.7%	\$225,000	\$370,000	64.4%
	MEDIAN PRICE	\$265,000	\$215,000	-18.9%	\$225,000	\$185,000	-17.8%
	AVERAGE PRICE	\$274,714	\$228,667	-16.8%	\$225,000	\$185,000	-17.8%
	AVERAGE DOM	32	45	40.6%	19	67	252.6%
	% OF ASKING PRICE	100.7%	98.0%	-2.7%	104.7%	96.4%	-8.3%

## Historic Sales Trends

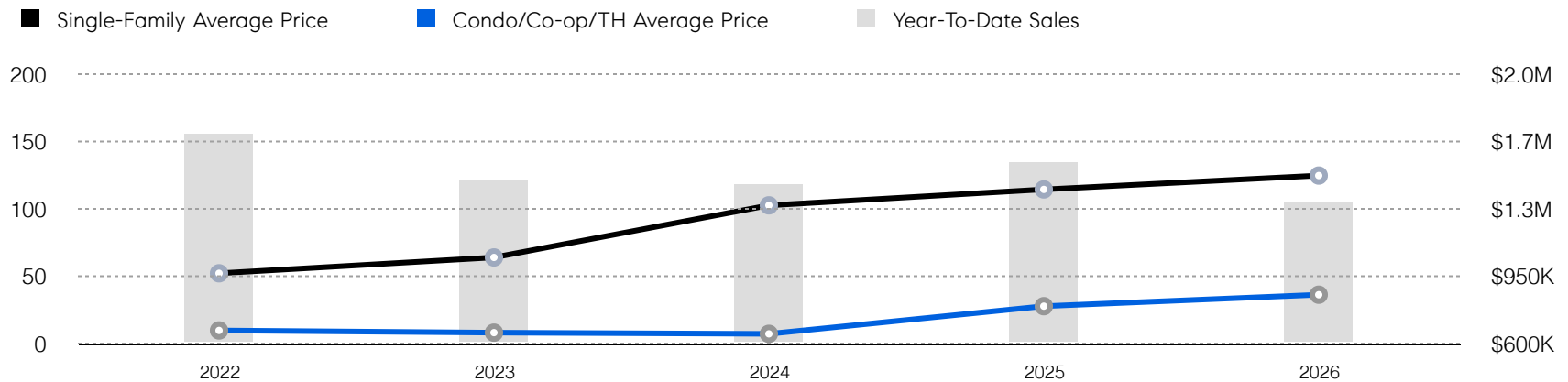


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# Livingston

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	133	107	-19.5%	32	28	-12.5%
	ACTIVE LISTINGS	56	91	62.5%	56	91	62.5%
	# OF SALES	112	97	-13.4%	23	26	13.0%
	SALES VOLUME	\$156,908,760	\$142,888,634	-8.9%	\$31,197,950	\$44,652,750	43.1%
	MEDIAN PRICE	\$1,312,500	\$1,300,000	-1.0%	\$1,260,000	\$1,505,000	19.4%
	AVERAGE PRICE	\$1,400,971	\$1,473,079	5.1%	\$1,356,433	\$1,717,413	26.6%
	AVERAGE DOM	26	32	23.1%	14	28	100.0%
	% OF ASKING PRICE	107.2%	103.5%	-3.6%	111.7%	104.9%	-6.8%
Condo/Co-op/TH	CONTRACTS SIGNED	22	17	-22.7%	2	6	200.0%
	ACTIVE LISTINGS	6	7	16.7%	6	7	16.7%
	# OF SALES	21	7	-66.7%	9	2	-77.8%
	SALES VOLUME	\$16,677,000	\$5,976,000	-64.2%	\$7,291,000	\$1,766,000	-75.8%
	MEDIAN PRICE	\$835,000	\$858,000	2.8%	\$880,000	\$883,000	0.3%
	AVERAGE PRICE	\$794,143	\$853,714	7.5%	\$810,111	\$883,000	9.0%
	AVERAGE DOM	27	19	-29.6%	12	5	-58.3%
	% OF ASKING PRICE	101.8%	101.6%	-0.2%	102.3%	103.5%	1.2%

## Historic Sales Trends

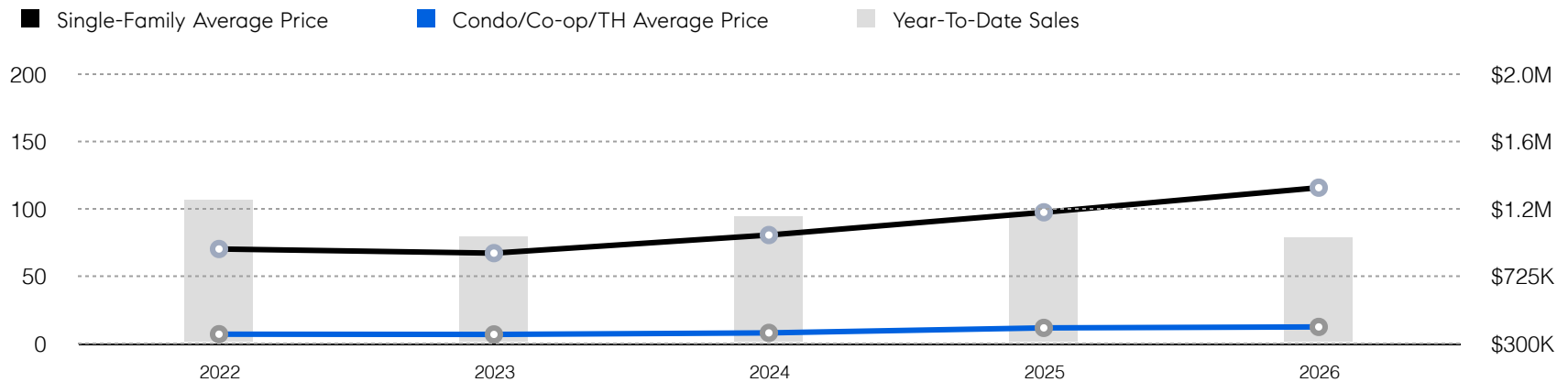


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# Maplewood

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	115	103	-10.4%	32	33	3.1%
	ACTIVE LISTINGS	31	32	3.2%	31	32	3.2%
	# OF SALES	85	71	-16.5%	27	24	-11.1%
	SALES VOLUME	\$95,906,791	\$91,140,946	-5.0%	\$31,395,097	\$30,746,013	-2.1%
	MEDIAN PRICE	\$1,102,000	\$1,250,000	13.4%	\$1,170,000	\$1,239,500	5.9%
	AVERAGE PRICE	\$1,128,315	\$1,283,675	13.8%	\$1,162,781	\$1,281,084	10.2%
	AVERAGE DOM	15	17	13.3%	15	15	0.0%
	% OF ASKING PRICE	114.9%	116.7%	1.9%	115.0%	122.7%	7.7%
Condo/Co-op/TH	CONTRACTS SIGNED	9	8	-11.1%	4	2	-50.0%
	ACTIVE LISTINGS	6	9	50.0%	6	9	50.0%
	# OF SALES	11	6	-45.5%	1	0	0.0%
	SALES VOLUME	\$4,386,000	\$2,429,000	-44.6%	\$395,000	-	-
	MEDIAN PRICE	\$395,000	\$343,500	-13.0%	\$395,000	-	-
	AVERAGE PRICE	\$398,727	\$404,833	1.5%	\$395,000	-	-
	AVERAGE DOM	49	28	-42.9%	21	-	-
	% OF ASKING PRICE	103.7%	102.8%	-0.8%	108.2%	-	-

## Historic Sales Trends

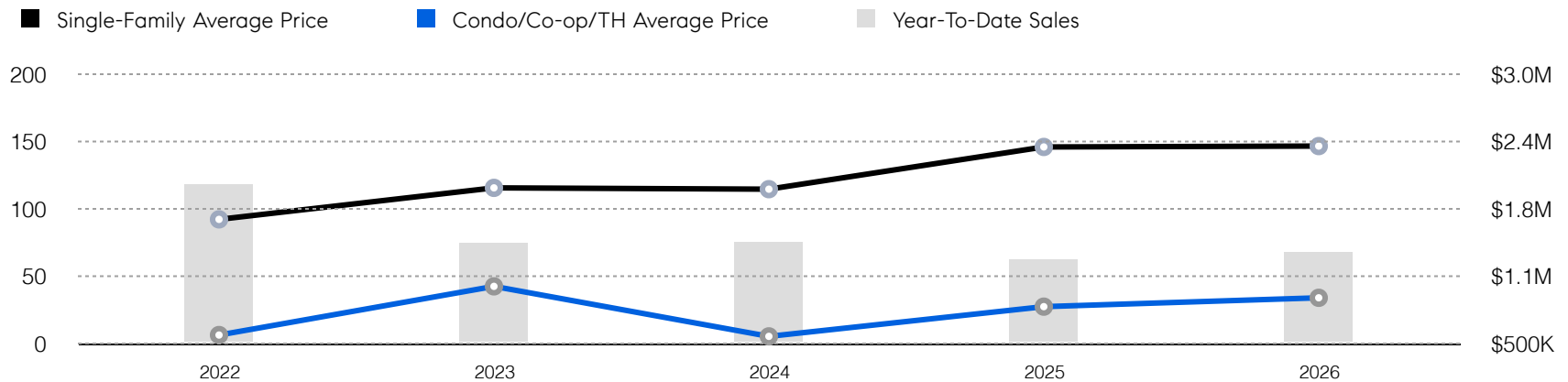


\* Line graphs may be hidden due to limited sales data

# Millburn

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	100	105	5.0%	37	30	-18.9%
	ACTIVE LISTINGS	36	56	55.6%	36	56	55.6%
	# OF SALES	54	61	13.0%	13	20	53.8%
	SALES VOLUME	\$125,527,500	\$142,304,416	13.4%	\$24,494,000	\$41,787,109	70.6%
	MEDIAN PRICE	\$2,079,500	\$1,999,999	-3.8%	\$1,820,000	\$1,912,500	5.1%
	AVERAGE PRICE	\$2,324,583	\$2,332,859	0.4%	\$1,884,154	\$2,089,355	10.9%
	AVERAGE DOM	25	28	12.0%	17	33	94.1%
	% OF ASKING PRICE	105.8%	106.0%	0.2%	108.2%	107.9%	-0.3%
Condo/Co-op/TH	CONTRACTS SIGNED	6	4	-33.3%	2	0	0.0%
	ACTIVE LISTINGS	1	3	200.0%	1	3	200.0%
	# OF SALES	7	5	-28.6%	2	1	-50.0%
	SALES VOLUME	\$5,896,000	\$4,622,000	-21.6%	\$1,657,000	\$1,285,000	-22.5%
	MEDIAN PRICE	\$860,000	\$665,000	-22.7%	\$828,500	\$1,285,000	55.1%
	AVERAGE PRICE	\$842,286	\$924,400	9.7%	\$828,500	\$1,285,000	55.1%
	AVERAGE DOM	31	24	-22.6%	15	10	-33.3%
	% OF ASKING PRICE	98.6%	101.6%	2.9%	101.2%	99.2%	-2.0%

## Historic Sales Trends

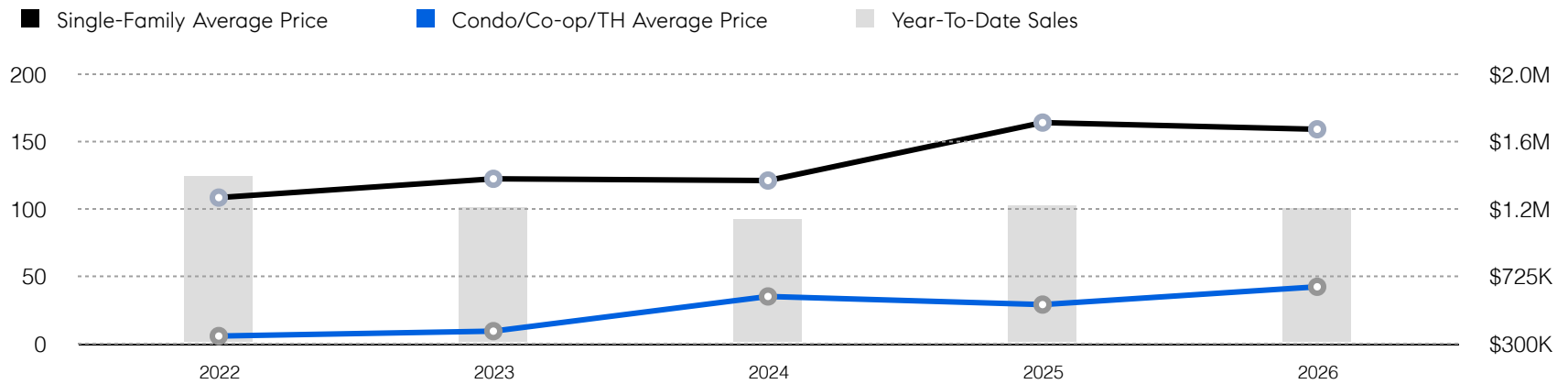


\* Line graphs may be hidden due to limited sales data

# Montclair

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	127	124	-2.4%	53	40	-24.5%
	ACTIVE LISTINGS	32	46	43.8%	32	46	43.8%
	# OF SALES	80	77	-3.7%	33	27	-18.2%
	SALES VOLUME	\$135,592,182	\$127,257,721	-6.1%	\$62,781,256	\$44,727,724	-28.8%
	MEDIAN PRICE	\$1,562,204	\$1,450,000	-7.2%	\$1,800,000	\$1,525,000	-15.3%
	AVERAGE PRICE	\$1,694,902	\$1,652,698	-2.5%	\$1,902,462	\$1,656,582	-12.9%
	AVERAGE DOM	24	22	-8.3%	21	16	-23.8%
	% OF ASKING PRICE	124.9%	126.7%	1.8%	122.7%	134.0%	11.3%
Condo/Co-op/TH	CONTRACTS SIGNED	27	32	18.5%	7	10	42.9%
	ACTIVE LISTINGS	5	14	180.0%	5	14	180.0%
	# OF SALES	21	22	4.8%	9	5	-44.4%
	SALES VOLUME	\$11,478,779	\$14,496,000	26.3%	\$4,375,236	\$2,162,000	-50.6%
	MEDIAN PRICE	\$455,000	\$462,500	1.6%	\$410,000	\$385,000	-6.1%
	AVERAGE PRICE	\$546,609	\$658,909	20.5%	\$486,137	\$432,400	-11.1%
	AVERAGE DOM	17	32	88.2%	13	36	176.9%
	% OF ASKING PRICE	121.1%	107.6%	-13.4%	119.3%	107.4%	-11.9%

## Historic Sales Trends

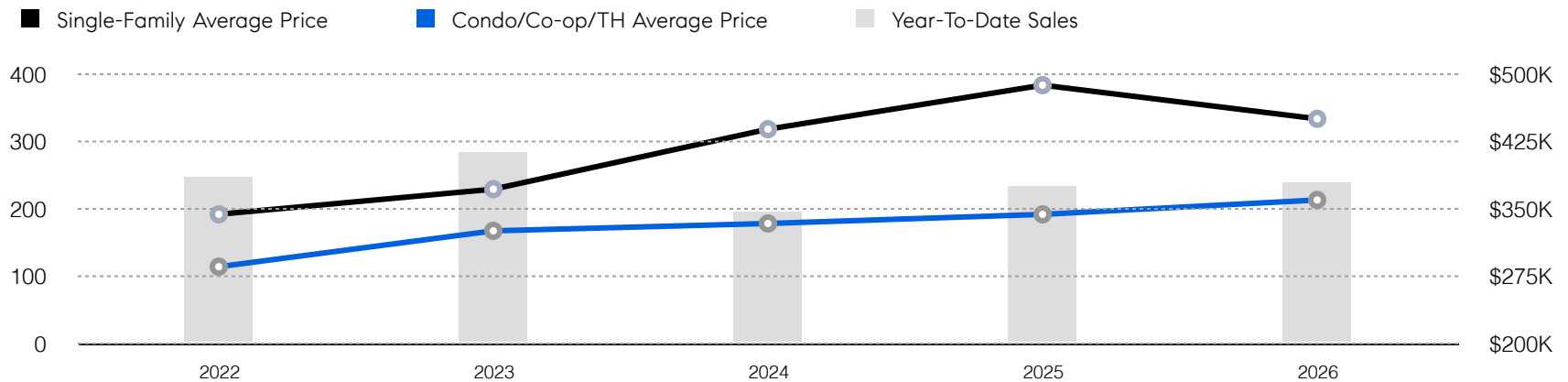


\* Line graphs may be hidden due to limited sales data

# Newark

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	173	238	37.6%	41	63	53.7%
	ACTIVE LISTINGS	194	186	-4.1%	194	186	-4.1%
	# OF SALES	163	172	5.5%	32	46	43.8%
	SALES VOLUME	\$79,515,247	\$77,452,000	-2.6%	\$16,995,699	\$21,866,000	28.7%
	MEDIAN PRICE	\$435,000	\$455,500	4.7%	\$425,000	\$481,500	13.3%
	AVERAGE PRICE	\$487,824	\$450,302	-7.7%	\$531,116	\$475,348	-10.5%
	AVERAGE DOM	58	51	-12.1%	52	42	-19.2%
	% OF ASKING PRICE	111.0%	319870.5%	319,759.5%	130.2%	107.9%	-22.3%
Condo/Co-op/TH	CONTRACTS SIGNED	78	72	-7.7%	25	12	-52.0%
	ACTIVE LISTINGS	65	82	26.2%	65	82	26.2%
	# OF SALES	67	64	-4.5%	15	15	0.0%
	SALES VOLUME	\$23,038,400	\$23,032,709	0.0%	\$5,024,000	\$5,415,400	7.8%
	MEDIAN PRICE	\$349,000	\$365,000	4.6%	\$349,000	\$386,000	10.6%
	AVERAGE PRICE	\$343,857	\$359,886	4.7%	\$334,933	\$361,027	7.8%
	AVERAGE DOM	40	44	10.0%	30	39	30.0%
	% OF ASKING PRICE	101.8%	102.7%	0.9%	103.7%	104.3%	0.5%

## Historic Sales Trends

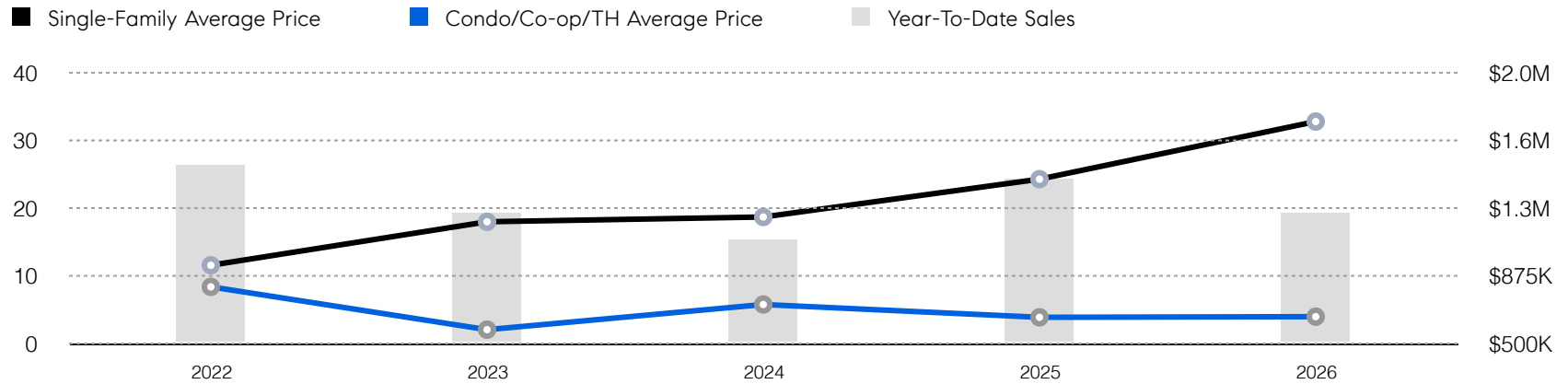


\* Line graphs may be hidden due to limited sales data

# North Caldwell

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	29	16	-44.8%	6	5	-16.7%
	ACTIVE LISTINGS	14	16	14.3%	14	16	14.3%
	# OF SALES	21	15	-28.6%	5	7	40.0%
	SALES VOLUME	\$29,619,137	\$25,944,500	-12.4%	\$7,515,000	\$11,172,500	48.7%
	MEDIAN PRICE	\$1,325,000	\$1,350,000	1.9%	\$1,550,000	\$1,300,000	-16.1%
	AVERAGE PRICE	\$1,410,435	\$1,729,633	22.6%	\$1,503,000	\$1,596,071	6.2%
	AVERAGE DOM	25	31	24.0%	23	12	-47.8%
	% OF ASKING PRICE	108.9%	105.7%	-3.2%	107.5%	111.7%	4.1%
Condo/Co-op/TH	CONTRACTS SIGNED	3	6	100.0%	1	2	100.0%
	ACTIVE LISTINGS	1	2	100.0%	1	2	100.0%
	# OF SALES	3	4	33.3%	1	2	100.0%
	SALES VOLUME	\$1,935,000	\$2,594,000	34.1%	\$570,000	\$1,125,000	97.4%
	MEDIAN PRICE	\$680,000	\$622,500	-8.5%	\$570,000	\$562,500	-1.3%
	AVERAGE PRICE	\$645,000	\$648,500	0.5%	\$570,000	\$562,500	-1.3%
	AVERAGE DOM	19	23	21.1%	23	14	-39.1%
	% OF ASKING PRICE	104.2%	108.8%	4.6%	99.1%	107.3%	8.2%

## Historic Sales Trends

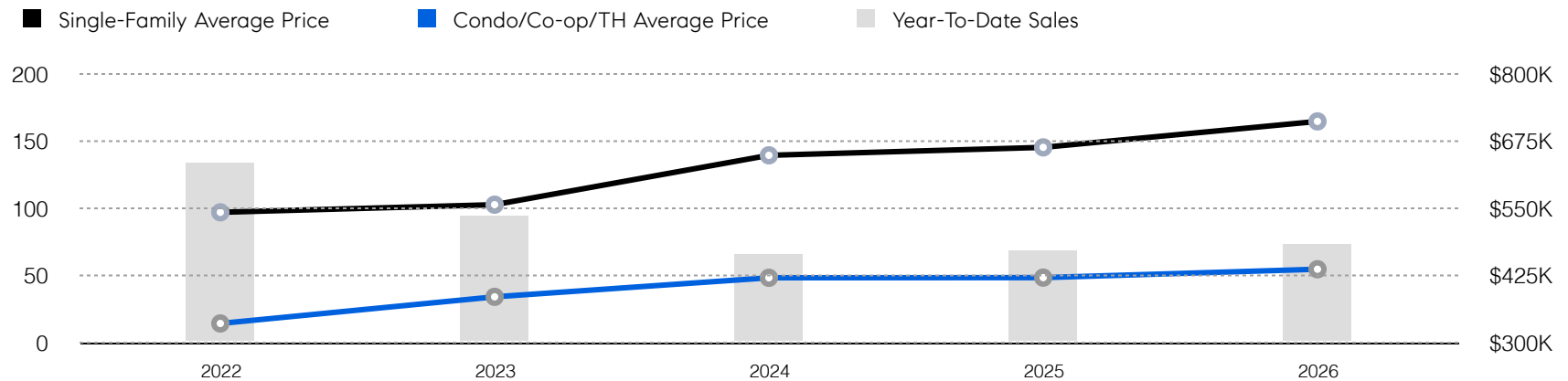


\* Line graphs may be hidden due to limited sales data

# Nutley

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	60	63	5.0%	12	20	66.7%
	ACTIVE LISTINGS	43	45	4.7%	43	45	4.7%
	# OF SALES	54	55	1.9%	17	16	-5.9%
	SALES VOLUME	\$35,826,050	\$39,148,500	9.3%	\$12,166,000	\$12,231,500	0.5%
	MEDIAN PRICE	\$645,000	\$712,000	10.4%	\$675,000	\$767,500	13.7%
	AVERAGE PRICE	\$663,445	\$711,791	7.3%	\$715,647	\$764,469	6.8%
	AVERAGE DOM	36	31	-13.9%	32	20	-37.5%
	% OF ASKING PRICE	105.0%	106.8%	1.8%	105.8%	110.5%	4.7%
Condo/Co-op/TH	CONTRACTS SIGNED	16	23	43.8%	4	6	50.0%
	ACTIVE LISTINGS	13	14	7.7%	13	14	7.7%
	# OF SALES	13	17	30.8%	2	4	100.0%
	SALES VOLUME	\$5,473,000	\$7,422,350	35.6%	\$932,000	\$1,940,000	108.2%
	MEDIAN PRICE	\$340,000	\$350,000	2.9%	\$466,000	\$477,500	2.5%
	AVERAGE PRICE	\$421,000	\$436,609	3.7%	\$466,000	\$485,000	4.1%
	AVERAGE DOM	32	32	0.0%	37	33	-10.8%
	% OF ASKING PRICE	102.3%	101.9%	-0.5%	102.1%	104.5%	2.3%

## Historic Sales Trends

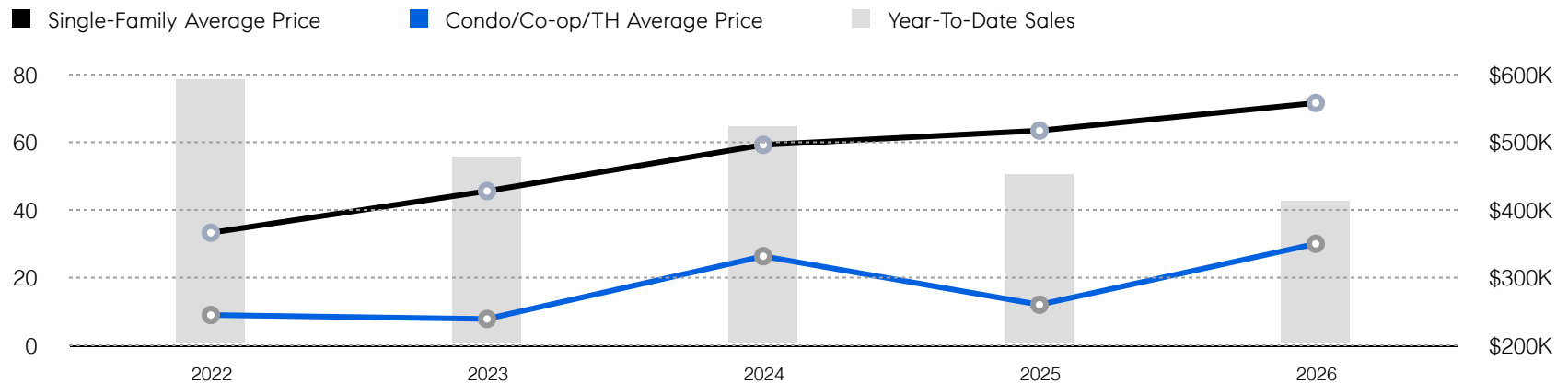


\* Line graphs may be hidden due to limited sales data

# Orange

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	41	61	48.8%	15	19	26.7%
	ACTIVE LISTINGS	30	58	93.3%	30	58	93.3%
	# OF SALES	41	40	-2.4%	5	2	-60.0%
	SALES VOLUME	\$21,207,150	\$22,323,400	5.3%	\$3,229,900	\$1,015,500	-68.6%
	MEDIAN PRICE	\$504,000	\$525,000	4.2%	\$700,000	\$507,750	-27.5%
	AVERAGE PRICE	\$517,248	\$558,085	7.9%	\$645,980	\$507,750	-21.4%
	AVERAGE DOM	63	64	1.6%	39	61	56.4%
	% OF ASKING PRICE	102.9%	99.1%	-3.8%	100.5%	91.7%	-8.8%
Condo/Co-op/TH	CONTRACTS SIGNED	11	7	-36.4%	4	2	-50.0%
	ACTIVE LISTINGS	25	7	-72.0%	25	7	-72.0%
	# OF SALES	9	2	-77.8%	0	0	0.0%
	SALES VOLUME	\$2,340,000	\$700,000	-70.1%	-	-	-
	MEDIAN PRICE	\$242,000	\$350,000	44.6%	-	-	-
	AVERAGE PRICE	\$260,000	\$350,000	34.6%	-	-	-
	AVERAGE DOM	67	93	38.8%	-	-	-
	% OF ASKING PRICE	105.3%	95.3%	-10.0%	-	-	-

## Historic Sales Trends

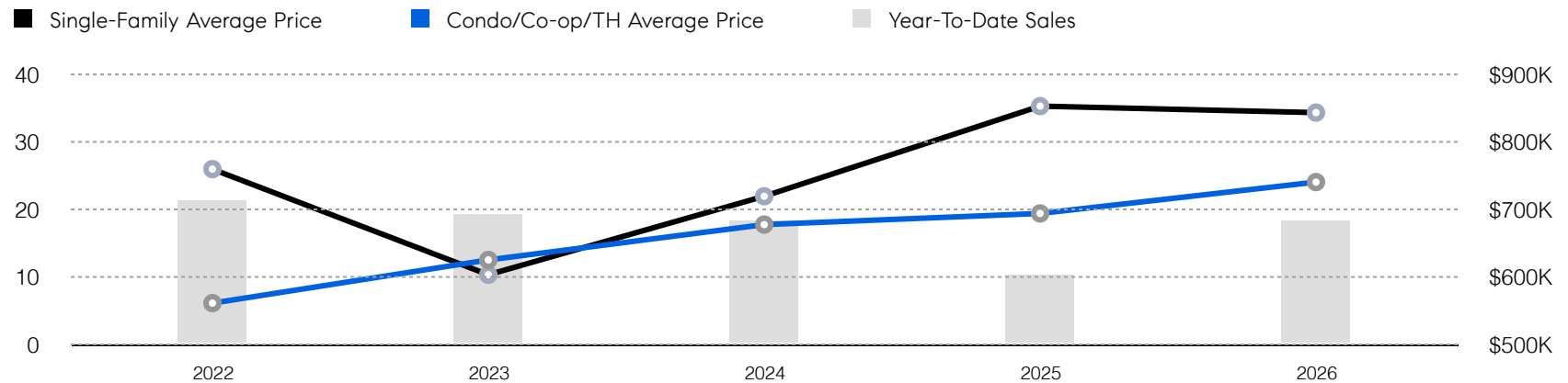


\* Line graphs may be hidden due to limited sales data

# Roseland

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	8	20	150.0%	4	6	50.0%
	ACTIVE LISTINGS	9	12	33.3%	9	12	33.3%
	# OF SALES	6	12	100.0%	1	3	200.0%
	SALES VOLUME	\$5,117,999	\$10,120,600	97.7%	\$999,999	\$2,065,000	106.5%
	MEDIAN PRICE	\$789,000	\$795,000	0.8%	\$999,999	\$650,000	-35.0%
	AVERAGE PRICE	\$853,000	\$843,383	-1.1%	\$999,999	\$688,333	-31.2%
	AVERAGE DOM	20	53	165.0%	12	29	141.7%
	% OF ASKING PRICE	109.8%	104.7%	-5.1%	105.3%	101.7%	-3.6%
Condo/Co-op/TH	CONTRACTS SIGNED	7	9	28.6%	3	3	0.0%
	ACTIVE LISTINGS	0	4	0.0%	0	4	0.0%
	# OF SALES	4	6	50.0%	3	4	33.3%
	SALES VOLUME	\$2,776,000	\$4,443,000	60.1%	\$2,196,000	\$2,763,000	25.8%
	MEDIAN PRICE	\$648,000	\$699,500	7.9%	\$680,000	\$696,500	2.4%
	AVERAGE PRICE	\$694,000	\$740,500	6.7%	\$732,000	\$690,750	-5.6%
	AVERAGE DOM	19	38	100.0%	19	19	0.0%
	% OF ASKING PRICE	106.5%	100.8%	-5.7%	107.5%	101.6%	-5.9%

## Historic Sales Trends

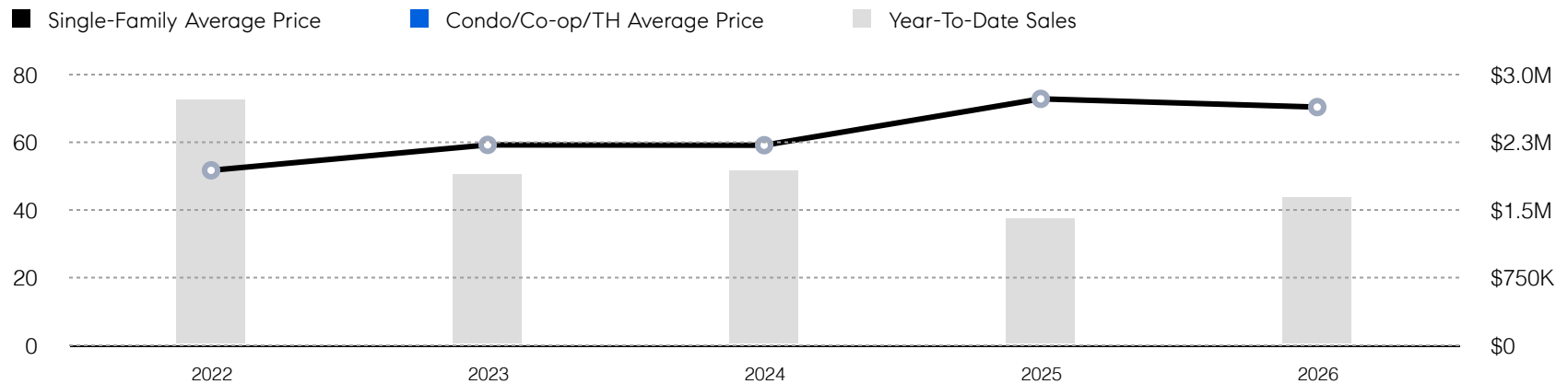


\* Line graphs may be hidden due to limited sales data

# Short Hills

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	66	78	18.2%	26	26	0.0%
	ACTIVE LISTINGS	28	46	64.3%	28	46	64.3%
	# OF SALES	37	42	13.5%	5	12	140.0%
	SALES VOLUME	\$101,052,500	\$110,878,528	9.7%	\$11,470,000	\$28,860,109	151.6%
	MEDIAN PRICE	\$2,410,000	\$2,405,000	-0.2%	\$2,150,000	\$2,375,000	10.5%
	AVERAGE PRICE	\$2,731,149	\$2,639,965	-3.3%	\$2,294,000	\$2,405,009	4.8%
	AVERAGE DOM	30	27	-10.0%	22	27	22.7%
	% OF ASKING PRICE	104.2%	105.8%	1.6%	107.3%	107.1%	-0.1%
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

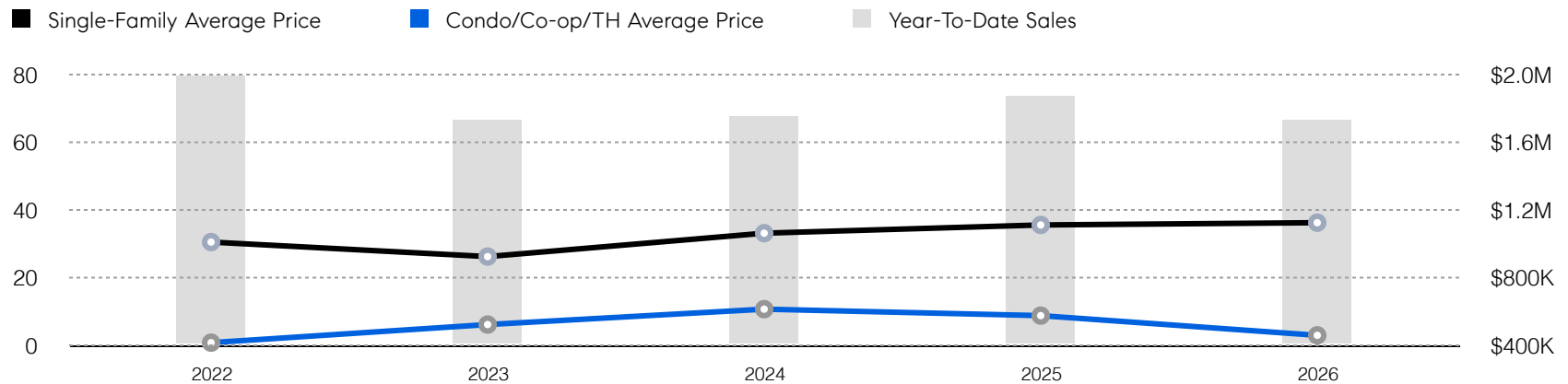


\* Line graphs may be hidden due to limited sales data

# South Orange

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	77	93	20.8%	25	31	24.0%
	ACTIVE LISTINGS	32	32	0.0%	32	32	0.0%
	# OF SALES	62	57	-8.1%	22	18	-18.2%
	SALES VOLUME	\$68,902,498	\$64,105,792	-7.0%	\$25,811,000	\$23,646,794	-8.4%
	MEDIAN PRICE	\$1,105,500	\$1,088,888	-1.5%	\$1,177,500	\$1,250,000	6.2%
	AVERAGE PRICE	\$1,111,331	\$1,124,663	1.2%	\$1,173,227	\$1,313,711	12.0%
	AVERAGE DOM	21	28	33.3%	14	15	7.1%
	% OF ASKING PRICE	111.7%	112.5%	0.7%	112.4%	115.8%	3.5%
Condo/Co-op/TH	CONTRACTS SIGNED	15	18	20.0%	4	4	0.0%
	ACTIVE LISTINGS	5	4	-20.0%	5	4	-20.0%
	# OF SALES	11	9	-18.2%	1	3	200.0%
	SALES VOLUME	\$6,330,500	\$4,131,750	-34.7%	\$510,000	\$1,284,750	151.9%
	MEDIAN PRICE	\$458,000	\$505,000	10.3%	\$510,000	\$423,500	-17.0%
	AVERAGE PRICE	\$575,500	\$459,083	-20.2%	\$510,000	\$428,250	-16.0%
	AVERAGE DOM	45	48	6.7%	10	73	630.0%
	% OF ASKING PRICE	106.8%	101.8%	-5.0%	104.3%	105.2%	0.9%

## Historic Sales Trends

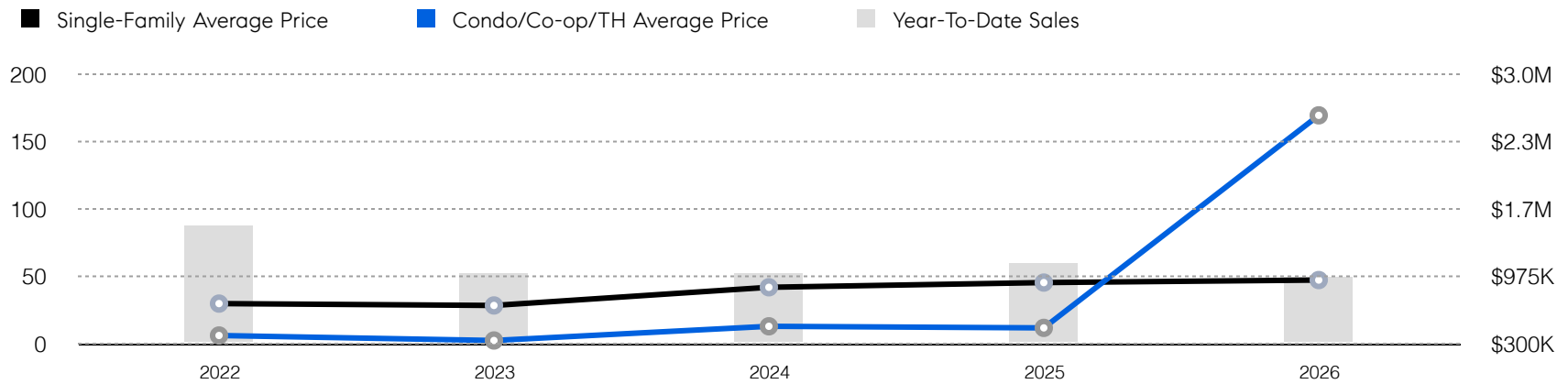


\* Line graphs may be hidden due to limited sales data

# Verona

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	49	35	-28.6%	14	10	-28.6%
	ACTIVE LISTINGS	14	13	-7.1%	14	13	-7.1%
	# OF SALES	34	27	-20.6%	8	10	25.0%
	SALES VOLUME	\$31,016,600	\$25,311,803	-18.4%	\$7,420,000	\$9,997,000	34.7%
	MEDIAN PRICE	\$853,000	\$815,000	-4.5%	\$851,000	\$837,500	-1.6%
	AVERAGE PRICE	\$912,253	\$937,474	2.8%	\$927,500	\$999,700	7.8%
	AVERAGE DOM	24	27	12.5%	26	27	3.8%
	% OF ASKING PRICE	119.8%	115.1%	-4.7%	121.1%	115.7%	-5.4%
Condo/Co-op/TH	CONTRACTS SIGNED	25	20	-20.0%	3	4	33.3%
	ACTIVE LISTINGS	11	16	45.5%	11	16	45.5%
	# OF SALES	24	21	-12.5%	6	4	-33.3%
	SALES VOLUME	\$10,998,642	\$54,348,900	394.1%	\$2,864,000	\$2,175,500	-24.0%
	MEDIAN PRICE	\$390,000	\$374,500	-4.0%	\$447,500	\$513,250	14.7%
	AVERAGE PRICE	\$458,277	\$2,588,043	464.7%	\$477,333	\$543,875	13.9%
	AVERAGE DOM	48	39	-18.7%	28	19	-32.1%
	% OF ASKING PRICE	102.1%	562.8%	460.7%	104.5%	103.1%	-1.4%

## Historic Sales Trends

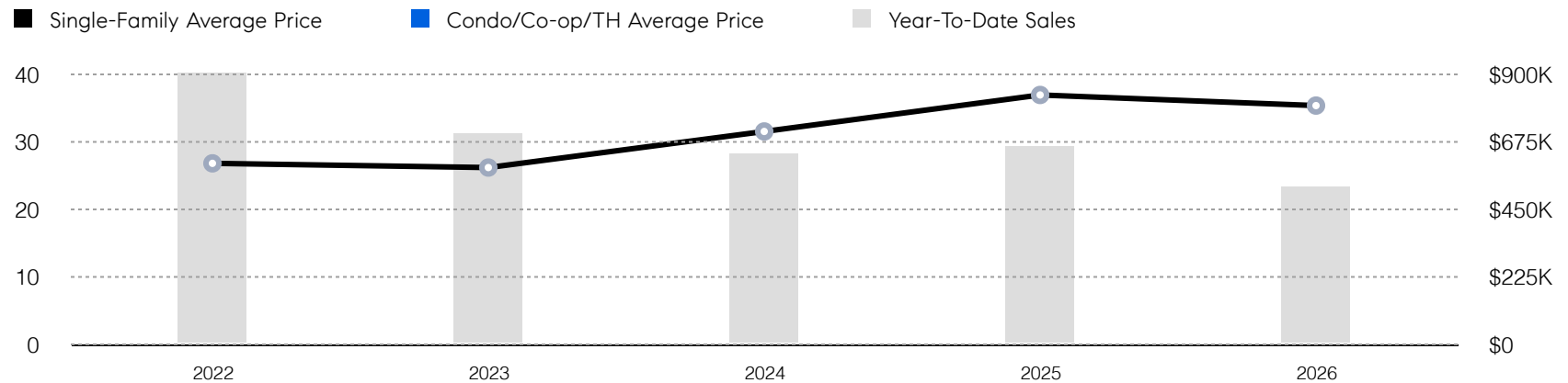


\* Line graphs may be hidden due to limited sales data

# West Caldwell

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	32	33	3.1%	10	10	0.0%
	ACTIVE LISTINGS	10	16	60.0%	10	16	60.0%
	# OF SALES	23	22	-4.3%	7	8	14.3%
	SALES VOLUME	\$19,123,000	\$17,513,173	-8.4%	\$5,946,000	\$6,266,000	5.4%
	MEDIAN PRICE	\$805,000	\$747,500	-7.1%	\$821,000	\$722,500	-12.0%
	AVERAGE PRICE	\$831,435	\$796,053	-4.3%	\$849,429	\$783,250	-7.8%
	AVERAGE DOM	30	19	-36.7%	60	14	-76.7%
	% OF ASKING PRICE	111.1%	110.6%	-0.5%	112.1%	115.1%	3.0%
Condo/Co-op/TH	CONTRACTS SIGNED	7	3	-57.1%	1	0	0.0%
	ACTIVE LISTINGS	0	2	0.0%	0	2	0.0%
	# OF SALES	6	1	-83.3%	2	0	0.0%
	SALES VOLUME	\$2,909,000	\$415,000	-85.7%	\$1,065,000	-	-
	MEDIAN PRICE	\$457,500	\$415,000	-9.3%	\$532,500	-	-
	AVERAGE PRICE	\$484,833	\$415,000	-14.4%	\$532,500	-	-
	AVERAGE DOM	12	16	33.3%	12	-	-
	% OF ASKING PRICE	110.3%	97.6%	-12.7%	106.5%	-	-

## Historic Sales Trends

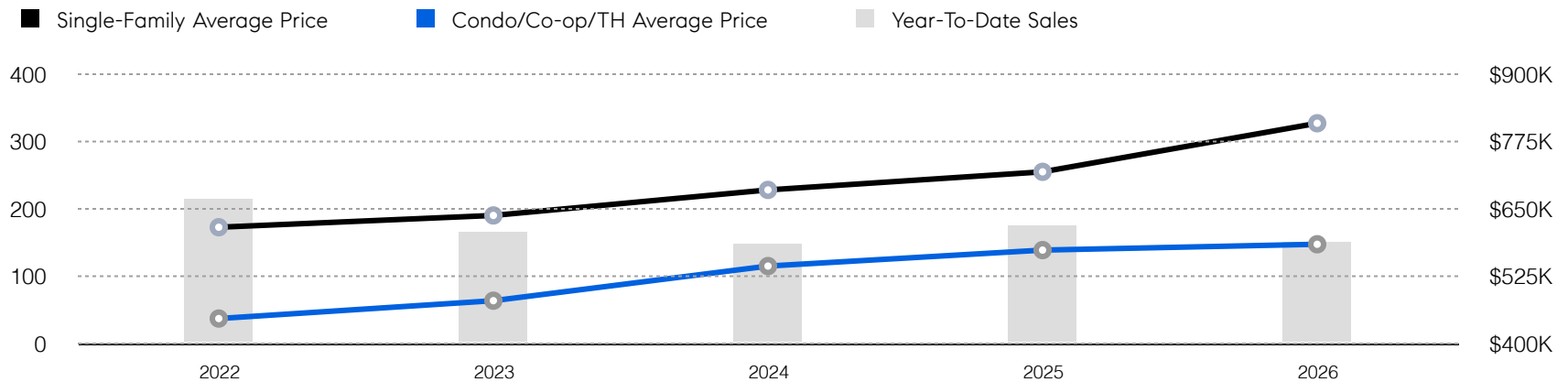


\* Line graphs may be hidden due to limited sales data

# West Orange

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	156	148	-5.1%	41	45	9.8%
	ACTIVE LISTINGS	58	80	37.9%	58	80	37.9%
	# OF SALES	122	102	-16.4%	34	26	-23.5%
	SALES VOLUME	\$87,687,794	\$82,509,585	-5.9%	\$24,961,324	\$22,879,988	-8.3%
	MEDIAN PRICE	\$667,500	\$715,000	7.1%	\$670,000	\$709,000	5.8%
	AVERAGE PRICE	\$718,752	\$808,918	12.5%	\$734,157	\$880,000	19.9%
	AVERAGE DOM	36	36	0.0%	21	27	28.6%
	% OF ASKING PRICE	109.7%	107.3%	-2.4%	110.7%	108.8%	-1.9%
Condo/Co-op/TH	CONTRACTS SIGNED	55	64	16.4%	7	16	128.6%
	ACTIVE LISTINGS	14	30	114.3%	14	30	114.3%
	# OF SALES	50	46	-8.0%	12	12	0.0%
	SALES VOLUME	\$28,671,857	\$26,876,500	-6.3%	\$5,358,000	\$7,150,000	33.4%
	MEDIAN PRICE	\$557,500	\$587,500	5.4%	\$495,000	\$585,000	18.2%
	AVERAGE PRICE	\$573,437	\$584,272	1.9%	\$446,500	\$595,833	33.4%
	AVERAGE DOM	24	31	29.2%	14	37	164.3%
	% OF ASKING PRICE	108.3%	104.9%	-3.5%	109.3%	106.0%	-3.2%

## Historic Sales Trends



\* Line graphs may be hidden due to limited sales data

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Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 05/31/2025 vs. 01/01/2026 - 05/31/2026

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