



May 2026

Passaic County Market Report

COMPASS

Passaic County Overview

Year-To-Date Sales

1,558

-3.2% Year-To-Date
9.7% Month-Over-Month

Year-To-Date Contracts

1,922

6.9% Year-To-Date
3.9% Month-Over-Month

Single-Family
Average Sale Price

\$668K

8.7% Year-To-Date
0.9% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$464K

0.4% Year-To-Date
-5.2% Month-Over-Month

Average Days On Market

33

13.8% Year-To-Date
0.0% Month-Over-Month

Active Listings

1,171

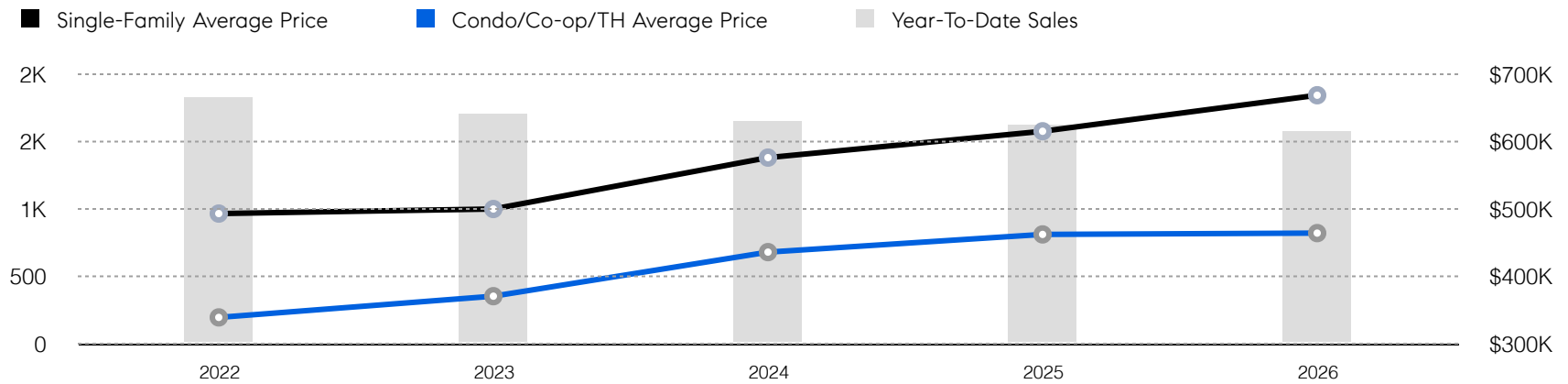
4.8% Year-Over-Year
-1.4% Month-Over-Month



Passaic County Overview

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	1,366	1,448	6.0%	359	379	5.6%
	ACTIVE LISTINGS	881	852	-3.3%	881	852	-3.3%
	# OF SALES	1,195	1,148	-3.9%	283	270	-4.6%
	SALES VOLUME	\$735,324,360	\$767,801,675	4.4%	\$181,262,152	\$188,826,197	4.2%
	MEDIAN PRICE	\$580,000	\$622,950	7.4%	\$600,000	\$640,000	6.7%
	AVERAGE PRICE	\$615,334	\$668,817	8.7%	\$640,502	\$699,356	9.2%
	AVERAGE DOM	38	36	-5.3%	35	27	-22.9%
	% OF ASKING PRICE	104.3%	103.7%	-0.7%	106.6%	105.6%	-1.0%
Condo/Co-op/TH	CONTRACTS SIGNED	432	474	9.7%	95	95	0.0%
	ACTIVE LISTINGS	236	319	35.2%	236	319	35.2%
	# OF SALES	414	410	-1.0%	88	102	15.9%
	SALES VOLUME	\$191,354,548	\$190,301,322	-0.6%	\$42,768,817	\$48,908,980	14.4%
	MEDIAN PRICE	\$465,000	\$445,500	-4.2%	\$493,750	\$425,000	-13.9%
	AVERAGE PRICE	\$462,209	\$464,150	0.4%	\$486,009	\$479,500	-1.3%
	AVERAGE DOM	30	44	46.7%	21	31	47.6%
	% OF ASKING PRICE	102.2%	101.1%	-1.1%	103.7%	101.7%	-2.0%

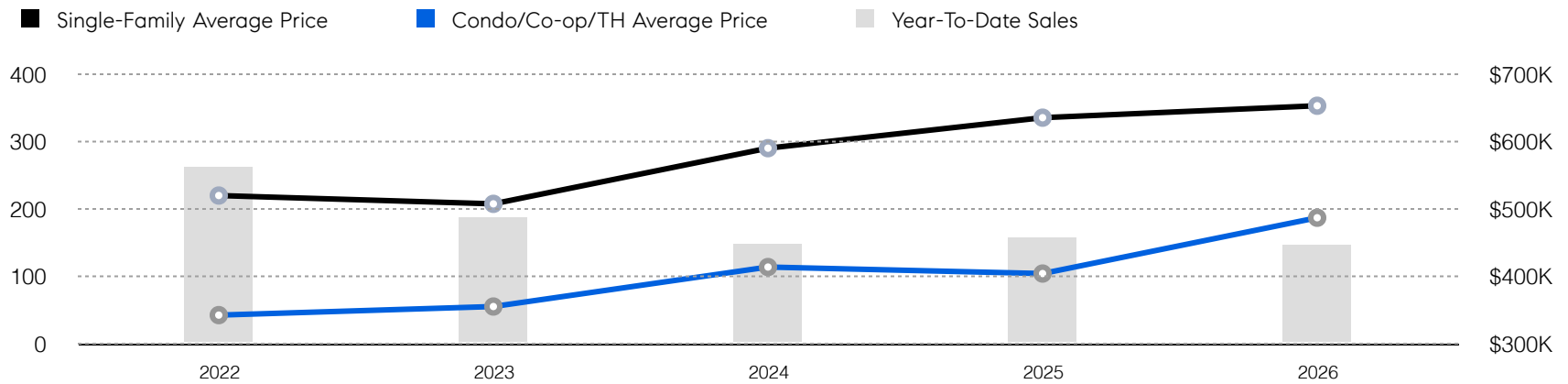
Historic Sales Trends



Clifton

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	129	148	14.7%	36	39	8.3%
	ACTIVE LISTINGS	54	83	53.7%	54	83	53.7%
	# OF SALES	115	118	2.6%	27	25	-7.4%
	SALES VOLUME	\$73,082,287	\$77,081,653	5.5%	\$18,173,600	\$17,430,000	-4.1%
	MEDIAN PRICE	\$600,000	\$601,750	0.3%	\$600,000	\$662,500	10.4%
	AVERAGE PRICE	\$635,498	\$653,234	2.8%	\$673,096	\$697,200	3.6%
	AVERAGE DOM	33	32	-3.0%	35	24	-31.4%
	% OF ASKING PRICE	106.3%	105.8%	-0.5%	107.5%	108.0%	0.5%
Condo/Co-op/TH	CONTRACTS SIGNED	43	32	-25.6%	11	7	-36.4%
	ACTIVE LISTINGS	20	29	45.0%	20	29	45.0%
	# OF SALES	40	26	-35.0%	8	4	-50.0%
	SALES VOLUME	\$16,164,257	\$12,660,940	-21.7%	\$3,603,000	\$1,776,040	-50.7%
	MEDIAN PRICE	\$417,500	\$506,500	21.3%	\$445,500	\$417,020	-6.4%
	AVERAGE PRICE	\$404,106	\$486,959	20.5%	\$450,375	\$444,010	-1.4%
	AVERAGE DOM	34	30	-11.8%	20	24	20.0%
	% OF ASKING PRICE	100.3%	102.0%	1.7%	106.9%	101.5%	-5.3%

Historic Sales Trends

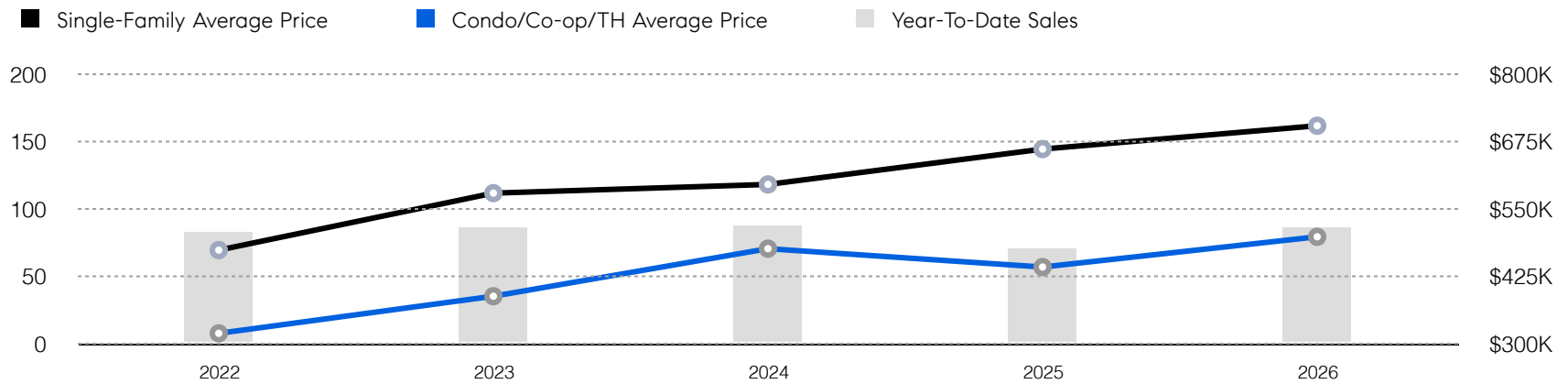


* Line graphs may be hidden due to limited sales data

Little Falls

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	45	46	2.2%	12	16	33.3%
	ACTIVE LISTINGS	31	34	9.7%	31	34	9.7%
	# OF SALES	35	39	11.4%	7	8	14.3%
	SALES VOLUME	\$23,138,500	\$27,473,048	18.7%	\$4,816,000	\$5,942,000	23.4%
	MEDIAN PRICE	\$633,000	\$700,000	10.6%	\$635,000	\$730,000	15.0%
	AVERAGE PRICE	\$661,100	\$704,437	6.6%	\$688,000	\$742,750	8.0%
	AVERAGE DOM	16	31	93.8%	12	15	25.0%
	% OF ASKING PRICE	109.4%	103.9%	-5.5%	119.1%	106.8%	-12.3%
Condo/Co-op/TH	CONTRACTS SIGNED	38	63	65.8%	9	5	-44.4%
	ACTIVE LISTINGS	21	24	14.3%	21	24	14.3%
	# OF SALES	34	46	35.3%	6	24	300.0%
	SALES VOLUME	\$15,035,450	\$22,924,100	52.5%	\$3,600,000	\$10,953,100	204.3%
	MEDIAN PRICE	\$420,000	\$509,000	21.2%	\$575,000	\$442,000	-23.1%
	AVERAGE PRICE	\$442,219	\$498,350	12.7%	\$600,000	\$456,379	-23.9%
	AVERAGE DOM	31	20	-35.5%	50	18	-64.0%
	% OF ASKING PRICE	102.6%	101.7%	-0.9%	104.1%	102.7%	-1.4%

Historic Sales Trends

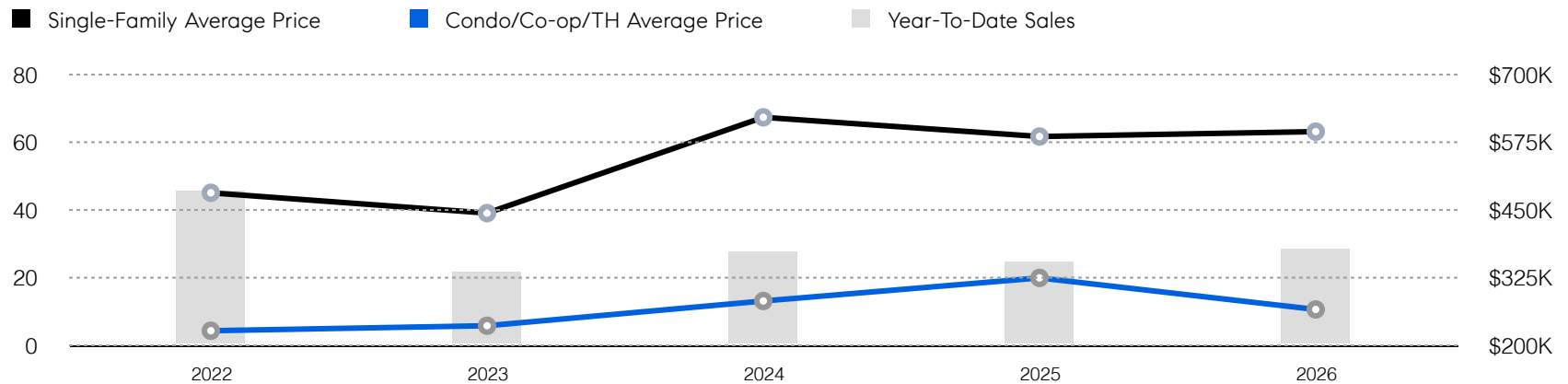


* Line graphs may be hidden due to limited sales data

Passaic

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	23	22	-4.3%	8	5	-37.5%
	ACTIVE LISTINGS	12	24	100.0%	12	24	100.0%
	# OF SALES	16	16	0.0%	7	3	-57.1%
	SALES VOLUME	\$9,370,000	\$9,514,400	1.5%	\$3,394,000	\$2,492,000	-26.6%
	MEDIAN PRICE	\$545,000	\$530,000	-2.8%	\$430,000	\$605,000	40.7%
	AVERAGE PRICE	\$585,625	\$594,650	1.5%	\$484,857	\$830,667	71.3%
	AVERAGE DOM	54	53	-1.9%	48	38	-20.8%
	% OF ASKING PRICE	101.4%	100.8%	-0.7%	101.1%	102.9%	1.7%
Condo/Co-op/TH	CONTRACTS SIGNED	12	10	-16.7%	3	3	0.0%
	ACTIVE LISTINGS	7	9	28.6%	7	9	28.6%
	# OF SALES	8	12	50.0%	1	2	100.0%
	SALES VOLUME	\$2,596,000	\$3,194,900	23.1%	\$419,000	\$300,000	-28.4%
	MEDIAN PRICE	\$305,000	\$242,500	-20.5%	\$419,000	\$150,000	-64.2%
	AVERAGE PRICE	\$324,500	\$266,242	-18.0%	\$419,000	\$150,000	-64.2%
	AVERAGE DOM	57	70	22.8%	21	185	781.0%
	% OF ASKING PRICE	99.5%	103.1%	3.7%	100.0%	97.0%	-3.0%

Historic Sales Trends

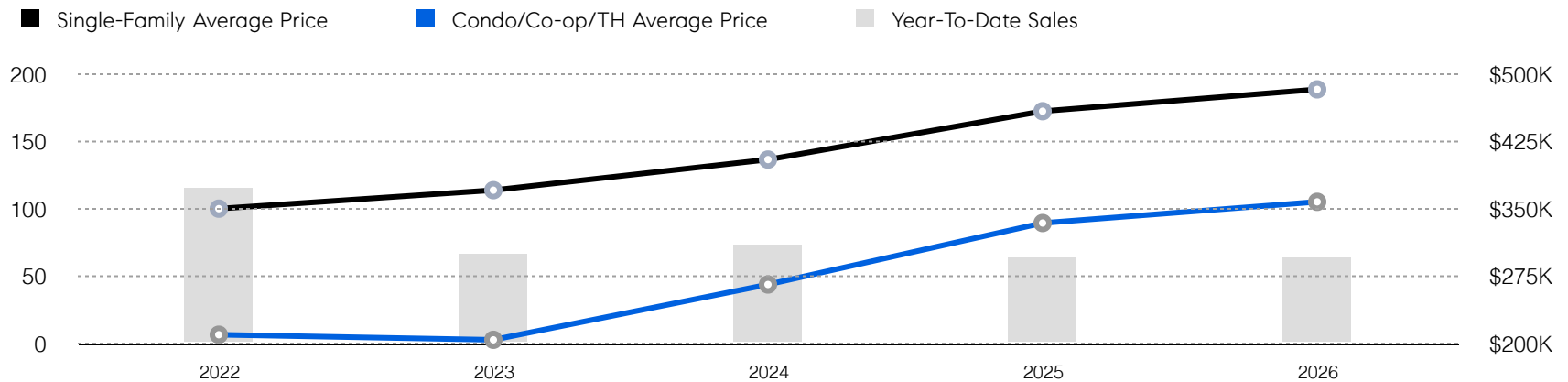


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Paterson

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	52	50	-3.8%	16	8	-50.0%
	ACTIVE LISTINGS	42	51	21.4%	42	51	21.4%
	# OF SALES	47	47	0.0%	11	11	0.0%
	SALES VOLUME	\$21,562,600	\$22,705,880	5.3%	\$5,665,100	\$5,950,500	5.0%
	MEDIAN PRICE	\$475,000	\$490,000	3.2%	\$515,100	\$520,000	1.0%
	AVERAGE PRICE	\$458,779	\$483,104	5.3%	\$515,009	\$540,955	5.0%
	AVERAGE DOM	36	47	30.6%	42	38	-9.5%
	% OF ASKING PRICE	103.7%	103.0%	-0.6%	104.7%	106.7%	2.0%
Condo/Co-op/TH	CONTRACTS SIGNED	13	17	30.8%	4	2	-50.0%
	ACTIVE LISTINGS	12	26	116.7%	12	26	116.7%
	# OF SALES	15	15	0.0%	2	2	0.0%
	SALES VOLUME	\$5,013,233	\$5,367,500	7.1%	\$599,000	\$820,000	36.9%
	MEDIAN PRICE	\$360,000	\$370,000	2.8%	\$299,500	\$410,000	36.9%
	AVERAGE PRICE	\$334,216	\$357,833	7.1%	\$299,500	\$410,000	36.9%
	AVERAGE DOM	25	84	236.0%	8	11	37.5%
	% OF ASKING PRICE	102.3%	102.2%	-0.1%	94.4%	104.6%	10.2%

Historic Sales Trends

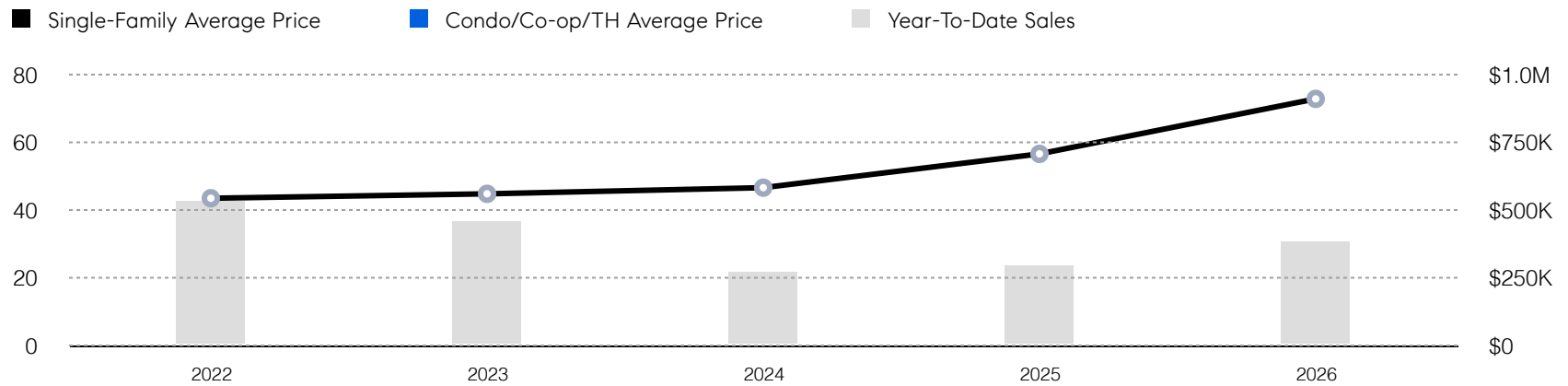


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Totowa

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	19	28	47.4%	3	5	66.7%
	ACTIVE LISTINGS	18	17	-5.6%	18	17	-5.6%
	# OF SALES	20	28	40.0%	7	6	-14.3%
	SALES VOLUME	\$14,147,000	\$25,492,900	80.2%	\$4,957,500	\$5,029,000	1.4%
	MEDIAN PRICE	\$600,000	\$787,500	31.3%	\$600,000	\$745,000	24.2%
	AVERAGE PRICE	\$707,350	\$910,461	28.7%	\$708,214	\$838,167	18.3%
	AVERAGE DOM	35	44	25.7%	21	25	19.0%
	% OF ASKING PRICE	103.7%	101.9%	-1.7%	104.1%	104.4%	0.3%
Condo/Co-op/TH	CONTRACTS SIGNED	5	2	-60.0%	3	0	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	3	2	-33.3%	2	1	-50.0%
	SALES VOLUME	\$1,830,000	\$1,588,000	-13.2%	\$1,355,000	\$838,000	-38.2%
	MEDIAN PRICE	\$520,000	\$794,000	52.7%	\$677,500	\$838,000	23.7%
	AVERAGE PRICE	\$610,000	\$794,000	30.2%	\$677,500	\$838,000	23.7%
	AVERAGE DOM	65	18	-72.3%	15	18	20.0%
	% OF ASKING PRICE	105.1%	104.2%	-1.0%	108.7%	101.2%	-7.5%

Historic Sales Trends

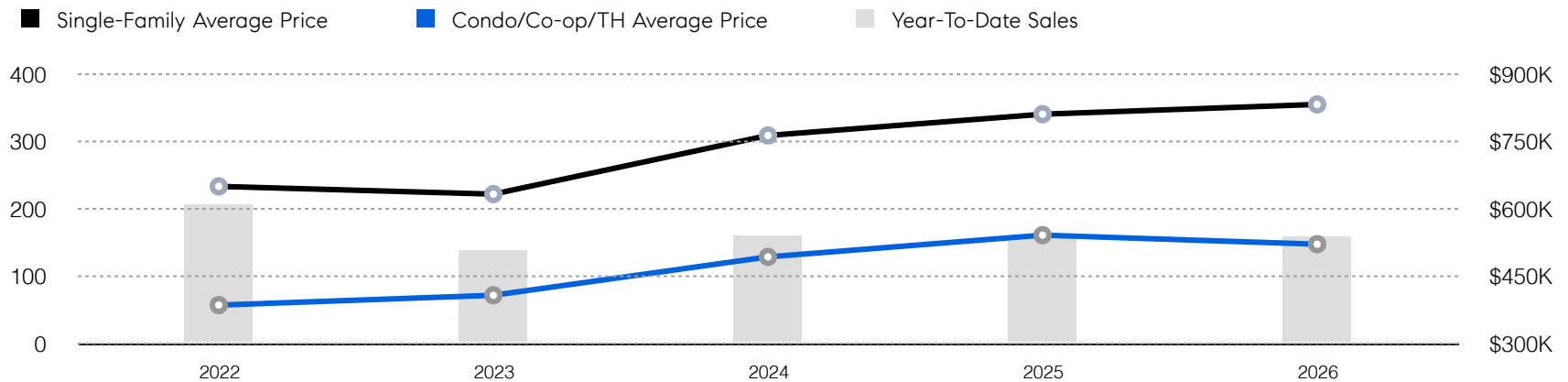


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Wayne

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	128	153	19.5%	39	43	10.3%
	ACTIVE LISTINGS	55	75	36.4%	55	75	36.4%
	# OF SALES	109	106	-2.8%	23	32	39.1%
	SALES VOLUME	\$88,386,798	\$88,263,810	-0.1%	\$19,441,000	\$28,451,199	46.3%
	MEDIAN PRICE	\$800,000	\$766,000	-4.2%	\$825,000	\$758,750	-8.0%
	AVERAGE PRICE	\$810,888	\$832,677	2.7%	\$845,261	\$889,100	5.2%
	AVERAGE DOM	37	28	-24.3%	55	24	-56.4%
	% OF ASKING PRICE	106.1%	105.7%	-0.5%	106.6%	106.2%	-0.4%
Condo/Co-op/TH	CONTRACTS SIGNED	45	54	20.0%	7	9	28.6%
	ACTIVE LISTINGS	10	27	170.0%	10	27	170.0%
	# OF SALES	46	50	8.7%	11	10	-9.1%
	SALES VOLUME	\$24,907,979	\$26,061,660	4.6%	\$5,211,250	\$4,600,000	-11.7%
	MEDIAN PRICE	\$557,500	\$560,250	0.5%	\$523,000	\$465,000	-11.1%
	AVERAGE PRICE	\$541,478	\$521,233	-3.7%	\$473,750	\$460,000	-2.9%
	AVERAGE DOM	22	39	77.3%	22	35	59.1%
	% OF ASKING PRICE	104.3%	101.3%	-3.1%	104.5%	101.5%	-3.0%

Historic Sales Trends

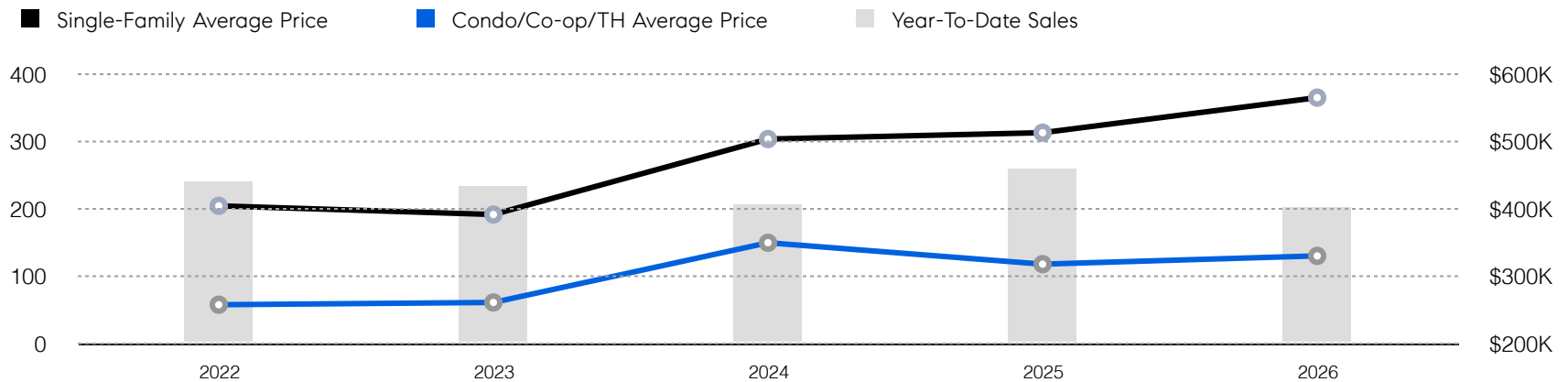


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West Milford

		YTD 2025	YTD 2026	% Change	May 2025	May 2026	% Change
Single-Family	CONTRACTS SIGNED	211	181	-14.2%	34	56	64.7%
	ACTIVE LISTINGS	132	171	29.5%	132	171	29.5%
	# OF SALES	215	145	-32.6%	52	31	-40.4%
	SALES VOLUME	\$110,322,156	\$81,952,714	-25.7%	\$28,849,318	\$16,825,498	-41.7%
	MEDIAN PRICE	\$490,000	\$546,000	11.4%	\$492,500	\$535,000	8.6%
	AVERAGE PRICE	\$513,126	\$565,191	10.1%	\$554,795	\$542,758	-2.2%
	AVERAGE DOM	43	49	14.0%	28	25	-10.7%
	% OF ASKING PRICE	101.5%	99.4%	-2.0%	104.4%	100.7%	-3.7%
Condo/Co-op/TH	CONTRACTS SIGNED	38	53	39.5%	5	10	100.0%
	ACTIVE LISTINGS	23	39	69.6%	23	39	69.6%
	# OF SALES	41	54	31.7%	6	13	116.7%
	SALES VOLUME	\$13,033,324	\$17,829,200	36.8%	\$2,320,000	\$4,498,500	93.9%
	MEDIAN PRICE	\$315,000	\$329,750	4.7%	\$410,000	\$350,000	-14.6%
	AVERAGE PRICE	\$317,886	\$330,170	3.9%	\$386,667	\$346,038	-10.5%
	AVERAGE DOM	44	65	47.7%	28	31	10.7%
	% OF ASKING PRICE	98.7%	99.0%	0.3%	102.4%	101.1%	-1.4%

Historic Sales Trends



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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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