

September 2026

Essex County Market Report

COMPASS

Essex County Overview

Year-To-Date Sales

4,762

-2.1% Year-To-Date
-32.2% Month-Over-Month

Year-To-Date Contracts

5,026

-0.8% Year-To-Date
8.0% Month-Over-Month

Single-Family
Average Sale Price

$1.0M

6.4% Year-To-Date
-15.2% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

$520K

6.4% Year-To-Date
3.8% Month-Over-Month

Average Days On Market

31

3.3% Year-To-Date
5.9% Month-Over-Month

Active Listings

1,686

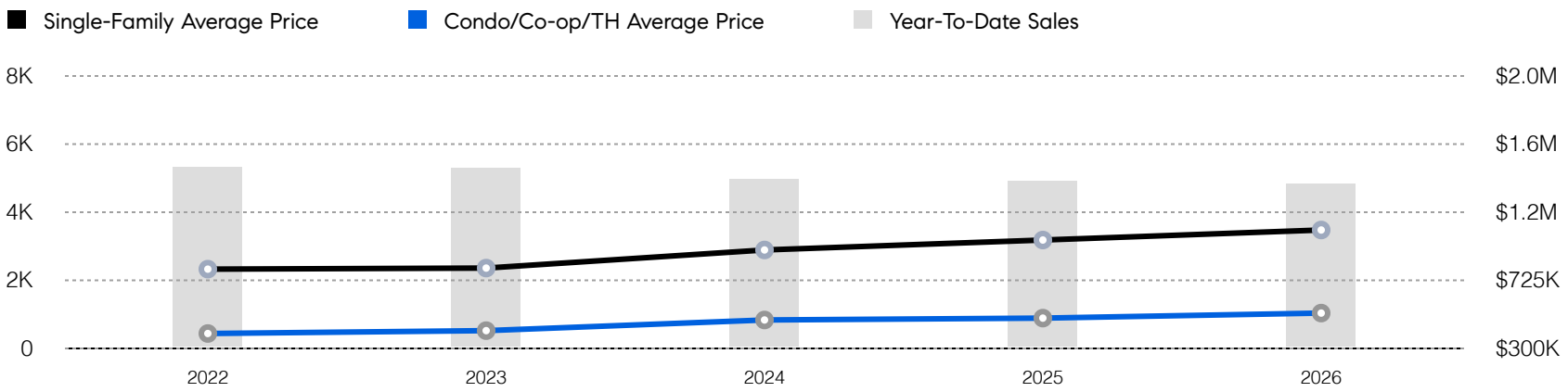
2.2% Year-Over-Year
6.7% Month-Over-Month



Essex County Overview

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	4,035	4,046	0.3%	411	402	-2.2%
	ACTIVE LISTINGS	1,338	1,327	-0.8%	1,338	1,327	-0.8%
	# OF SALES	3,868	3,821	-1.2%	415	386	-7.0%
	SALES VOLUME	$3,776,854,231	$3,970,043,448	5.1%	$340,239,490	$360,216,096	5.9%
	MEDIAN PRICE	$775,000	$801,000	3.4%	$690,000	$761,500	10.4%
	AVERAGE PRICE	$976,436	$1,039,006	6.4%	$819,854	$933,202	13.8%
	AVERAGE DOM	31	29	-6.5%	34	29	-14.7%
	% OF ASKING PRICE	14329.3%	14504.3%	174.9%	107.3%	106.6%	-0.6%
Condo/Co-op/TH	CONTRACTS SIGNED	1,031	980	-4.9%	98	82	-16.3%
	ACTIVE LISTINGS	311	359	15.4%	311	359	15.4%
	# OF SALES	996	941	-5.5%	123	99	-19.5%
	SALES VOLUME	$487,237,856	$489,915,910	0.5%	$57,507,291	$50,327,700	-12.5%
	MEDIAN PRICE	$415,000	$445,000	7.2%	$383,000	$395,000	3.1%
	AVERAGE PRICE	$489,195	$520,633	6.4%	$467,539	$508,361	8.7%
	AVERAGE DOM	35	36	2.9%	40	40	0.0%
	% OF ASKING PRICE	105.1%	103.2%	-1.8%	103.5%	104.1%	0.6%

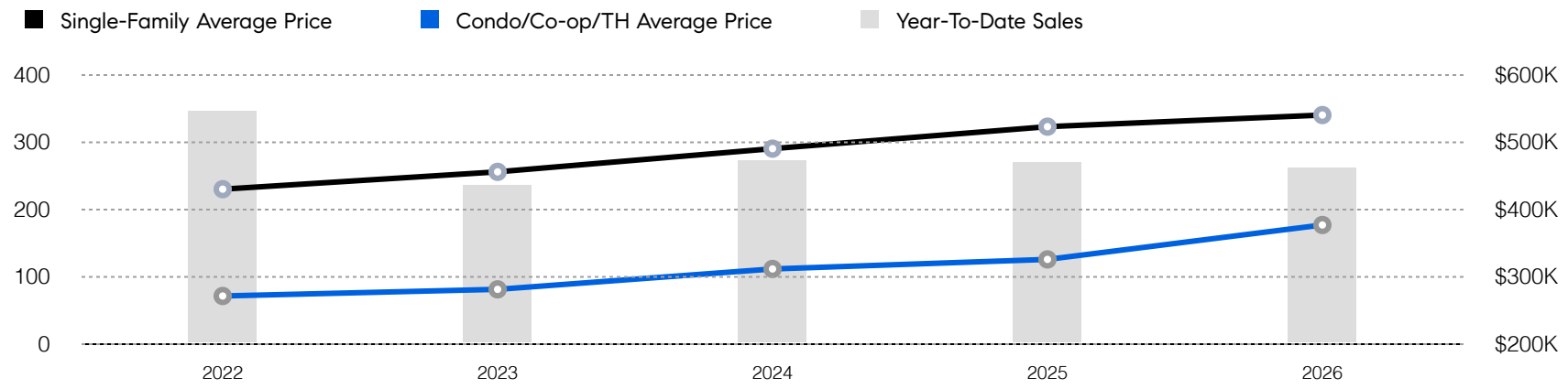
Historic Sales Trends



Belleville

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	181	203	12.2%	13	21	61.5%
	ACTIVE LISTINGS	67	65	-3.0%	67	65	-3.0%
	# OF SALES	186	189	1.6%	22	16	-27.3%
	SALES VOLUME	$97,330,706	$102,163,000	5.0%	$11,175,998	$8,558,000	-23.4%
	MEDIAN PRICE	$530,000	$550,000	3.8%	$487,500	$540,000	10.8%
	AVERAGE PRICE	$523,283	$540,545	3.3%	$508,000	$534,875	5.3%
	AVERAGE DOM	32	35	9.4%	25	27	8.0%
	% OF ASKING PRICE	105.4%	103.3%	-2.1%	104.6%	103.6%	-0.9%
Condo/Co-op/TH	CONTRACTS SIGNED	72	78	8.3%	9	8	-11.1%
	ACTIVE LISTINGS	16	34	112.5%	16	34	112.5%
	# OF SALES	82	70	-14.6%	9	9	0.0%
	SALES VOLUME	$26,729,500	$26,400,250	-1.2%	$2,305,000	$3,025,000	31.2%
	MEDIAN PRICE	$310,000	$370,000	19.4%	$255,000	$365,000	43.1%
	AVERAGE PRICE	$325,970	$377,146	15.7%	$256,111	$336,111	31.2%
	AVERAGE DOM	37	35	-5.4%	57	22	-61.4%
	% OF ASKING PRICE	105.4%	102.2%	-3.2%	99.0%	103.9%	4.9%

Historic Sales Trends

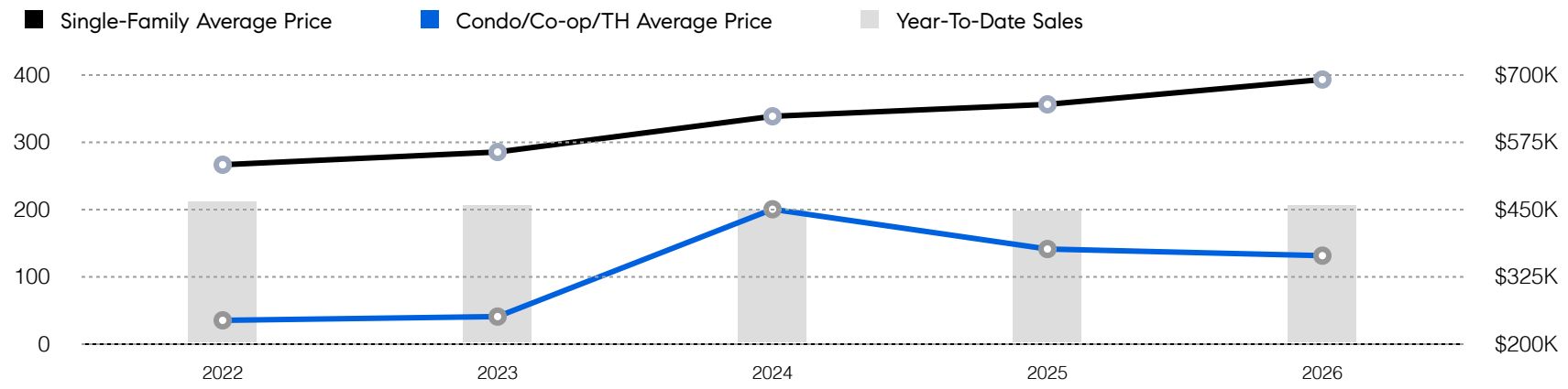


** Line graphs may be hidden due to limited sales data*

Bloomfield

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	166	181	9.0%	15	19	26.7%
	ACTIVE LISTINGS	48	58	20.8%	48	58	20.8%
	# OF SALES	168	172	2.4%	20	18	-10.0%
	SALES VOLUME	$108,449,025	$118,972,489	9.7%	$12,454,000	$11,588,521	-6.9%
	MEDIAN PRICE	$634,779	$650,000	2.4%	$606,500	$605,011	-0.2%
	AVERAGE PRICE	$645,530	$691,701	7.2%	$622,700	$643,807	3.4%
	AVERAGE DOM	28	29	3.6%	19	22	15.8%
	% OF ASKING PRICE	109.4%	111.7%	2.2%	107.9%	107.4%	-0.6%
Condo/Co-op/TH	CONTRACTS SIGNED	24	34	41.7%	0	2	0.0%
	ACTIVE LISTINGS	7	9	28.6%	7	9	28.6%
	# OF SALES	27	32	18.5%	4	5	25.0%
	SALES VOLUME	$10,171,700	$11,661,323	14.6%	$1,330,800	$1,678,000	26.1%
	MEDIAN PRICE	$340,000	$342,500	0.7%	$299,900	$340,000	13.4%
	AVERAGE PRICE	$376,730	$364,416	-3.3%	$332,700	$335,600	0.9%
	AVERAGE DOM	43	33	-23.3%	27	28	3.7%
	% OF ASKING PRICE	105.5%	104.0%	-1.6%	103.2%	104.6%	1.4%

Historic Sales Trends

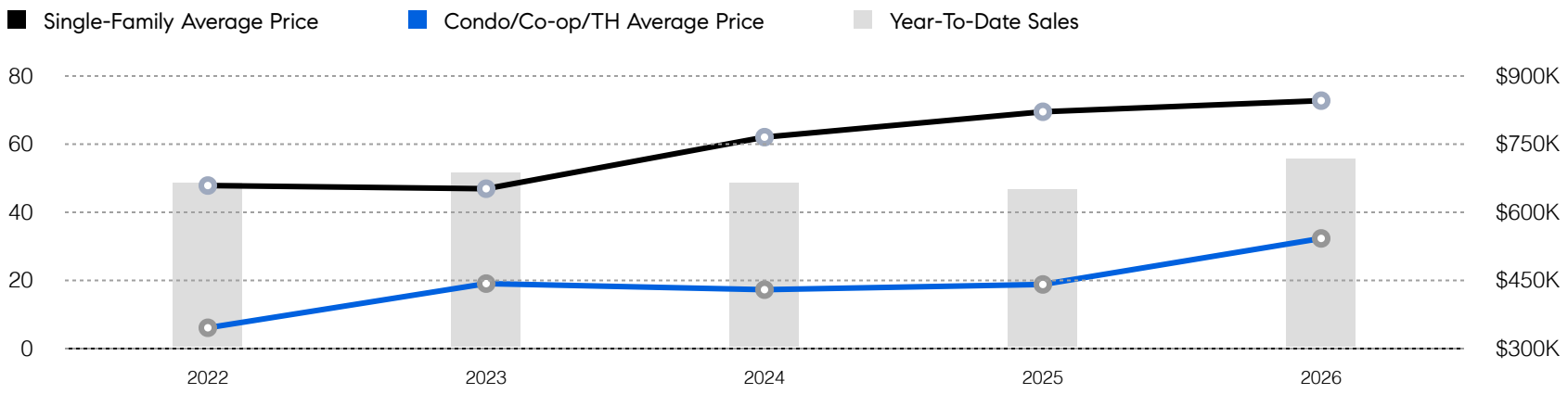


** Line graphs may be hidden due to limited sales data*

Caldwell

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	31	31	0.0%	4	1	-75.0%
	ACTIVE LISTINGS	3	4	33.3%	3	4	33.3%
	# OF SALES	30	33	10.0%	1	1	0.0%
	SALES VOLUME	$24,639,127	$27,909,923	13.3%	$602,000	$720,000	19.6%
	MEDIAN PRICE	$762,500	$805,000	5.6%	$602,000	$720,000	19.6%
	AVERAGE PRICE	$821,304	$845,755	3.0%	$602,000	$720,000	19.6%
	AVERAGE DOM	30	19	-36.7%	12	20	66.7%
	% OF ASKING PRICE	108.6%	107.8%	-0.8%	109.5%	96.0%	-13.5%
Condo/Co-op/TH	CONTRACTS SIGNED	20	20	0.0%	2	2	0.0%
	ACTIVE LISTINGS	5	4	-20.0%	5	4	-20.0%
	# OF SALES	16	22	37.5%	0	0	0.0%
	SALES VOLUME	$7,058,500	$11,934,555	69.1%	-	-	-
	MEDIAN PRICE	$374,500	$547,500	46.2%	-	-	-
	AVERAGE PRICE	$441,156	$542,480	23.0%	-	-	-
	AVERAGE DOM	19	25	31.6%	-	-	-
	% OF ASKING PRICE	107.4%	102.9%	-4.5%	-	-	-

Historic Sales Trends

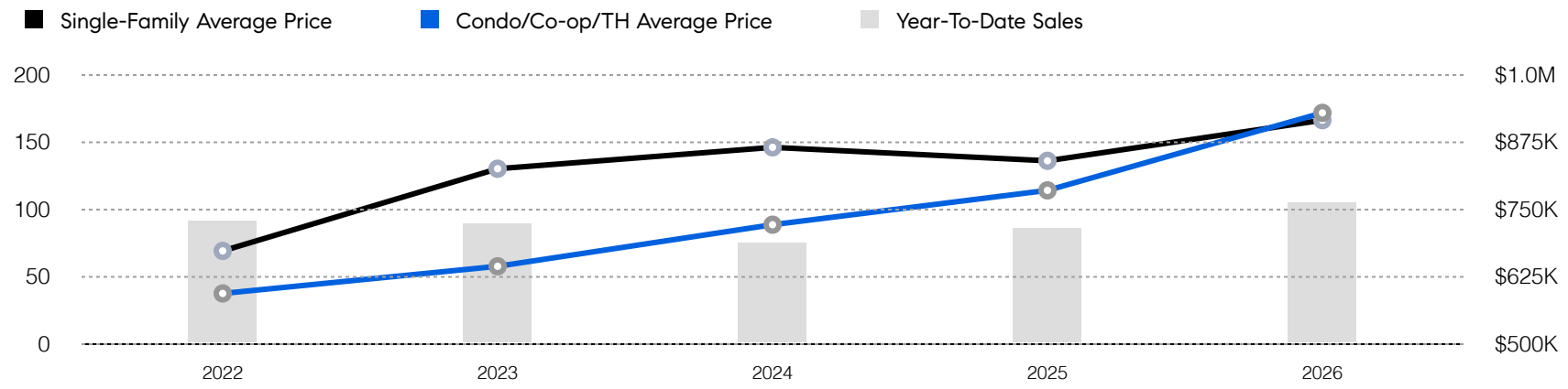


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Cedar Grove

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	64	69	7.8%	13	7	-46.2%
	ACTIVE LISTINGS	12	17	41.7%	12	17	41.7%
	# OF SALES	59	67	13.6%	7	10	42.9%
	SALES VOLUME	$49,599,744	$61,380,500	23.8%	$7,018,500	$9,465,923	34.9%
	MEDIAN PRICE	$735,118	$825,000	12.2%	$825,000	$787,500	-4.5%
	AVERAGE PRICE	$840,674	$916,127	9.0%	$1,002,643	$946,592	-5.6%
	AVERAGE DOM	26	23	-11.5%	60	20	-66.7%
	% OF ASKING PRICE	108.7%	108.9%	0.1%	101.5%	110.1%	8.6%
Condo/Co-op/TH	CONTRACTS SIGNED	31	35	12.9%	4	2	-50.0%
	ACTIVE LISTINGS	8	5	-37.5%	8	5	-37.5%
	# OF SALES	26	37	42.3%	2	6	200.0%
	SALES VOLUME	$20,429,400	$34,400,499	68.4%	$1,575,000	$5,439,000	245.3%
	MEDIAN PRICE	$760,000	$875,000	15.1%	$787,500	$825,000	4.8%
	AVERAGE PRICE	$785,746	$929,743	18.3%	$787,500	$906,500	15.1%
	AVERAGE DOM	24	22	-8.3%	19	18	-5.3%
	% OF ASKING PRICE	105.9%	109.7%	3.8%	103.1%	109.4%	6.3%

Historic Sales Trends

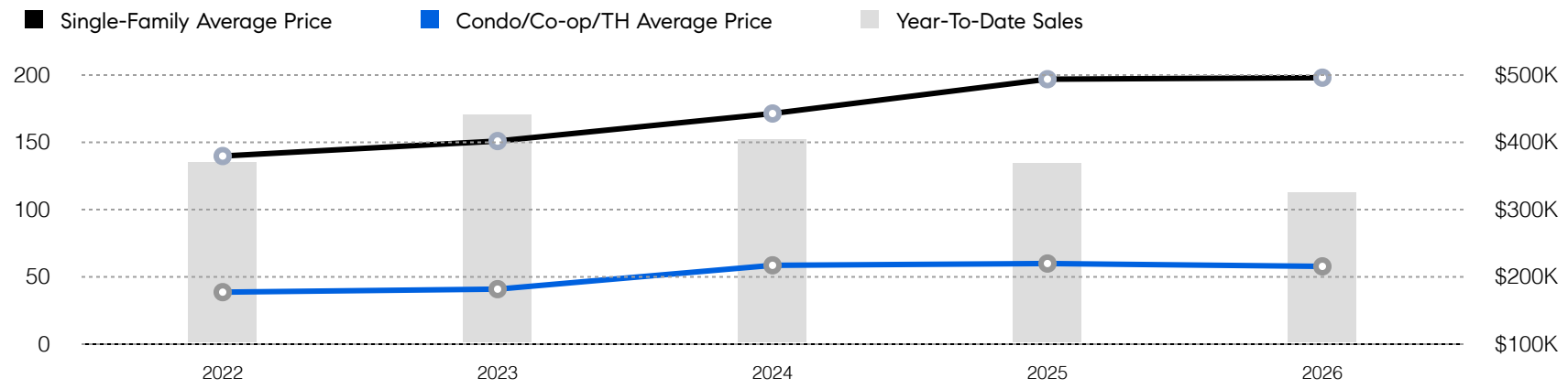


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East Orange

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	120	104	-13.3%	11	13	18.2%
	ACTIVE LISTINGS	39	47	20.5%	39	47	20.5%
	# OF SALES	113	94	-16.8%	17	12	-29.4%
	SALES VOLUME	$55,805,050	$46,634,026	-16.4%	$9,029,560	$5,886,000	-34.8%
	MEDIAN PRICE	$500,000	$498,500	-0.3%	$540,000	$465,500	-13.8%
	AVERAGE PRICE	$493,850	$496,107	0.5%	$531,151	$490,500	-7.7%
	AVERAGE DOM	49	36	-26.5%	39	30	-23.1%
	% OF ASKING PRICE	105.0%	105.4%	0.4%	102.3%	107.6%	5.2%
Condo/Co-op/TH	CONTRACTS SIGNED	22	21	-4.5%	4	4	0.0%
	ACTIVE LISTINGS	10	19	90.0%	10	19	90.0%
	# OF SALES	20	17	-15.0%	1	2	100.0%
	SALES VOLUME	$4,396,448	$3,665,500	-16.6%	$205,000	$695,000	239.0%
	MEDIAN PRICE	$207,500	$210,000	1.2%	$205,000	$347,500	69.5%
	AVERAGE PRICE	$219,822	$215,618	-1.9%	$205,000	$347,500	69.5%
	AVERAGE DOM	94	96	2.1%	89	98	10.1%
	% OF ASKING PRICE	96.1%	98.4%	2.3%	102.5%	100.3%	-2.2%

Historic Sales Trends

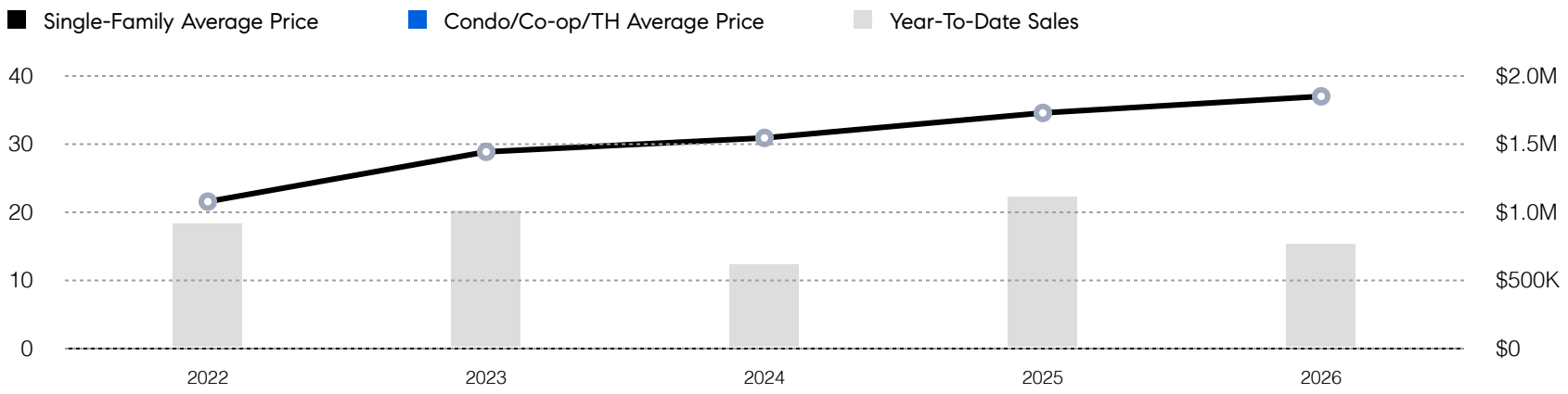


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Essex Fells

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	24	16	-33.3%	2	2	0.0%
	ACTIVE LISTINGS	6	4	-33.3%	6	4	-33.3%
	# OF SALES	21	15	-28.6%	1	3	200.0%
	SALES VOLUME	$36,315,500	$27,760,000	-23.6%	$2,900,000	$4,730,000	63.1%
	MEDIAN PRICE	$1,700,000	$1,625,000	-4.4%	$2,900,000	$1,625,000	-44.0%
	AVERAGE PRICE	$1,729,310	$1,850,667	7.0%	$2,900,000	$1,576,667	-45.6%
	AVERAGE DOM	43	68	58.1%	44	13	-70.5%
	% OF ASKING PRICE	99.8%	100.1%	0.4%	98.3%	101.5%	3.2%
Condo/Co-op/TH	CONTRACTS SIGNED	1	0	0.0%	0	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

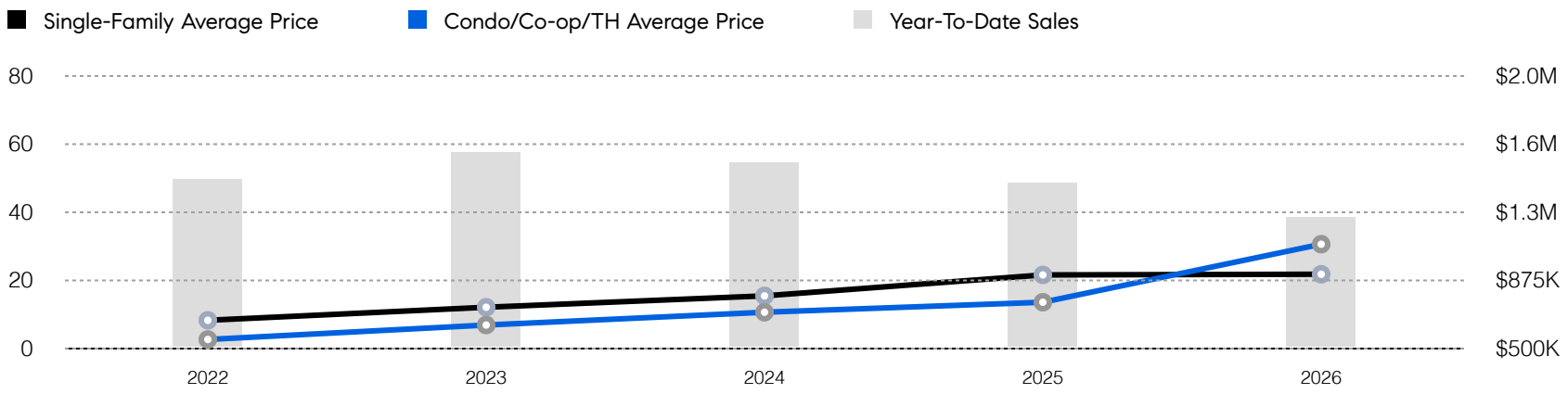


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Fairfield

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	47	44	-6.4%	5	7	40.0%
	ACTIVE LISTINGS	11	11	0.0%	11	11	0.0%
	# OF SALES	43	36	-16.3%	15	2	-86.7%
	SALES VOLUME	$38,928,950	$32,726,258	-15.9%	$13,848,450	$1,799,999	-87.0%
	MEDIAN PRICE	$835,000	$871,500	4.4%	$835,000	$900,000	7.8%
	AVERAGE PRICE	$905,324	$909,063	0.4%	$923,230	$900,000	-2.5%
	AVERAGE DOM	23	28	21.7%	34	34	0.0%
	% OF ASKING PRICE	105.3%	104.0%	-1.2%	103.4%	101.2%	-2.2%
Condo/Co-op/TH	CONTRACTS SIGNED	7	2	-71.4%	0	0	0.0%
	ACTIVE LISTINGS	0	3	0.0%	0	3	0.0%
	# OF SALES	5	2	-60.0%	1	1	0.0%
	SALES VOLUME	$3,775,000	$2,148,800	-43.1%	$675,000	$1,160,000	71.9%
	MEDIAN PRICE	$735,000	$1,074,400	46.2%	$675,000	$1,160,000	71.9%
	AVERAGE PRICE	$755,000	$1,074,400	42.3%	$675,000	$1,160,000	71.9%
	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

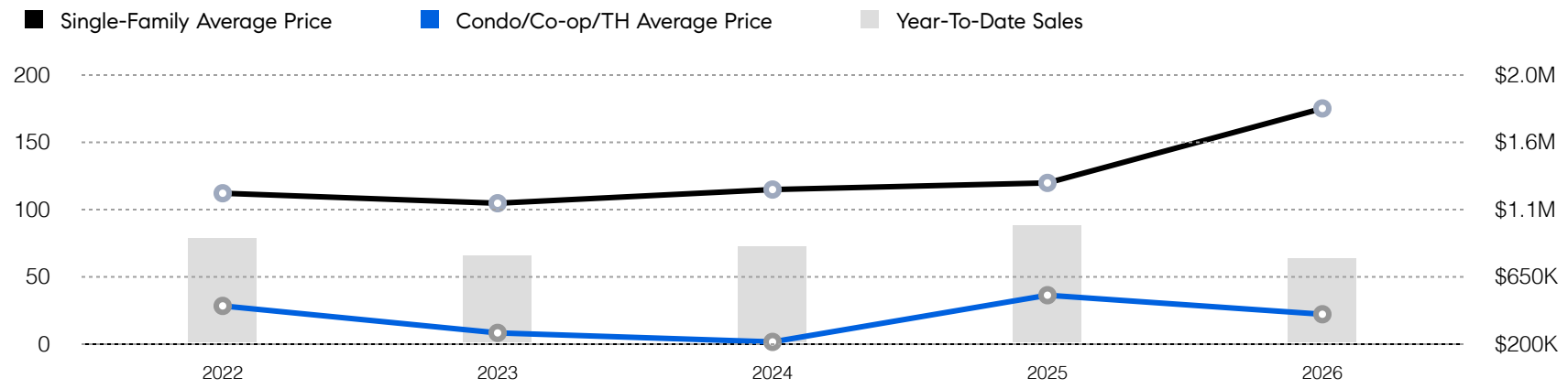


** Line graphs may be hidden due to limited sales data*

Glen Ridge

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	74	57	-23.0%	5	8	60.0%
	ACTIVE LISTINGS	6	6	0.0%	6	6	0.0%
	# OF SALES	73	52	-28.8%	3	4	33.3%
	SALES VOLUME	$93,337,071	$92,390,263	-1.0%	$2,047,000	$7,064,999	245.1%
	MEDIAN PRICE	$1,185,000	$1,560,000	31.6%	$760,000	$1,475,000	94.1%
	AVERAGE PRICE	$1,278,590	$1,776,736	39.0%	$682,333	$1,766,250	158.9%
	AVERAGE DOM	24	16	-33.3%	22	36	63.6%
	% OF ASKING PRICE	126.5%	129.2%	2.7%	105.9%	108.2%	2.3%
Condo/Co-op/TH	CONTRACTS SIGNED	14	9	-35.7%	0	0	0.0%
	ACTIVE LISTINGS	1	2	100.0%	1	2	100.0%
	# OF SALES	14	10	-28.6%	1	2	100.0%
	SALES VOLUME	$7,382,000	$4,000,000	-45.8%	$200,000	$510,000	155.0%
	MEDIAN PRICE	$343,000	$352,500	2.8%	$200,000	$255,000	27.5%
	AVERAGE PRICE	$527,286	$400,000	-24.1%	$200,000	$255,000	27.5%
	AVERAGE DOM	22	26	18.2%	13	45	246.2%
	% OF ASKING PRICE	114.1%	106.8%	-7.3%	102.6%	111.8%	9.3%

Historic Sales Trends

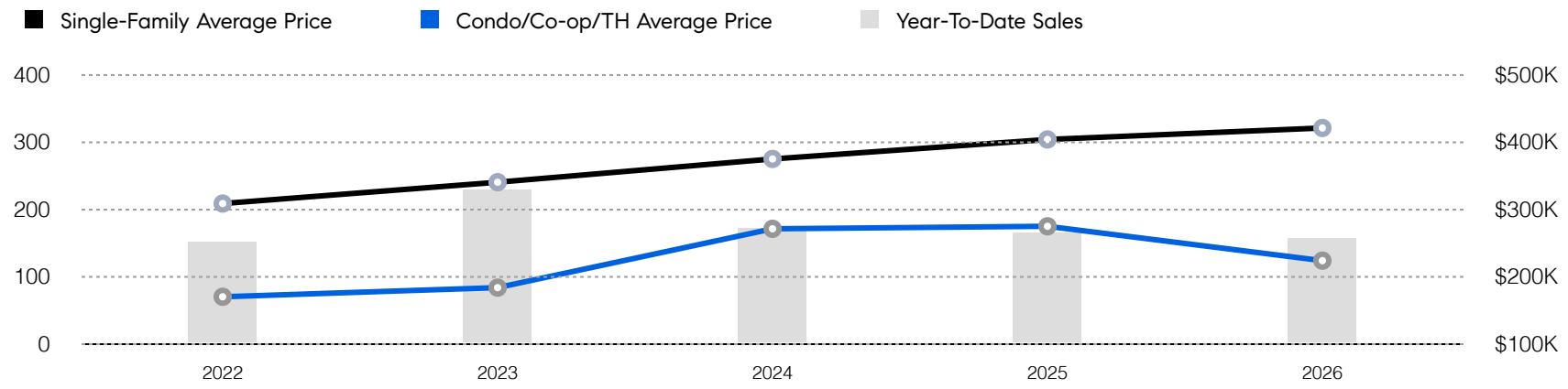


** Line graphs may be hidden due to limited sales data*

Irvington

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	152	150	-1.3%	18	15	-16.7%
	ACTIVE LISTINGS	89	79	-11.2%	89	79	-11.2%
	# OF SALES	153	146	-4.6%	16	15	-6.2%
	SALES VOLUME	$61,847,850	$61,513,726	-0.5%	$7,239,250	$5,907,326	-18.4%
	MEDIAN PRICE	$399,000	$445,000	11.5%	$425,000	$430,000	1.2%
	AVERAGE PRICE	$404,234	$421,327	4.2%	$452,453	$393,822	-13.0%
	AVERAGE DOM	56	41	-26.8%	64	32	-50.0%
	% OF ASKING PRICE	107.2%	105.1%	-2.1%	119.7%	104.5%	-15.2%
Condo/Co-op/TH	CONTRACTS SIGNED	7	10	42.9%	0	0	0.0%
	ACTIVE LISTINGS	2	2	0.0%	2	2	0.0%
	# OF SALES	10	9	-10.0%	0	0	0.0%
	SALES VOLUME	$2,752,000	$2,017,000	-26.7%	-	-	-
	MEDIAN PRICE	$280,000	$215,000	-23.2%	-	-	-
	AVERAGE PRICE	$275,200	$224,111	-18.6%	-	-	-
	AVERAGE DOM	28	40	42.9%	-	-	-
	% OF ASKING PRICE	99.8%	96.9%	-2.9%	-	-	-

Historic Sales Trends

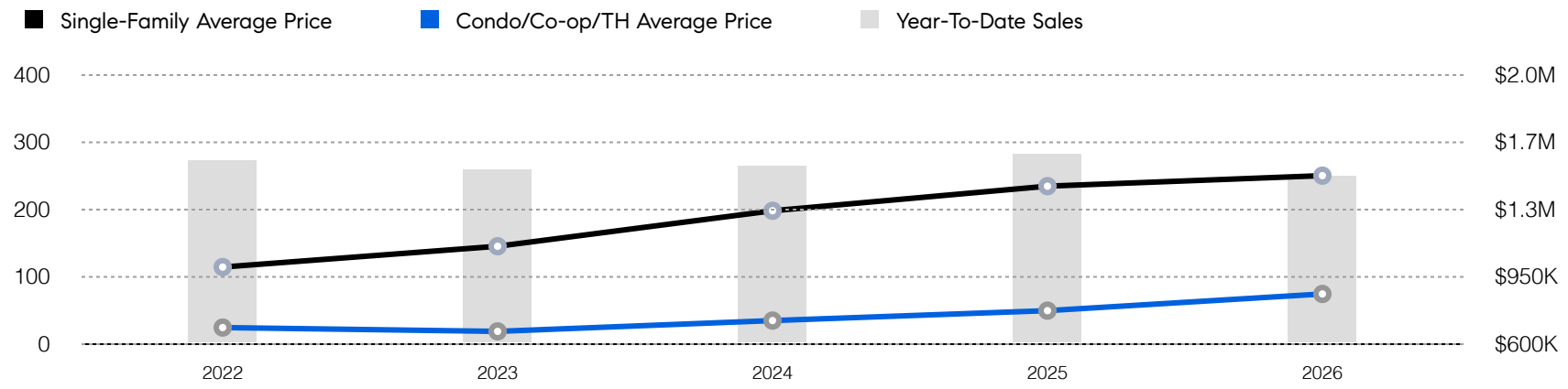


** Line graphs may be hidden due to limited sales data*

Livingston

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	249	210	-15.7%	23	11	-52.2%
	ACTIVE LISTINGS	57	69	21.1%	57	69	21.1%
	# OF SALES	242	222	-8.3%	21	24	14.3%
	SALES VOLUME	$344,097,109	$327,817,630	-4.7%	$26,745,000	$32,850,399	22.8%
	MEDIAN PRICE	$1,312,500	$1,305,000	-0.6%	$1,176,000	$1,150,000	-2.2%
	AVERAGE PRICE	$1,421,889	$1,476,656	3.9%	$1,273,571	$1,368,767	7.5%
	AVERAGE DOM	25	30	20.0%	31	40	29.0%
	% OF ASKING PRICE	106.6%	103.6%	-3.0%	103.9%	100.9%	-3.0%
Condo/Co-op/TH	CONTRACTS SIGNED	40	24	-40.0%	4	0	0.0%
	ACTIVE LISTINGS	4	10	150.0%	4	10	150.0%
	# OF SALES	38	25	-34.2%	3	3	0.0%
	SALES VOLUME	$29,422,900	$21,527,998	-26.8%	$2,357,000	$2,495,000	5.9%
	MEDIAN PRICE	$820,000	$880,000	7.3%	$787,000	$880,000	11.8%
	AVERAGE PRICE	$774,287	$861,120	11.2%	$785,667	$831,667	5.9%
	AVERAGE DOM	35	21	-40.0%	15	13	-13.3%
	% OF ASKING PRICE	101.6%	102.3%	0.7%	102.3%	105.3%	3.0%

Historic Sales Trends

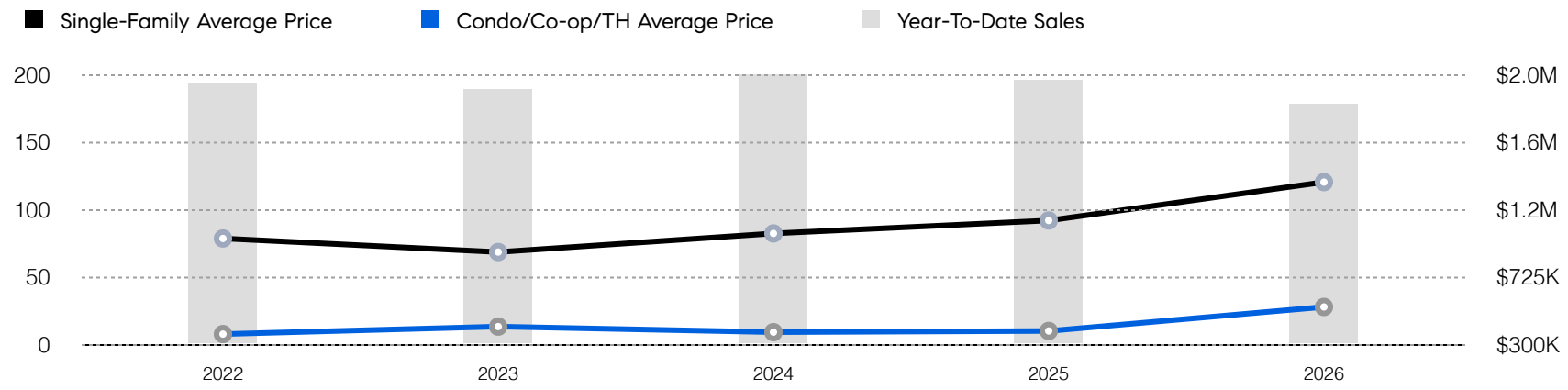


** Line graphs may be hidden due to limited sales data*

Maplewood

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	185	165	-10.8%	17	14	-17.6%
	ACTIVE LISTINGS	28	22	-21.4%	28	22	-21.4%
	# OF SALES	177	160	-9.6%	16	15	-6.2%
	SALES VOLUME	$191,989,020	$212,269,467	10.6%	$18,798,000	$18,880,573	0.4%
	MEDIAN PRICE	$1,025,000	$1,251,250	22.1%	$1,162,500	$1,250,000	7.5%
	AVERAGE PRICE	$1,084,684	$1,326,684	22.3%	$1,174,875	$1,258,705	7.1%
	AVERAGE DOM	17	17	0.0%	29	16	-44.8%
	% OF ASKING PRICE	113.2%	117.2%	4.0%	112.5%	111.1%	-1.5%
Condo/Co-op/TH	CONTRACTS SIGNED	16	17	6.3%	4	0	0.0%
	ACTIVE LISTINGS	4	9	125.0%	4	9	125.0%
	# OF SALES	18	17	-5.6%	1	2	100.0%
	SALES VOLUME	$6,992,650	$9,178,000	31.3%	$215,000	$780,000	262.8%
	MEDIAN PRICE	$348,325	$407,000	16.8%	$215,000	$390,000	81.4%
	AVERAGE PRICE	$388,481	$539,882	39.0%	$215,000	$390,000	81.4%
	AVERAGE DOM	37	30	-18.9%	19	34	78.9%
	% OF ASKING PRICE	105.2%	102.5%	-2.7%	116.2%	102.4%	-13.8%

Historic Sales Trends

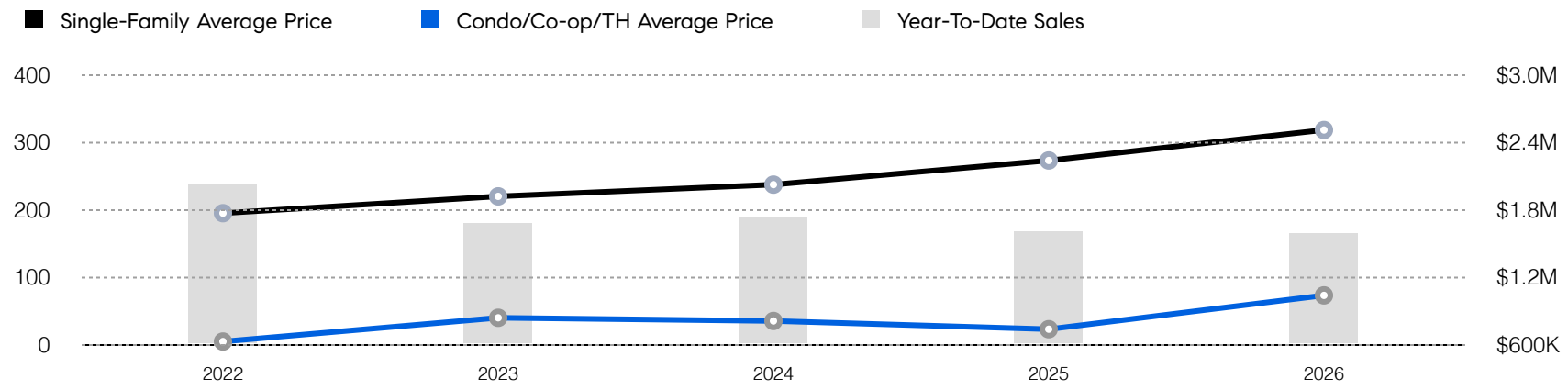


** Line graphs may be hidden due to limited sales data*

Millburn

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	159	158	-0.6%	10	11	10.0%
	ACTIVE LISTINGS	40	38	-5.0%	40	38	-5.0%
	# OF SALES	154	155	0.6%	8	10	25.0%
	SALES VOLUME	$345,215,748	$389,463,380	12.8%	$15,085,499	$23,225,758	54.0%
	MEDIAN PRICE	$2,051,500	$2,300,000	12.1%	$1,695,750	$2,550,000	50.4%
	AVERAGE PRICE	$2,241,661	$2,512,667	12.1%	$1,885,687	$2,322,576	23.2%
	AVERAGE DOM	26	22	-15.4%	44	17	-61.4%
	% OF ASKING PRICE	105.8%	106.1%	0.2%	100.2%	106.0%	5.9%
Condo/Co-op/TH	CONTRACTS SIGNED	10	9	-10.0%	2	2	0.0%
	ACTIVE LISTINGS	1	4	300.0%	1	4	300.0%
	# OF SALES	11	7	-36.4%	0	1	0.0%
	SALES VOLUME	$8,149,000	$7,292,000	-10.5%	-	$1,200,000	-
	MEDIAN PRICE	$850,000	$1,200,000	41.2%	-	$1,200,000	-
	AVERAGE PRICE	$740,818	$1,041,714	40.6%	-	$1,200,000	-
	AVERAGE DOM	28	30	7.1%	-	74	-
	% OF ASKING PRICE	99.5%	99.1%	-0.5%	-	80.6%	-

Historic Sales Trends

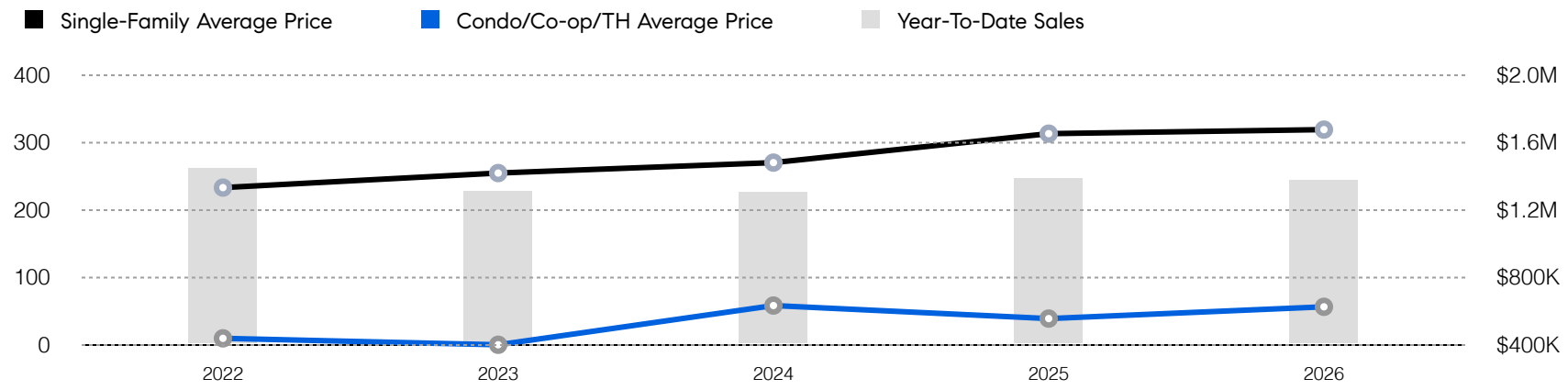


** Line graphs may be hidden due to limited sales data*

Montclair

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	201	201	0.0%	19	16	-15.8%
	ACTIVE LISTINGS	25	35	40.0%	25	35	40.0%
	# OF SALES	193	194	0.5%	8	17	112.5%
	SALES VOLUME	$319,145,382	$325,437,728	2.0%	$10,169,005	$22,074,779	117.1%
	MEDIAN PRICE	$1,525,000	$1,493,750	-2.0%	$1,194,500	$1,300,000	8.8%
	AVERAGE PRICE	$1,653,603	$1,677,514	1.4%	$1,271,126	$1,298,516	2.2%
	AVERAGE DOM	22	20	-9.1%	22	32	45.5%
	% OF ASKING PRICE	124.4%	125.5%	1.1%	123.0%	113.6%	-9.4%
Condo/Co-op/TH	CONTRACTS SIGNED	53	48	-9.4%	6	4	-33.3%
	ACTIVE LISTINGS	11	9	-18.2%	11	9	-18.2%
	# OF SALES	51	47	-7.8%	8	1	-87.5%
	SALES VOLUME	$28,400,328	$29,455,600	3.7%	$4,428,500	$305,000	-93.1%
	MEDIAN PRICE	$470,000	$520,000	10.6%	$508,500	$305,000	-40.0%
	AVERAGE PRICE	$556,869	$626,715	12.5%	$553,563	$305,000	-44.9%
	AVERAGE DOM	23	28	21.7%	29	110	279.3%
	% OF ASKING PRICE	115.4%	107.2%	-8.1%	108.7%	93.8%	-14.8%

Historic Sales Trends

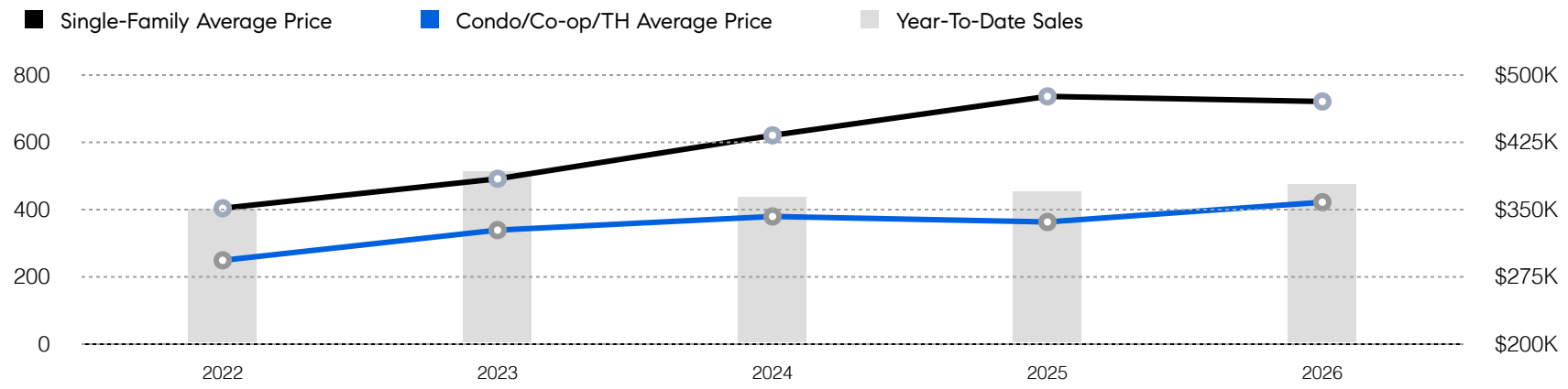


** Line graphs may be hidden due to limited sales data*

Newark

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	360	382	6.1%	58	43	-25.9%
	ACTIVE LISTINGS	214	231	7.9%	214	231	7.9%
	# OF SALES	312	340	9.0%	44	35	-20.5%
	SALES VOLUME	$148,582,300	$159,980,000	7.7%	$19,532,300	$17,481,000	-10.5%
	MEDIAN PRICE	$445,000	$460,000	3.4%	$470,000	$481,000	2.3%
	AVERAGE PRICE	$476,225	$470,529	-1.2%	$443,916	$499,457	12.5%
	AVERAGE DOM	51	45	-11.8%	60	30	-50.0%
	% OF ASKING PRICE	176389.1%	161868.8%	-14,520.3%	102.1%	103.9%	1.9%
Condo/Co-op/TH	CONTRACTS SIGNED	138	132	-4.3%	7	11	57.1%
	ACTIVE LISTINGS	73	63	-13.7%	73	63	-13.7%
	# OF SALES	136	129	-5.1%	19	16	-15.8%
	SALES VOLUME	$45,724,800	$46,211,309	1.1%	$6,433,000	$5,918,900	-8.0%
	MEDIAN PRICE	$344,500	$355,000	3.0%	$350,000	$387,500	10.7%
	AVERAGE PRICE	$336,212	$358,227	6.5%	$338,579	$369,931	9.3%
	AVERAGE DOM	40	59	47.5%	43	72	67.4%
	% OF ASKING PRICE	101.3%	101.8%	0.5%	101.1%	100.7%	-0.4%

Historic Sales Trends

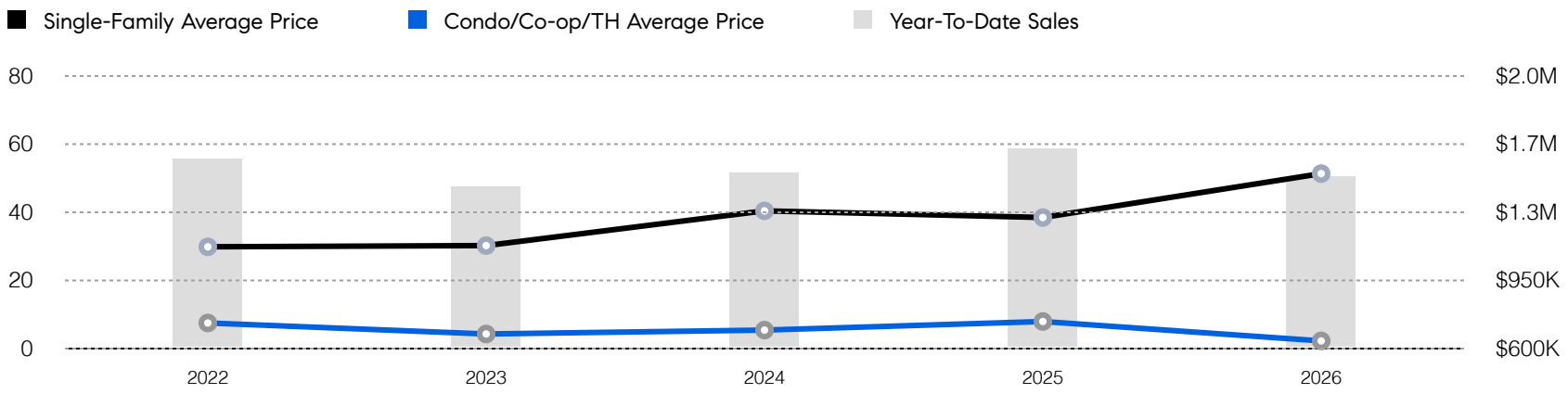


** Line graphs may be hidden due to limited sales data*

North Caldwell

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	51	46	-9.8%	3	5	66.7%
	ACTIVE LISTINGS	15	9	-40.0%	15	9	-40.0%
	# OF SALES	50	43	-14.0%	6	8	33.3%
	SALES VOLUME	$63,659,518	$64,442,813	1.2%	$5,892,000	$10,357,000	75.8%
	MEDIAN PRICE	$1,202,500	$1,300,000	8.1%	$927,500	$1,250,000	34.8%
	AVERAGE PRICE	$1,273,190	$1,498,670	17.7%	$982,000	$1,294,625	31.8%
	AVERAGE DOM	23	32	39.1%	20	36	80.0%
	% OF ASKING PRICE	106.9%	105.4%	-1.5%	112.6%	107.7%	-4.8%
Condo/Co-op/TH	CONTRACTS SIGNED	7	6	-14.3%	0	0	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	8	7	-12.5%	2	0	0.0%
	SALES VOLUME	$5,912,000	$4,475,000	-24.3%	$1,450,000	-	-
	MEDIAN PRICE	$721,500	$620,000	-14.1%	$725,000	-	-
	AVERAGE PRICE	$739,000	$639,286	-13.5%	$725,000	-	-
	AVERAGE DOM	19	21	10.5%	10	-	-
	% OF ASKING PRICE	106.4%	107.5%	1.1%	107.9%	-	-

Historic Sales Trends

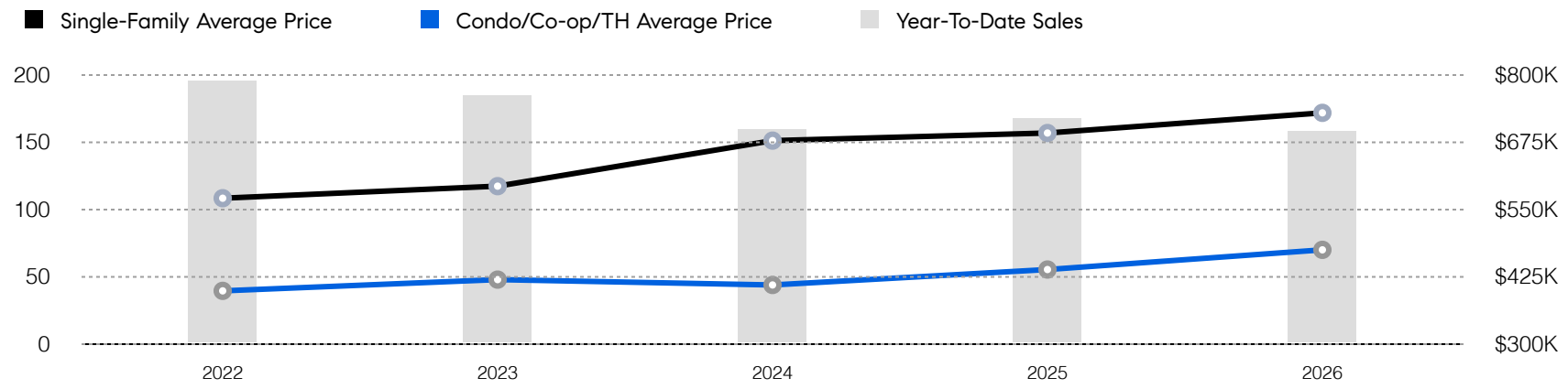


** Line graphs may be hidden due to limited sales data*

Nutley

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	125	122	-2.4%	6	16	166.7%
	ACTIVE LISTINGS	33	30	-9.1%	33	30	-9.1%
	# OF SALES	121	123	1.7%	15	12	-20.0%
	SALES VOLUME	$83,767,967	$89,762,999	7.2%	$9,978,000	$8,259,000	-17.2%
	MEDIAN PRICE	$659,900	$710,000	7.6%	$610,000	$674,500	10.6%
	AVERAGE PRICE	$692,297	$729,780	5.4%	$665,200	$688,250	3.5%
	AVERAGE DOM	33	27	-18.2%	36	31	-13.9%
	% OF ASKING PRICE	104.8%	105.7%	1.0%	108.2%	105.9%	-2.3%
Condo/Co-op/TH	CONTRACTS SIGNED	52	34	-34.6%	7	3	-57.1%
	ACTIVE LISTINGS	6	9	50.0%	6	9	50.0%
	# OF SALES	45	34	-24.4%	10	1	-90.0%
	SALES VOLUME	$19,738,500	$16,157,850	-18.1%	$5,120,000	$230,000	-95.5%
	MEDIAN PRICE	$367,500	$531,075	44.5%	$614,500	$230,000	-62.6%
	AVERAGE PRICE	$438,633	$475,231	8.3%	$512,000	$230,000	-55.1%
	AVERAGE DOM	36	36	0.0%	37	21	-43.2%
	% OF ASKING PRICE	102.4%	101.3%	-1.1%	101.6%	102.3%	0.6%

Historic Sales Trends

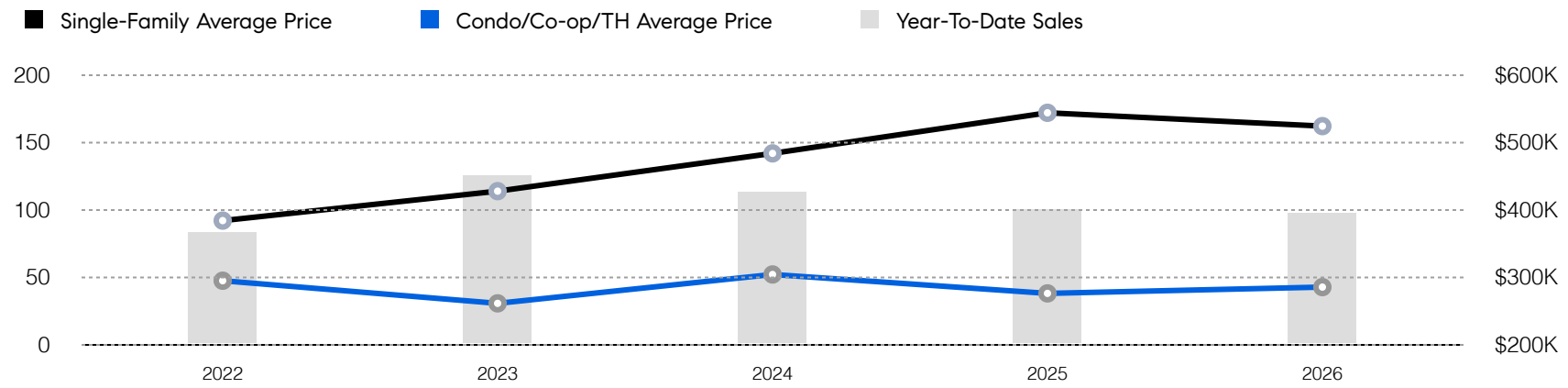


** Line graphs may be hidden due to limited sales data*

Orange

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	71	99	39.4%	13	10	-23.1%
	ACTIVE LISTINGS	51	65	27.5%	51	65	27.5%
	# OF SALES	78	88	12.8%	8	9	12.5%
	SALES VOLUME	$42,452,049	$46,155,400	8.7%	$3,986,999	$3,660,000	-8.2%
	MEDIAN PRICE	$507,000	$492,450	-2.9%	$457,500	$410,000	-10.4%
	AVERAGE PRICE	$544,257	$524,493	-3.6%	$498,375	$406,667	-18.4%
	AVERAGE DOM	54	57	5.6%	42	52	23.8%
	% OF ASKING PRICE	105.0%	101.3%	-3.8%	104.8%	99.3%	-5.5%
Condo/Co-op/TH	CONTRACTS SIGNED	21	16	-23.8%	2	7	250.0%
	ACTIVE LISTINGS	8	16	100.0%	8	16	100.0%
	# OF SALES	21	8	-61.9%	3	0	0.0%
	SALES VOLUME	$5,804,000	$2,285,800	-60.6%	$930,000	-	-
	MEDIAN PRICE	$290,000	$297,500	2.6%	$315,000	-	-
	AVERAGE PRICE	$276,381	$285,725	3.4%	$310,000	-	-
	AVERAGE DOM	48	35	-27.1%	15	-	-
	% OF ASKING PRICE	106.4%	101.4%	-5.0%	107.0%	-	-

Historic Sales Trends

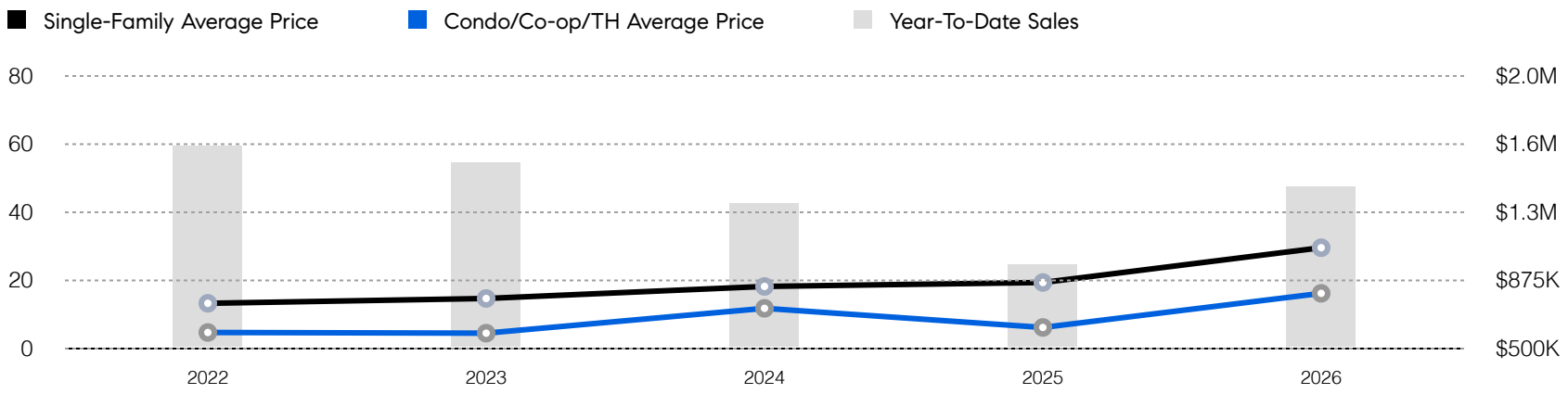


** Line graphs may be hidden due to limited sales data*

Roseland

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	18	39	116.7%	3	4	33.3%
	ACTIVE LISTINGS	10	15	50.0%	10	15	50.0%
	# OF SALES	15	35	133.3%	2	4	100.0%
	SALES VOLUME	$12,954,999	$36,926,900	185.0%	$2,230,000	$3,005,300	34.8%
	MEDIAN PRICE	$760,000	$892,300	17.4%	$1,115,000	$754,000	-32.4%
	AVERAGE PRICE	$863,667	$1,055,054	22.2%	$1,115,000	$751,325	-32.6%
	AVERAGE DOM	25	40	60.0%	13	35	169.2%
	% OF ASKING PRICE	105.2%	106.7%	1.5%	107.3%	103.0%	-4.3%
Condo/Co-op/TH	CONTRACTS SIGNED	8	13	62.5%	1	1	0.0%
	ACTIVE LISTINGS	5	5	0.0%	5	5	0.0%
	# OF SALES	9	12	33.3%	0	1	0.0%
	SALES VOLUME	$5,545,492	$9,648,000	74.0%	-	$1,150,000	-
	MEDIAN PRICE	$610,000	$732,500	20.1%	-	$1,150,000	-
	AVERAGE PRICE	$616,166	$804,000	30.5%	-	$1,150,000	-
	AVERAGE DOM	25	26	4.0%	-	5	-
	% OF ASKING PRICE	105.2%	102.4%	-2.7%	-	100.0%	-

Historic Sales Trends

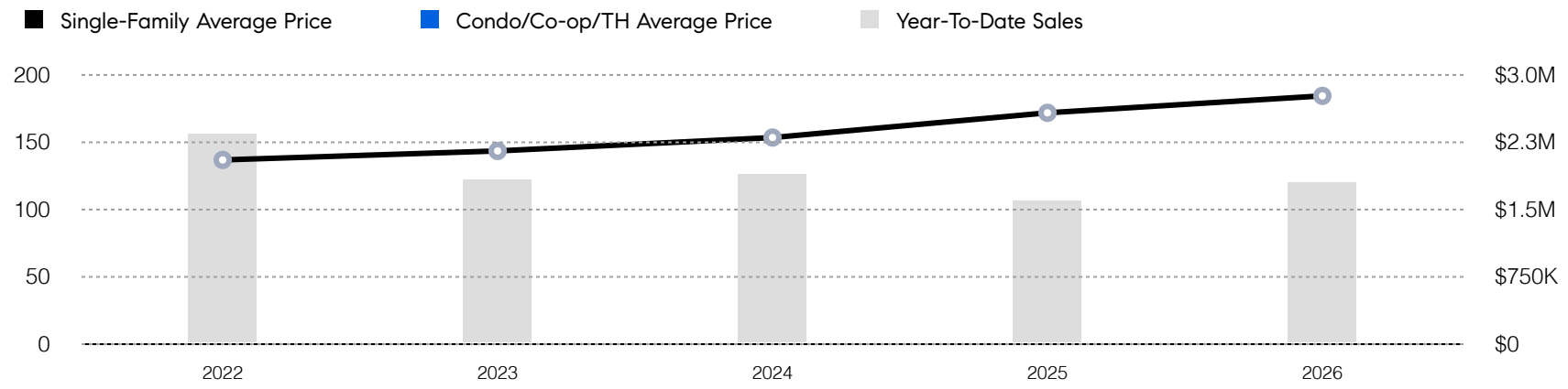


** Line graphs may be hidden due to limited sales data*

Short Hills

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	105	118	12.4%	8	8	0.0%
	ACTIVE LISTINGS	33	32	-3.0%	33	32	-3.0%
	# OF SALES	105	118	12.4%	6	7	16.7%
	SALES VOLUME	$270,792,748	$326,609,844	20.6%	$10,836,499	$18,352,108	69.4%
	MEDIAN PRICE	$2,400,000	$2,500,000	4.2%	$1,695,750	$2,600,000	53.3%
	AVERAGE PRICE	$2,578,979	$2,767,880	7.3%	$1,806,083	$2,621,730	45.2%
	AVERAGE DOM	30	22	-26.7%	52	10	-80.8%
	% OF ASKING PRICE	104.8%	105.9%	1.1%	100.2%	108.3%	8.0%
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

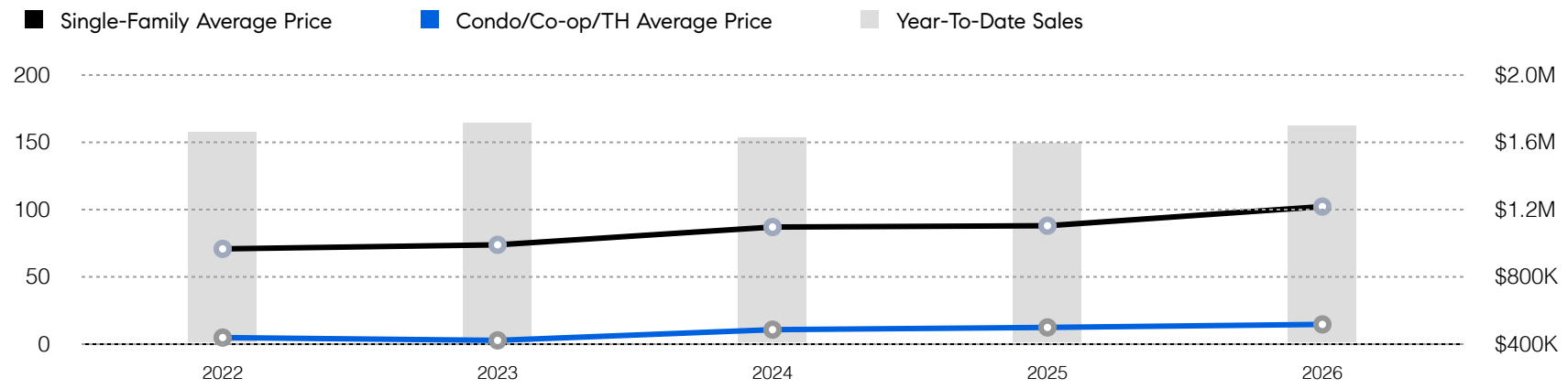


** Line graphs may be hidden due to limited sales data*

South Orange

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	134	159	18.7%	18	13	-27.8%
	ACTIVE LISTINGS	33	34	3.0%	33	34	3.0%
	# OF SALES	128	139	8.6%	14	10	-28.6%
	SALES VOLUME	$141,315,708	$169,286,217	19.8%	$17,053,000	$12,085,999	-29.1%
	MEDIAN PRICE	$1,087,500	$1,175,000	8.0%	$1,140,000	$1,165,000	2.2%
	AVERAGE PRICE	$1,104,029	$1,217,886	10.3%	$1,218,071	$1,208,600	-0.8%
	AVERAGE DOM	20	21	5.0%	18	16	-11.1%
	% OF ASKING PRICE	111.1%	114.3%	3.2%	106.8%	107.7%	1.0%
Condo/Co-op/TH	CONTRACTS SIGNED	21	22	4.8%	1	0	0.0%
	ACTIVE LISTINGS	7	7	0.0%	7	7	0.0%
	# OF SALES	20	22	10.0%	1	2	100.0%
	SALES VOLUME	$9,987,500	$11,381,750	14.0%	$150,000	$798,000	432.0%
	MEDIAN PRICE	$455,250	$530,500	16.5%	$150,000	$399,000	166.0%
	AVERAGE PRICE	$499,375	$517,352	3.6%	$150,000	$399,000	166.0%
	AVERAGE DOM	33	35	6.1%	27	29	7.4%
	% OF ASKING PRICE	104.9%	105.0%	0.1%	100.0%	106.6%	6.6%

Historic Sales Trends

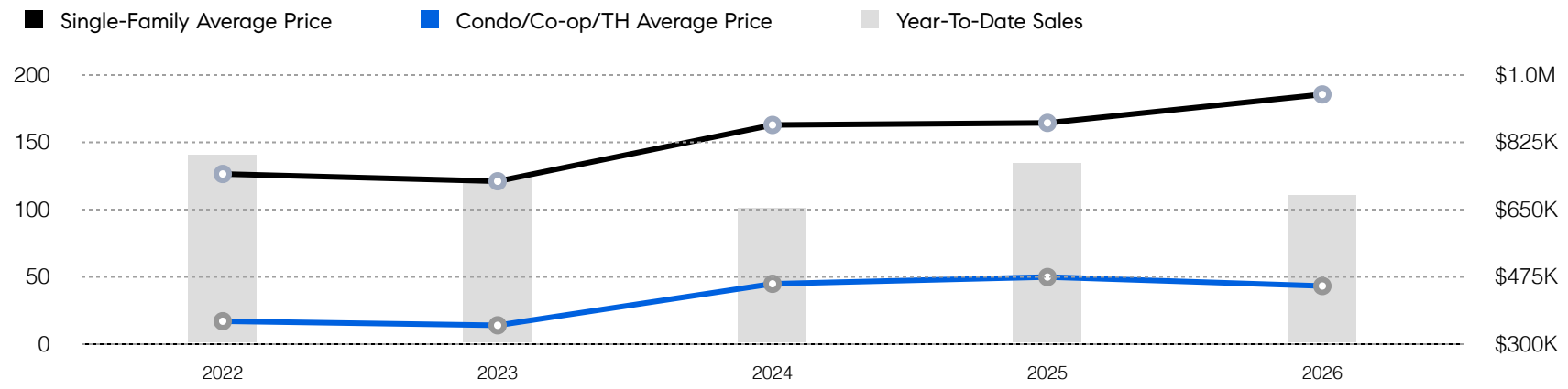


** Line graphs may be hidden due to limited sales data*

Verona

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	89	70	-21.3%	6	6	0.0%
	ACTIVE LISTINGS	11	15	36.4%	11	15	36.4%
	# OF SALES	86	69	-19.8%	10	11	10.0%
	SALES VOLUME	$75,291,299	$65,520,001	-13.0%	$8,062,019	$8,875,900	10.1%
	MEDIAN PRICE	$851,000	$880,000	3.4%	$753,000	$860,000	14.2%
	AVERAGE PRICE	$875,480	$949,565	8.5%	$806,202	$806,900	0.1%
	AVERAGE DOM	24	31	29.2%	26	20	-23.1%
	% OF ASKING PRICE	115.5%	114.7%	-0.9%	115.3%	110.8%	-4.5%
Condo/Co-op/TH	CONTRACTS SIGNED	51	41	-19.6%	9	6	-33.3%
	ACTIVE LISTINGS	21	22	4.8%	21	22	4.8%
	# OF SALES	47	40	-14.9%	7	4	-42.9%
	SALES VOLUME	$22,305,882	$18,048,900	-19.1%	$3,262,000	$1,740,000	-46.7%
	MEDIAN PRICE	$375,000	$377,250	0.6%	$383,000	$335,000	-12.5%
	AVERAGE PRICE	$474,593	$451,223	-4.9%	$466,000	$435,000	-6.7%
	AVERAGE DOM	55	36	-34.5%	96	43	-55.2%
	% OF ASKING PRICE	101.4%	101.1%	-0.3%	102.2%	100.8%	-1.4%

Historic Sales Trends

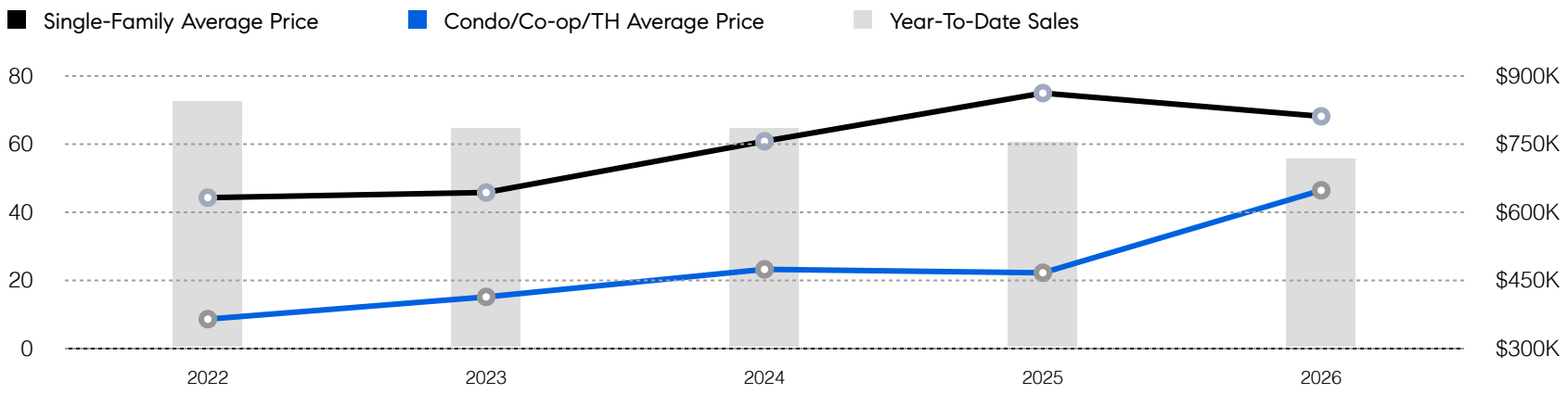


** Line graphs may be hidden due to limited sales data*

West Caldwell

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	57	56	-1.8%	7	7	0.0%
	ACTIVE LISTINGS	18	9	-50.0%	18	9	-50.0%
	# OF SALES	51	52	2.0%	1	5	400.0%
	SALES VOLUME	$43,981,500	$42,184,971	-4.1%	$891,000	$4,096,999	359.8%
	MEDIAN PRICE	$831,000	$758,000	-8.8%	$891,000	$865,000	-2.9%
	AVERAGE PRICE	$862,382	$811,249	-5.9%	$891,000	$819,400	-8.0%
	AVERAGE DOM	24	22	-8.3%	35	30	-14.3%
	% OF ASKING PRICE	112.4%	109.1%	-3.2%	99.1%	108.9%	9.8%
Condo/Co-op/TH	CONTRACTS SIGNED	9	4	-55.6%	0	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	9	3	-66.7%	0	0	0.0%
	SALES VOLUME	$4,201,000	$1,945,000	-53.7%	-	-	-
	MEDIAN PRICE	$435,000	$715,000	64.4%	-	-	-
	AVERAGE PRICE	$466,778	$648,333	38.9%	-	-	-
	AVERAGE DOM	17	17	0.0%	-	-	-
	% OF ASKING PRICE	106.9%	105.0%	-1.9%	-	-	-

Historic Sales Trends

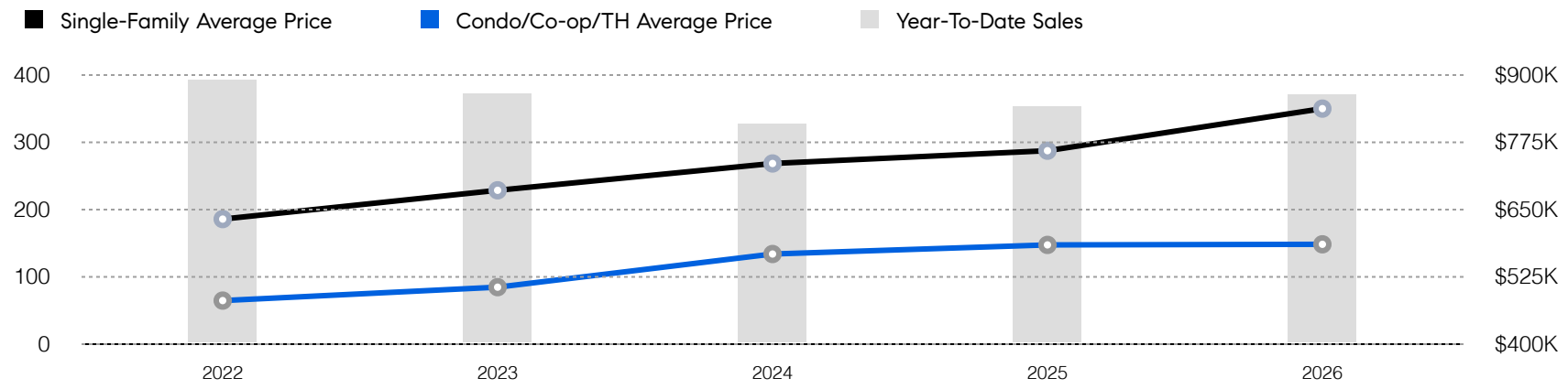


** Line graphs may be hidden due to limited sales data*

West Orange

		YTD 2025	YTD 2026	% Change	Sep 2025	Sep 2026	% Change
Single-Family	CONTRACTS SIGNED	262	284	8.4%	21	33	57.1%
	ACTIVE LISTINGS	64	73	14.1%	64	73	14.1%
	# OF SALES	257	260	1.2%	28	32	14.3%
	SALES VOLUME	$195,176,180	$217,780,403	11.6%	$22,987,888	$25,959,000	12.9%
	MEDIAN PRICE	$705,000	$736,500	4.5%	$697,500	$714,500	2.4%
	AVERAGE PRICE	$759,440	$837,617	10.3%	$820,996	$811,219	-1.2%
	AVERAGE DOM	31	29	-6.5%	33	36	9.1%
	% OF ASKING PRICE	109.1%	109.8%	0.7%	106.9%	106.6%	-0.3%
Condo/Co-op/TH	CONTRACTS SIGNED	96	106	10.4%	4	9	125.0%
	ACTIVE LISTINGS	12	18	50.0%	12	18	50.0%
	# OF SALES	94	108	14.9%	12	15	25.0%
	SALES VOLUME	$54,933,233	$63,235,854	15.1%	$7,353,151	$9,040,900	23.0%
	MEDIAN PRICE	$573,000	$575,000	0.3%	$565,000	$500,000	-11.5%
	AVERAGE PRICE	$584,396	$585,517	0.2%	$612,763	$602,727	-1.6%
	AVERAGE DOM	28	32	14.3%	30	39	30.0%
	% OF ASKING PRICE	107.8%	104.2%	-3.6%	107.1%	105.4%	-1.7%

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 - 09/30/2025 vs. 01/01/2026 - 09/30/2026

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