



MONTHLY MARKET INSIGHTS

NORTH AND CENTRAL NEW JERSEY
JULY 2023

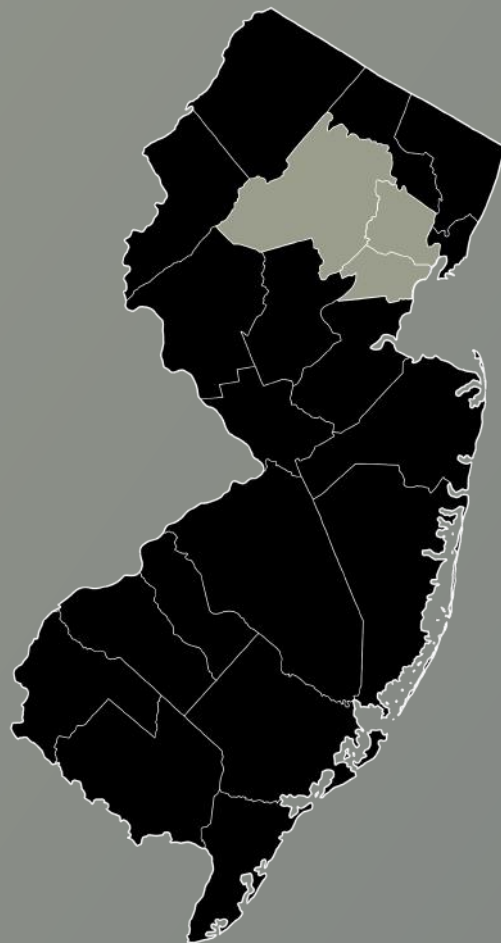




WE'RE ALWAYS HERE TO HELP

From A to Z, our team covers many popular Northern New Jersey towns in Essex, Morris and Union Counties.

No matter where your real estate aspirations take you, our nationwide network ensures that you're never far from a dedicated professional ready to help you turn your dreams into reality. From vibrant urban hubs to charming suburban neighborhoods, we've got you covered.





TOWNS

- Basking Ridge
 - Berkeley Heights
 - Bloomfield
 - Chatham Boro
 - Chatham Township
 - Cranford
 - Glen Ridge
 - Harding Township
 - Livingston
 - Madison
 - Maplewood
 - Mendham Boro
 - Mendham Township
 - Millburn
 - Montclair
 - Morris Township
 - Morristown
 - New Providence
 - Orange
 - Short Hills
 - South Orange
 - Springfield
 - Summit
 - Union
 - Verona
 - Warren
 - West Orange
 - Westfield
- 

Basking Ridge

JULY 2023

UNDER CONTRACT

37	\$831K	\$749K
Total Properties	Average Price	Median Price
9%	5%	-11%
Increase From Jul 2022	Increase From Jul 2022	Decrease From Jul 2022

UNITS SOLD

35	\$1.1M	\$920K
Total Properties	Average Price	Median Price
-41%	30%	26%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

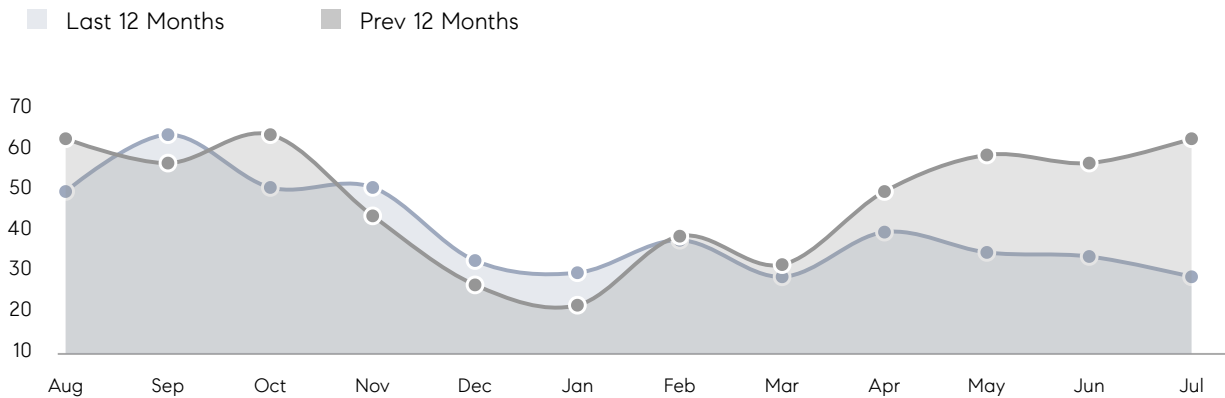
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	23	22	5%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$1,119,764	\$862,103	29.9%
	# OF CONTRACTS	37	34	8.8%
	NEW LISTINGS	37	48	-23%
Houses	AVERAGE DOM	24	19	26%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$1,347,498	\$1,168,493	15%
	# OF CONTRACTS	20	23	-13%
	NEW LISTINGS	21	29	-28%
Condo/Co-op/TH	AVERAGE DOM	21	25	-16%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$622,891	\$473,223	32%
	# OF CONTRACTS	17	11	55%
	NEW LISTINGS	16	19	-16%

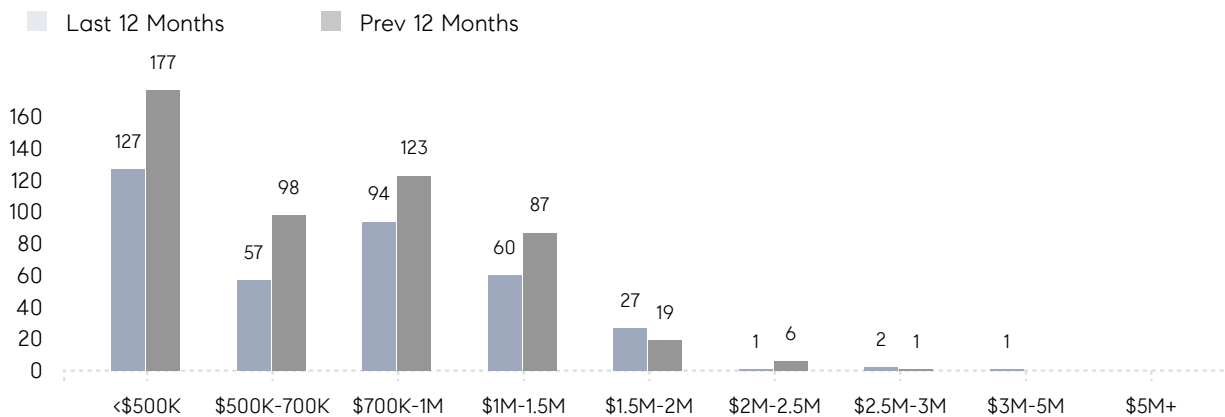
Basking Ridge

JULY 2023

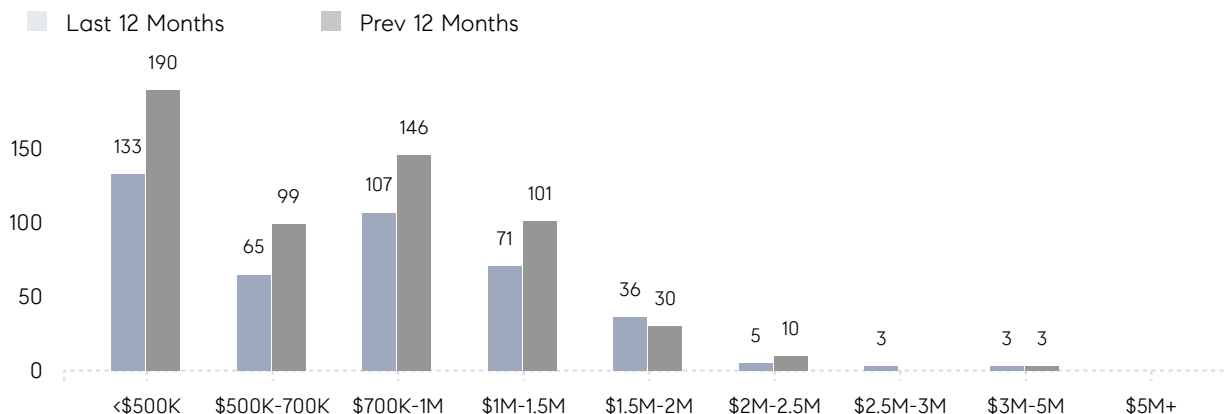
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Berkeley Heights

JULY 2023

UNDER CONTRACT

13
Total
Properties

\$822K
Average
Price

\$749K
Median
Price

-35%
Decrease From
Jul 2022

14%
Increase From
Jul 2022

9%
Increase From
Jul 2022

UNITS SOLD

14
Total
Properties

\$842K
Average
Price

\$778K
Median
Price

-52%
Decrease From
Jul 2022

13%
Increase From
Jul 2022

9%
Increase From
Jul 2022

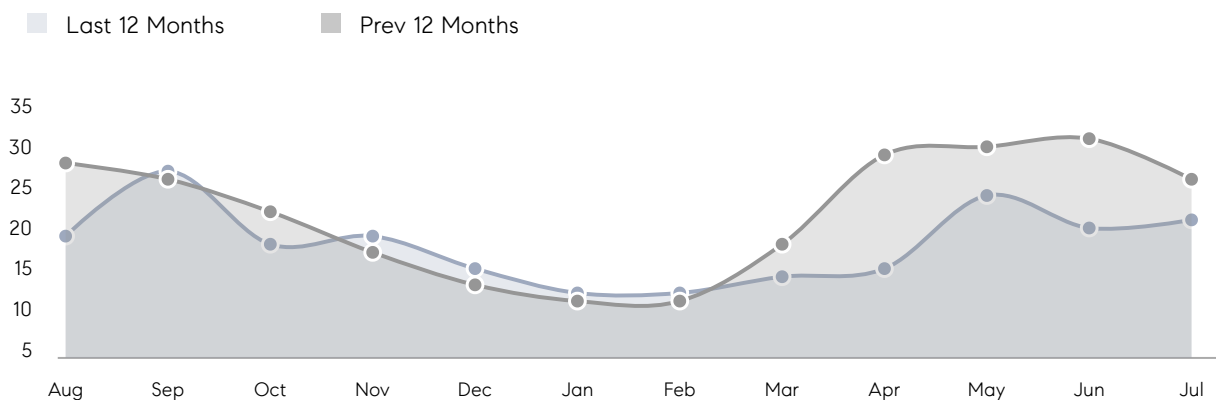
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	22	25	-12%
	% OF ASKING PRICE	105%	105%	
	AVERAGE SOLD PRICE	\$842,879	\$748,659	12.6%
	# OF CONTRACTS	13	20	-35.0%
	NEW LISTINGS	19	21	-10%
Houses	AVERAGE DOM	13	26	-50%
	% OF ASKING PRICE	107%	106%	
	AVERAGE SOLD PRICE	\$850,000	\$817,644	4%
	# OF CONTRACTS	10	18	-44%
	NEW LISTINGS	14	18	-22%
Condo/Co-op/TH	AVERAGE DOM	52	21	148%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$816,770	\$317,500	157%
	# OF CONTRACTS	3	2	50%
	NEW LISTINGS	5	3	67%

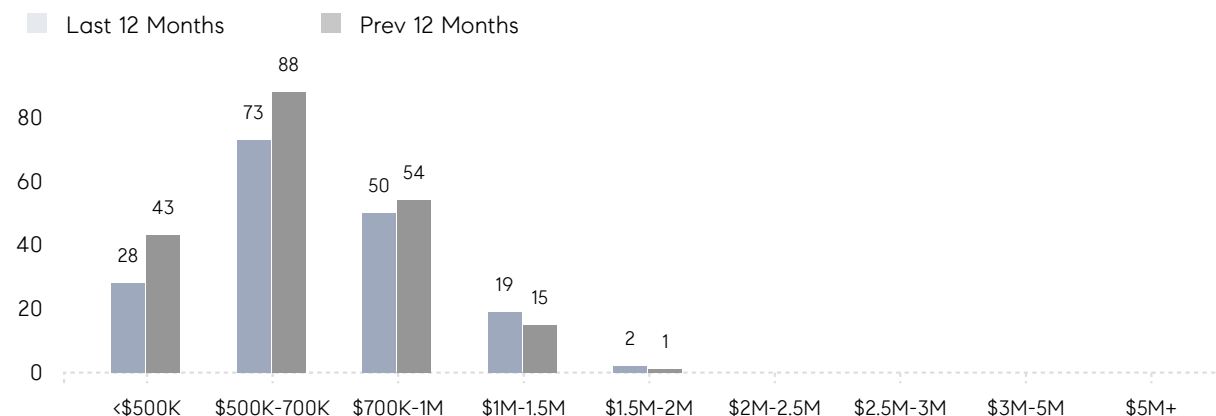
Berkeley Heights

JULY 2023

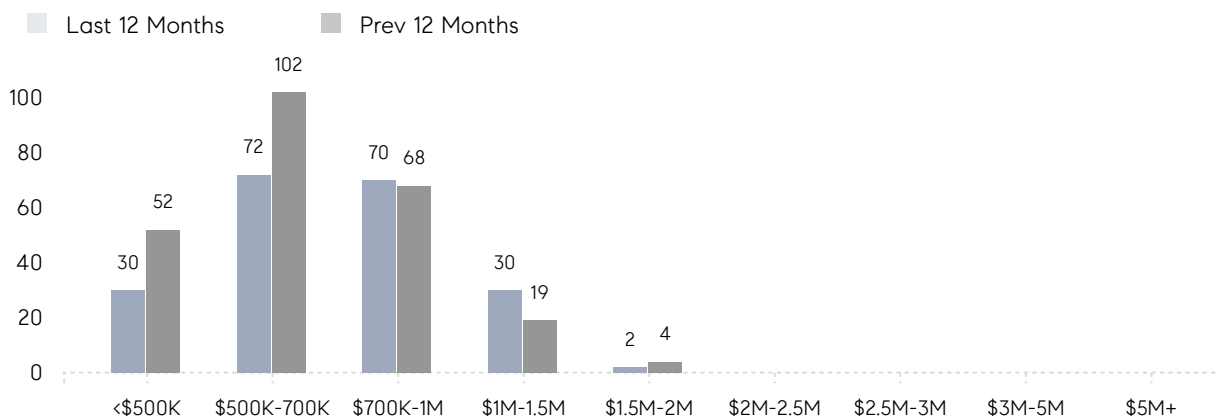
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Bloomfield

JULY 2023

UNDER CONTRACT

37	\$476K	\$489K
Total Properties	Average Price	Median Price
-18%	23%	27%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

UNITS SOLD

22	\$521K	\$502K
Total Properties	Average Price	Median Price
-50%	6%	2%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

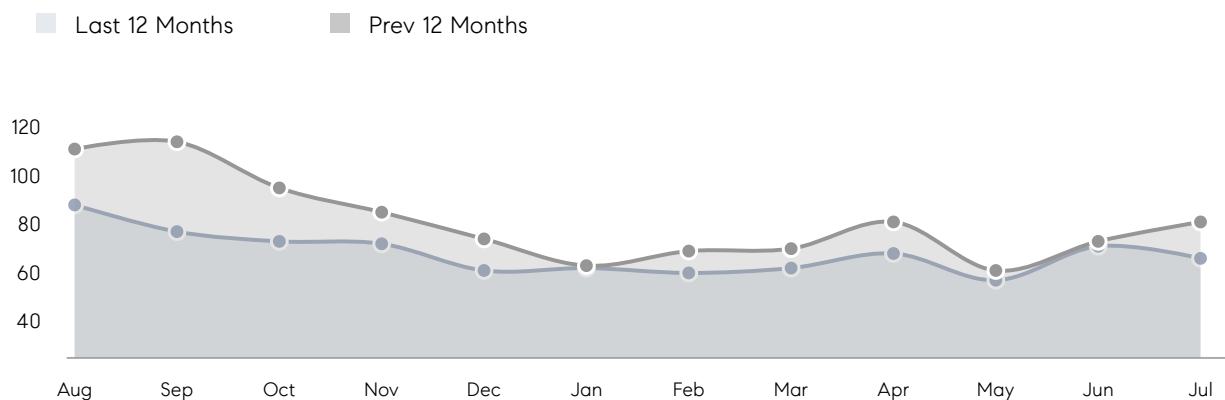
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	25	24	4%
	% OF ASKING PRICE	112%	111%	
	AVERAGE SOLD PRICE	\$521,660	\$492,102	6.0%
	# OF CONTRACTS	37	45	-17.8%
	NEW LISTINGS	38	50	-24%
Houses	AVERAGE DOM	24	24	0%
	% OF ASKING PRICE	113%	113%	
	AVERAGE SOLD PRICE	\$564,975	\$550,903	3%
	# OF CONTRACTS	33	35	-6%
	NEW LISTINGS	33	43	-23%
Condo/Co-op/TH	AVERAGE DOM	29	25	16%
	% OF ASKING PRICE	110%	106%	
	AVERAGE SOLD PRICE	\$247,333	\$227,500	9%
	# OF CONTRACTS	4	10	-60%
	NEW LISTINGS	5	7	-29%

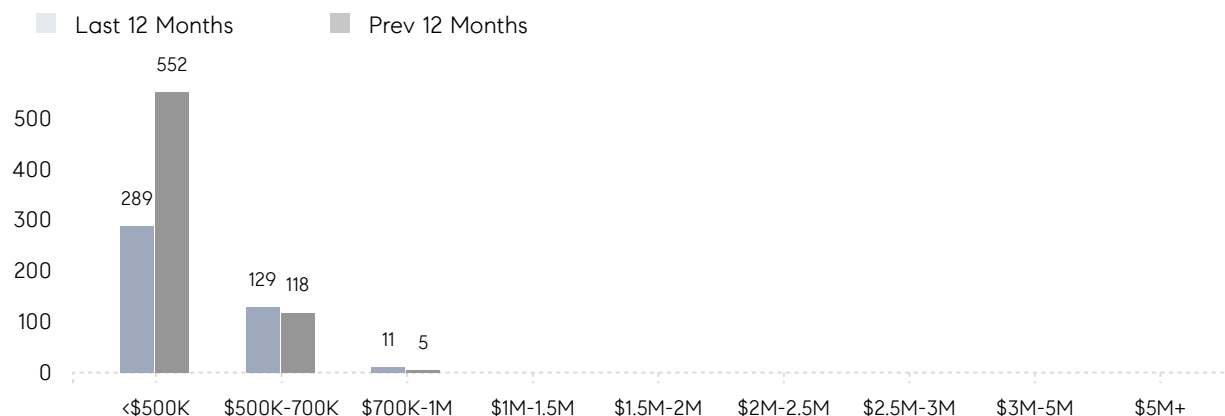
Bloomfield

JULY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Chatham Borough

JULY 2023

UNDER CONTRACT

10	\$923K	\$814K
Total Properties	Average Price	Median Price
11%	-10%	-4%
Increase From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

13	\$1.2M	\$1.0M
Total Properties	Average Price	Median Price
0%	24%	-5%
Change From Jul 2022	Increase From Jul 2022	Decrease From Jul 2022

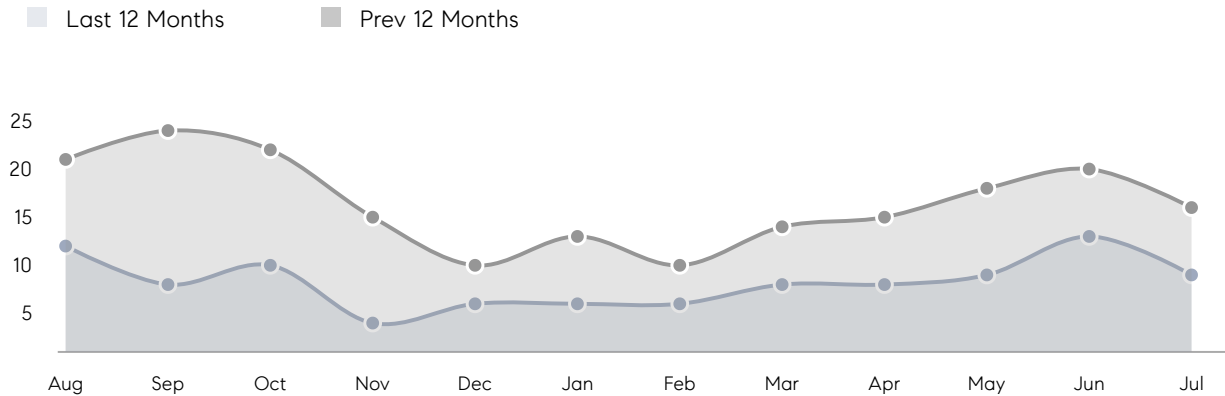
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	13	21	-38%
	% OF ASKING PRICE	109%	110%	
	AVERAGE SOLD PRICE	\$1,292,278	\$1,045,423	23.6%
	# OF CONTRACTS	10	9	11.1%
	NEW LISTINGS	11	10	10%
Houses	AVERAGE DOM	12	21	-43%
	% OF ASKING PRICE	109%	110%	
	AVERAGE SOLD PRICE	\$1,338,968	\$1,045,423	28%
	# OF CONTRACTS	9	9	0%
	NEW LISTINGS	10	10	0%
Condo/Co-op/TH	AVERAGE DOM	23	-	-
	% OF ASKING PRICE	99%	-	
	AVERAGE SOLD PRICE	\$732,000	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	0	0%

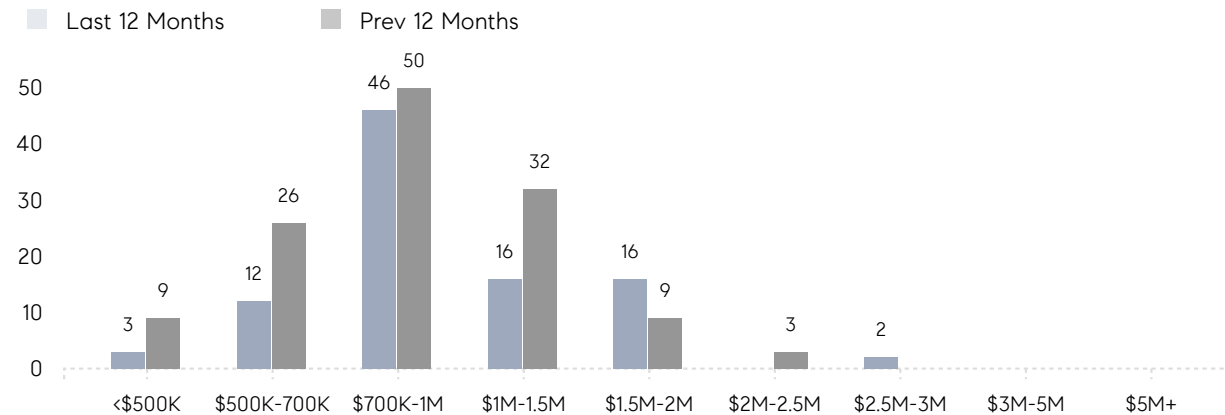
Chatham Borough

JULY 2023

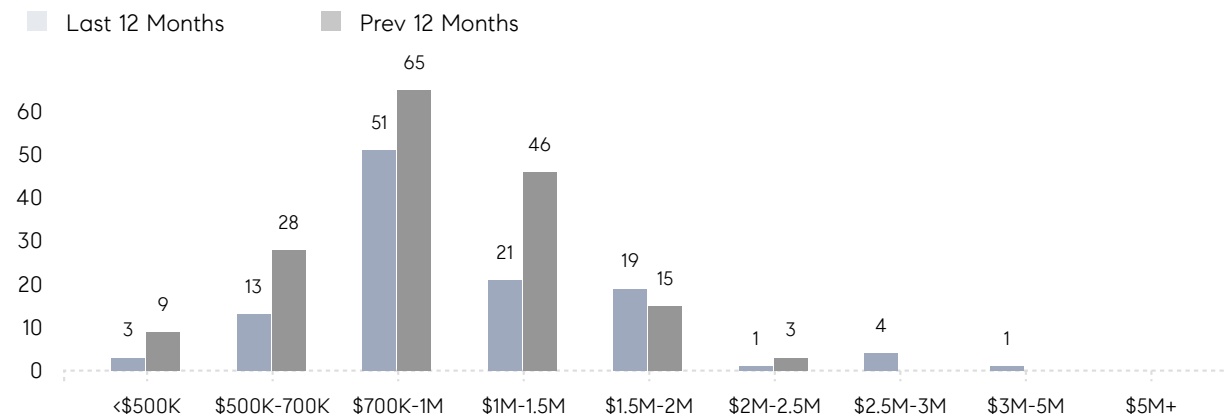
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Chatham Township

JULY 2023

UNDER CONTRACT

6	\$1.3M	\$974K
Total Properties	Average Price	Median Price
-67%	9%	-30%
Decrease From Jul 2022	Increase From Jul 2022	Decrease From Jul 2022

UNITS SOLD

22	\$1.5M	\$1.5M
Total Properties	Average Price	Median Price
-21%	35%	30%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

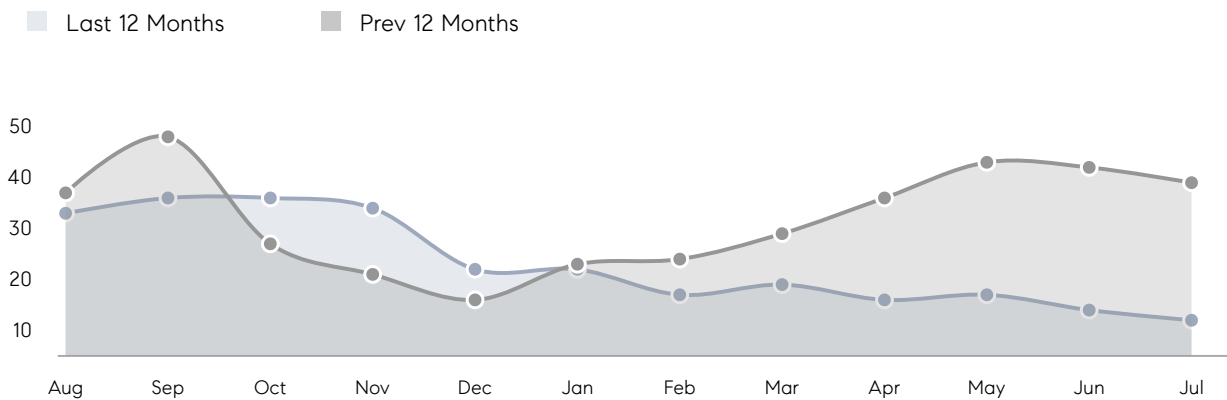
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	15	20	-25%
	% OF ASKING PRICE	106%	105%	
	AVERAGE SOLD PRICE	\$1,540,591	\$1,141,996	34.9%
	# OF CONTRACTS	6	18	-66.7%
	NEW LISTINGS	9	22	-59%
Houses	AVERAGE DOM	14	20	-30%
	% OF ASKING PRICE	107%	104%	
	AVERAGE SOLD PRICE	\$1,690,895	\$1,355,333	25%
	# OF CONTRACTS	6	15	-60%
	NEW LISTINGS	9	17	-47%
Condo/Co-op/TH	AVERAGE DOM	25	17	47%
	% OF ASKING PRICE	101%	106%	
	AVERAGE SOLD PRICE	\$588,667	\$501,986	17%
	# OF CONTRACTS	0	3	0%
	NEW LISTINGS	0	5	0%

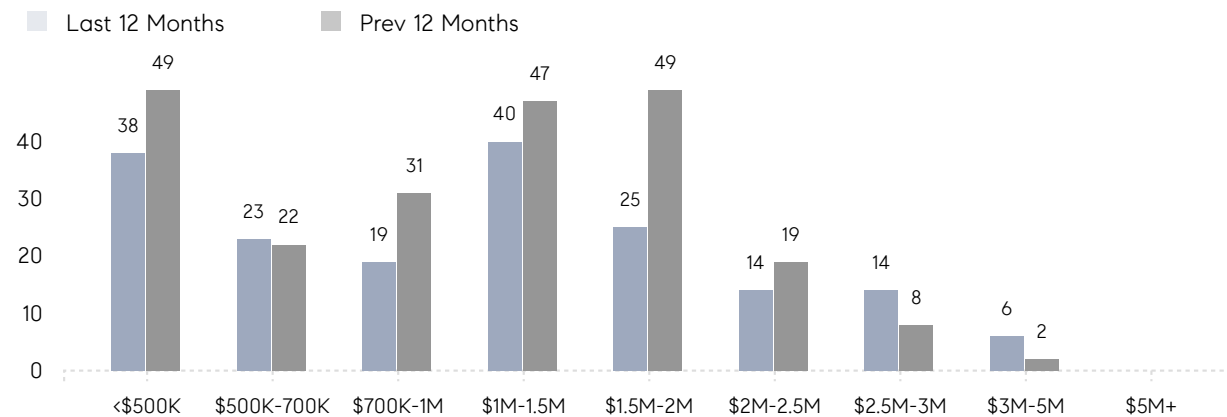
Chatham Township

JULY 2023

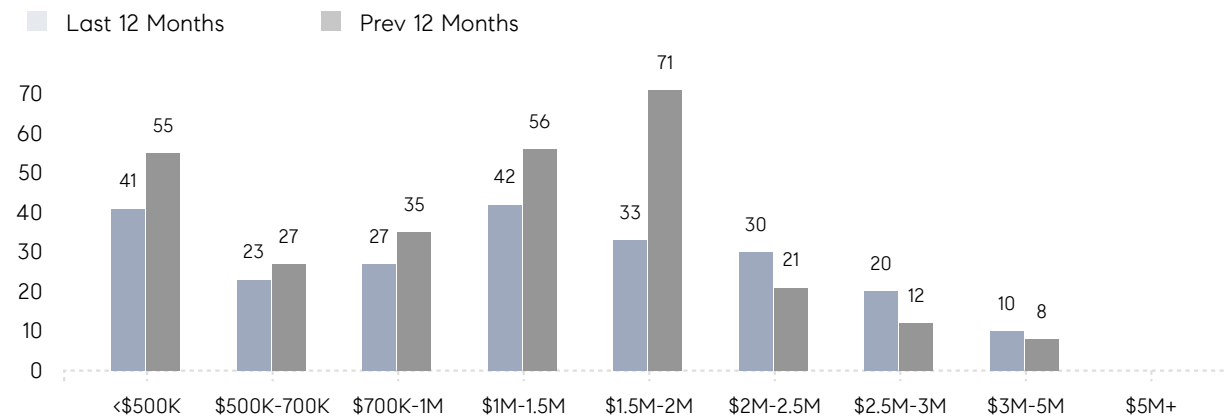
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Cranford

JULY 2023

UNDER CONTRACT

25
Total
Properties

\$647K
Average
Price

\$629K
Median
Price

39%
Increase From
Jul 2022

18%
Increase From
Jul 2022

12%
Increase From
Jul 2022

UNITS SOLD

21
Total
Properties

\$693K
Average
Price

\$720K
Median
Price

-19%
Decrease From
Jul 2022

15%
Increase From
Jul 2022

14%
Increase From
Jul 2022

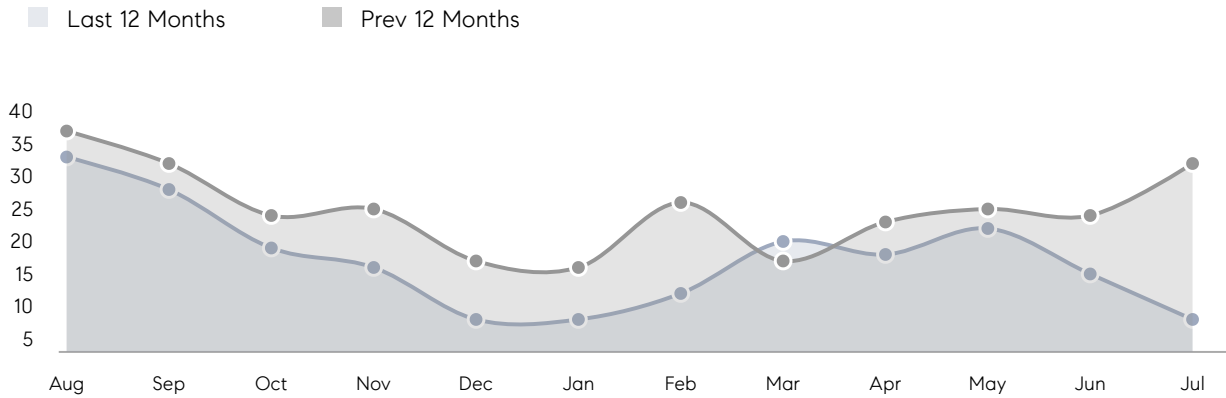
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	19	19	0%
	% OF ASKING PRICE	107%	105%	
	AVERAGE SOLD PRICE	\$693,521	\$600,605	15.5%
	# OF CONTRACTS	25	18	38.9%
	NEW LISTINGS	22	33	-33%
Houses	AVERAGE DOM	21	19	11%
	% OF ASKING PRICE	107%	106%	
	AVERAGE SOLD PRICE	\$755,053	\$664,892	14%
	# OF CONTRACTS	21	14	50%
	NEW LISTINGS	20	27	-26%
Condo/Co-op/TH	AVERAGE DOM	7	23	-70%
	% OF ASKING PRICE	107%	101%	
	AVERAGE SOLD PRICE	\$324,333	\$330,600	-2%
	# OF CONTRACTS	4	4	0%
	NEW LISTINGS	2	6	-67%

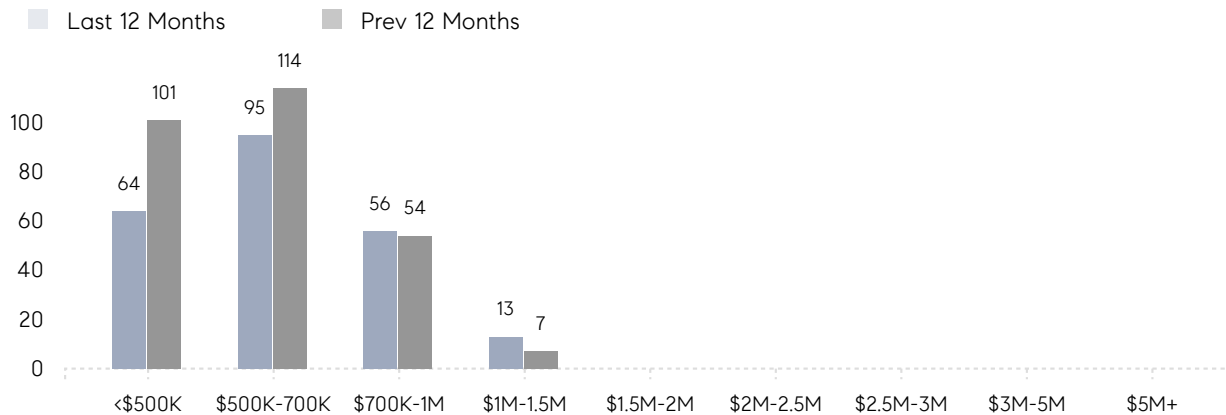
Cranford

JULY 2023

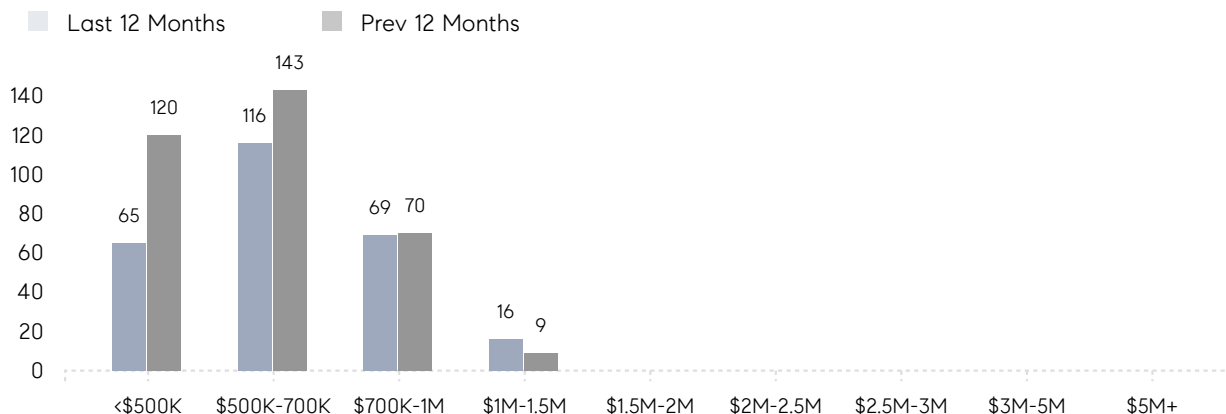
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Glen Ridge

JULY 2023

UNDER CONTRACT

8	\$819K	\$712K
Total Properties	Average Price	Median Price
-50%	16%	23%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

UNITS SOLD

3	\$1.1M	\$990K
Total Properties	Average Price	Median Price
-85%	21%	3%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

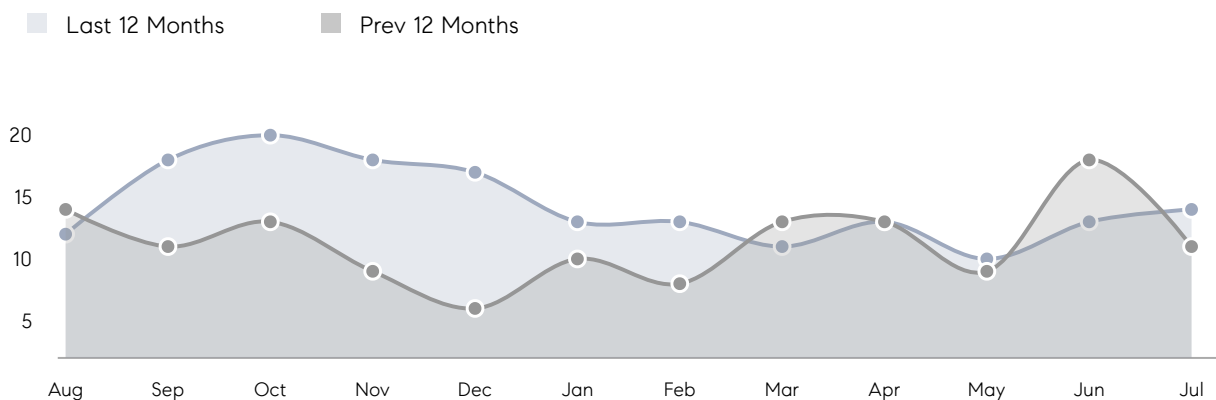
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	14	13	8%
	% OF ASKING PRICE	110%	130%	
	AVERAGE SOLD PRICE	\$1,193,666	\$990,535	20.5%
	# OF CONTRACTS	8	16	-50.0%
	NEW LISTINGS	8	9	-11%
Houses	AVERAGE DOM	14	13	8%
	% OF ASKING PRICE	110%	132%	
	AVERAGE SOLD PRICE	\$1,193,666	\$1,045,039	14%
	# OF CONTRACTS	8	9	-11%
	NEW LISTINGS	6	5	20%
Condo/Co-op/TH	AVERAGE DOM	-	13	-
	% OF ASKING PRICE	-	118%	
	AVERAGE SOLD PRICE	-	\$500,000	-
	# OF CONTRACTS	0	7	0%
	NEW LISTINGS	2	4	-50%

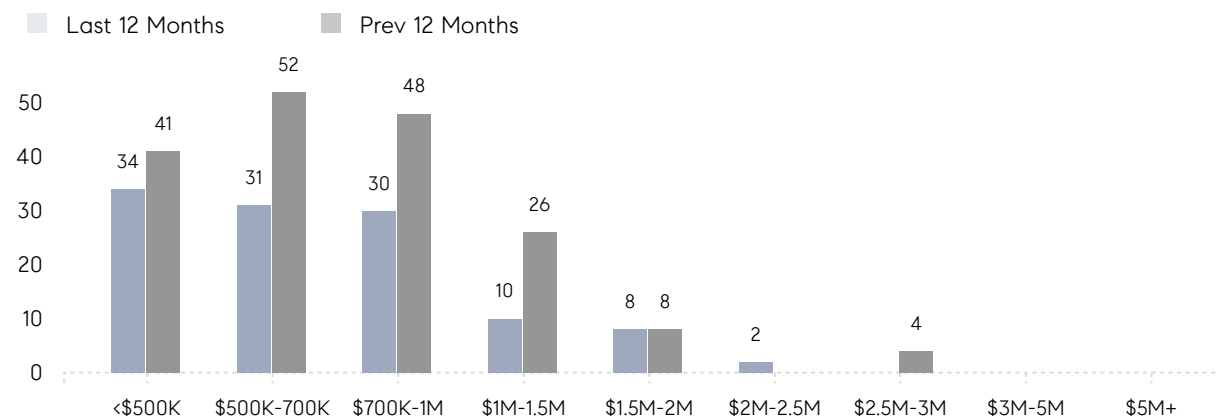
Glen Ridge

JULY 2023

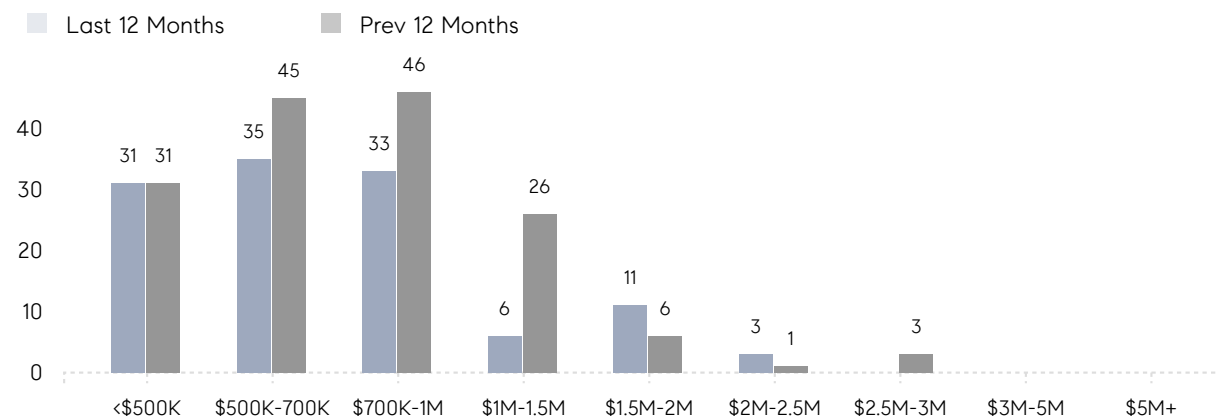
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Harding

JULY 2023

UNDER CONTRACT

5
Total
Properties

\$749K
Average
Price

\$800K
Median
Price

150%
Increase From
Jul 2022

-73%
Decrease From
Jul 2022

-71%
Decrease From
Jul 2022

UNITS SOLD

3
Total
Properties

\$1.1M
Average
Price

\$972K
Median
Price

-62%
Decrease From
Jul 2022

-46%
Decrease From
Jul 2022

-44%
Decrease From
Jul 2022

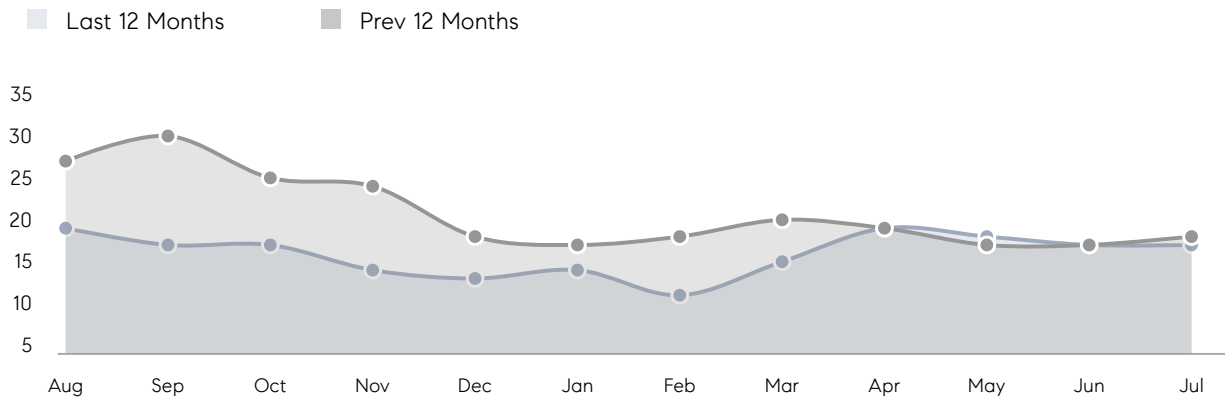
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	25	41	-39%
	% OF ASKING PRICE	103%	99%	
	AVERAGE SOLD PRICE	\$1,100,667	\$2,056,125	-46.5%
	# OF CONTRACTS	5	2	150.0%
	NEW LISTINGS	9	5	80%
Houses	AVERAGE DOM	25	41	-39%
	% OF ASKING PRICE	103%	99%	
	AVERAGE SOLD PRICE	\$1,100,667	\$2,056,125	-46%
	# OF CONTRACTS	4	2	100%
	NEW LISTINGS	8	4	100%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	1	0%

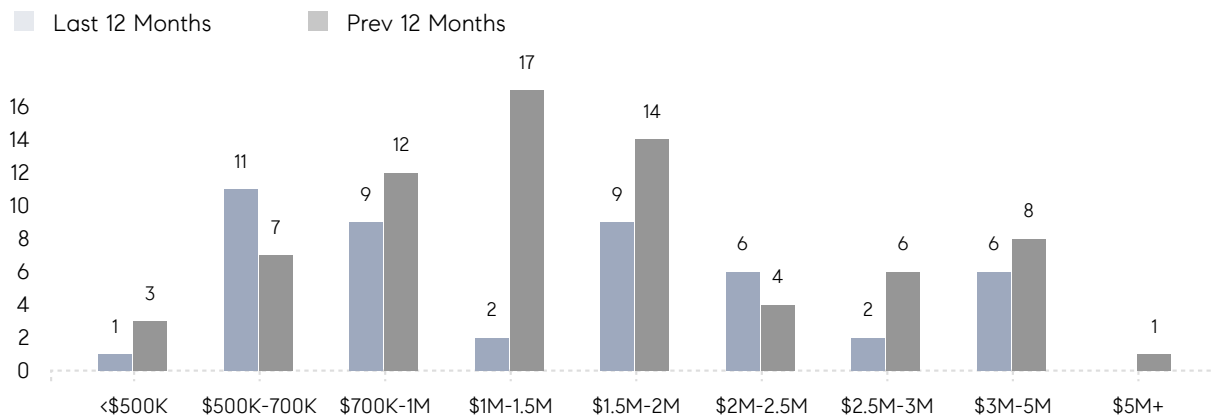
Harding

JULY 2023

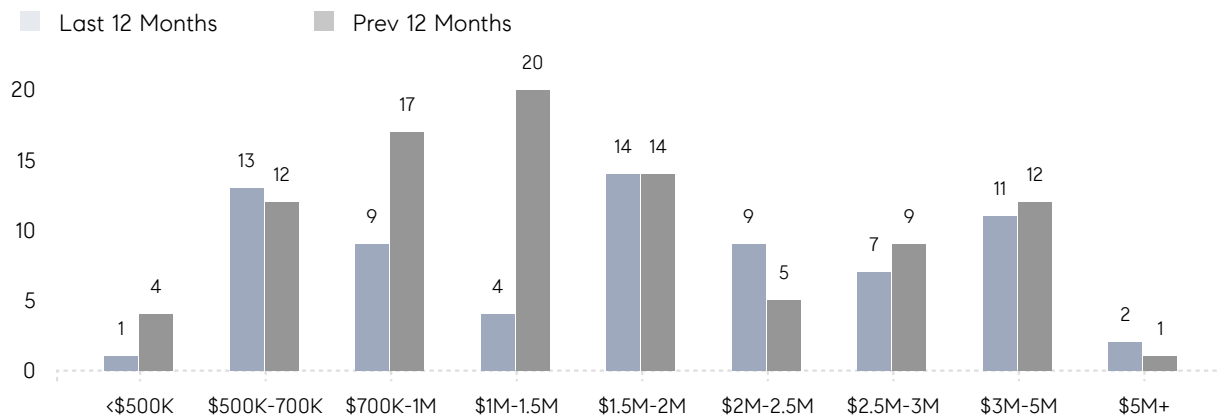
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Livingston

JULY 2023

UNDER CONTRACT

27
Total
Properties

\$1.2M
Average
Price

\$989K
Median
Price

-56%
Decrease From
Jul 2022

40%
Increase From
Jul 2022

41%
Increase From
Jul 2022

UNITS SOLD

33
Total
Properties

\$1.0M
Average
Price

\$890K
Median
Price

-27%
Decrease From
Jul 2022

9%
Increase From
Jul 2022

9%
Increase From
Jul 2022

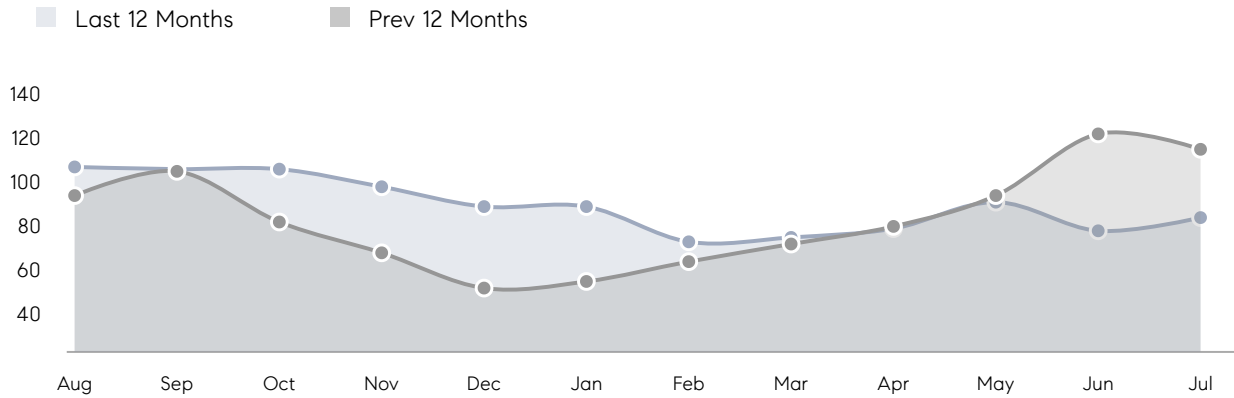
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	31	25	24%
	% OF ASKING PRICE	105%	104%	
	AVERAGE SOLD PRICE	\$1,047,497	\$959,242	9.2%
	# OF CONTRACTS	27	62	-56.5%
	NEW LISTINGS	37	59	-37%
Houses	AVERAGE DOM	31	22	41%
	% OF ASKING PRICE	106%	104%	
	AVERAGE SOLD PRICE	\$1,144,496	\$981,593	17%
	# OF CONTRACTS	25	54	-54%
	NEW LISTINGS	34	55	-38%
Condo/Co-op/TH	AVERAGE DOM	28	64	-56%
	% OF ASKING PRICE	101%	96%	
	AVERAGE SOLD PRICE	\$611,000	\$646,333	-5%
	# OF CONTRACTS	2	8	-75%
	NEW LISTINGS	3	4	-25%

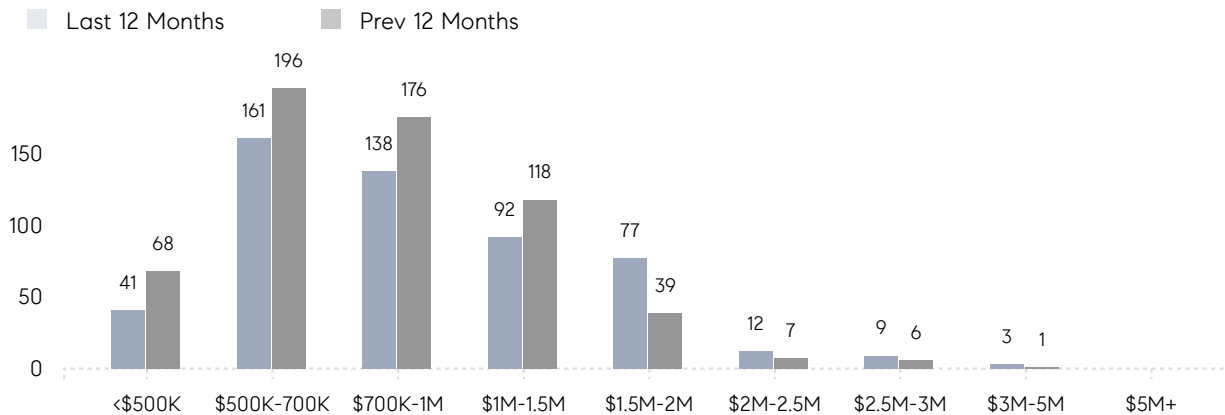
Livingston

JULY 2023

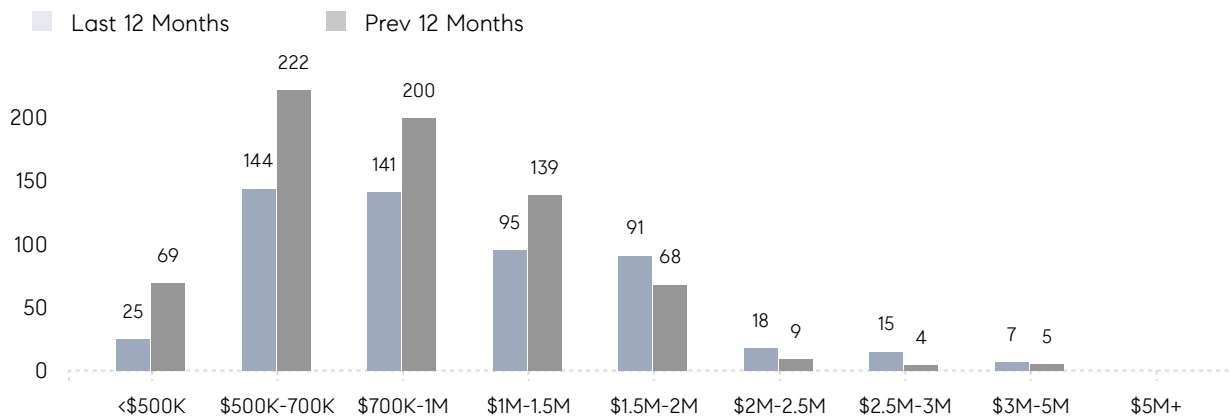
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Madison

JULY 2023

UNDER CONTRACT

8	\$871K	\$699K
Total Properties	Average Price	Median Price
-38%	-2%	-18%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

14	\$1.3M	\$1.1M
Total Properties	Average Price	Median Price
27%	-16%	-26%
Increase From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

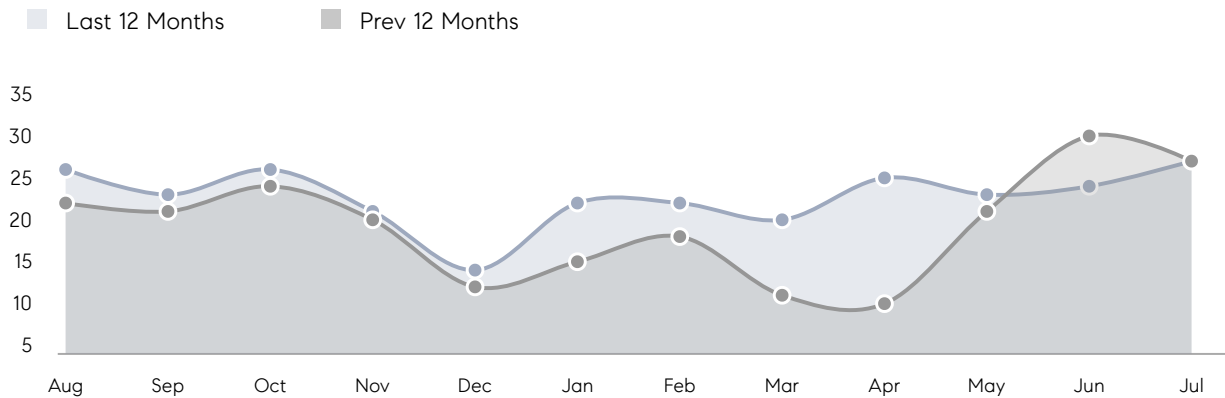
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	15	17	-12%
	% OF ASKING PRICE	108%	107%	
	AVERAGE SOLD PRICE	\$1,317,679	\$1,570,364	-16.1%
	# OF CONTRACTS	8	13	-38.5%
	NEW LISTINGS	15	23	-35%
Houses	AVERAGE DOM	13	17	-24%
	% OF ASKING PRICE	109%	107%	
	AVERAGE SOLD PRICE	\$1,524,273	\$1,570,364	-3%
	# OF CONTRACTS	7	10	-30%
	NEW LISTINGS	13	17	-24%
Condo/Co-op/TH	AVERAGE DOM	22	-	-
	% OF ASKING PRICE	103%	-	
	AVERAGE SOLD PRICE	\$560,167	-	-
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	2	6	-67%

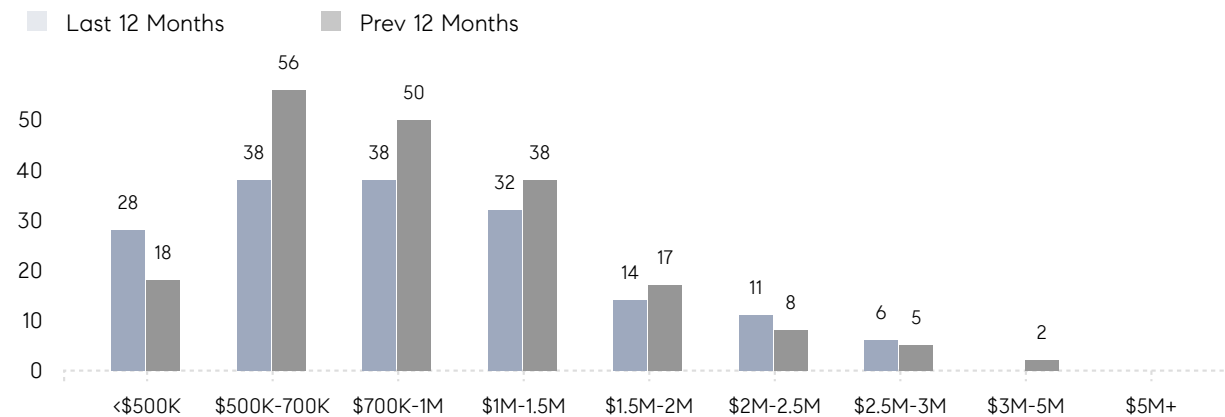
Madison

JULY 2023

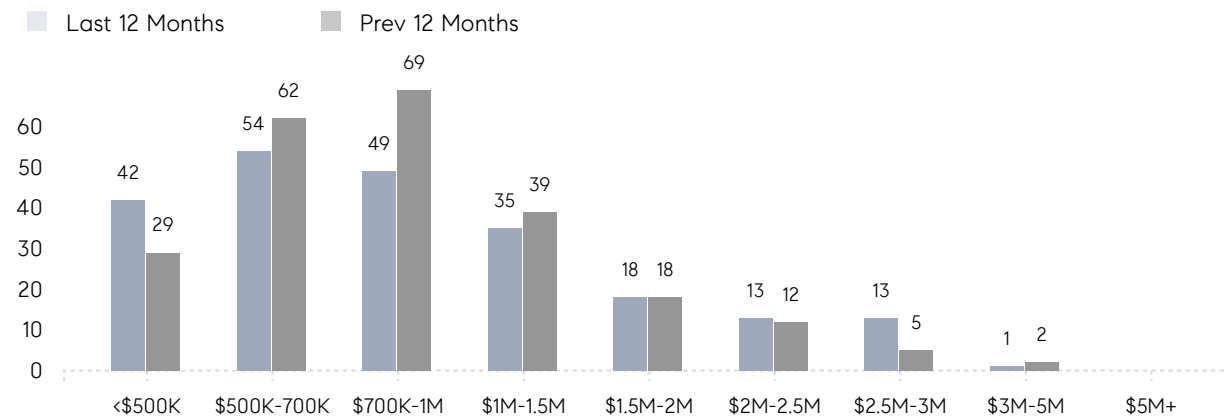
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Maplewood

JULY 2023

UNDER CONTRACT

24	\$602K	\$572K
Total Properties	Average Price	Median Price
-11%	-29%	-33%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

25	\$891K	\$855K
Total Properties	Average Price	Median Price
25%	-17%	-22%
Increase From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

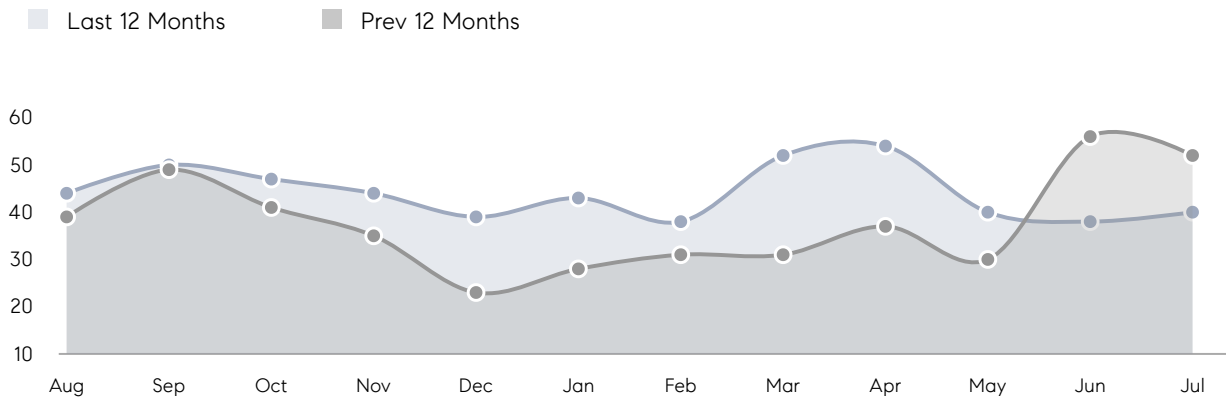
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	16	17	-6%
	% OF ASKING PRICE	115%	116%	
	AVERAGE SOLD PRICE	\$891,320	\$1,071,275	-16.8%
	# OF CONTRACTS	24	27	-11.1%
	NEW LISTINGS	29	28	4%
Houses	AVERAGE DOM	11	15	-27%
	% OF ASKING PRICE	116%	117%	
	AVERAGE SOLD PRICE	\$909,917	\$1,107,921	-18%
	# OF CONTRACTS	20	25	-20%
	NEW LISTINGS	27	23	17%
Condo/Co-op/TH	AVERAGE DOM	140	55	155%
	% OF ASKING PRICE	96%	96%	
	AVERAGE SOLD PRICE	\$445,000	\$375,000	19%
	# OF CONTRACTS	4	2	100%
	NEW LISTINGS	2	5	-60%

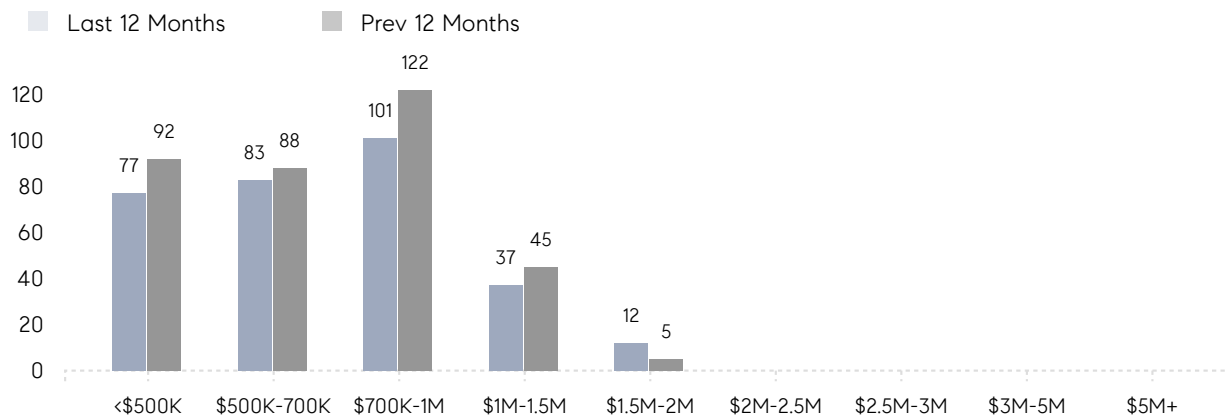
Maplewood

JULY 2023

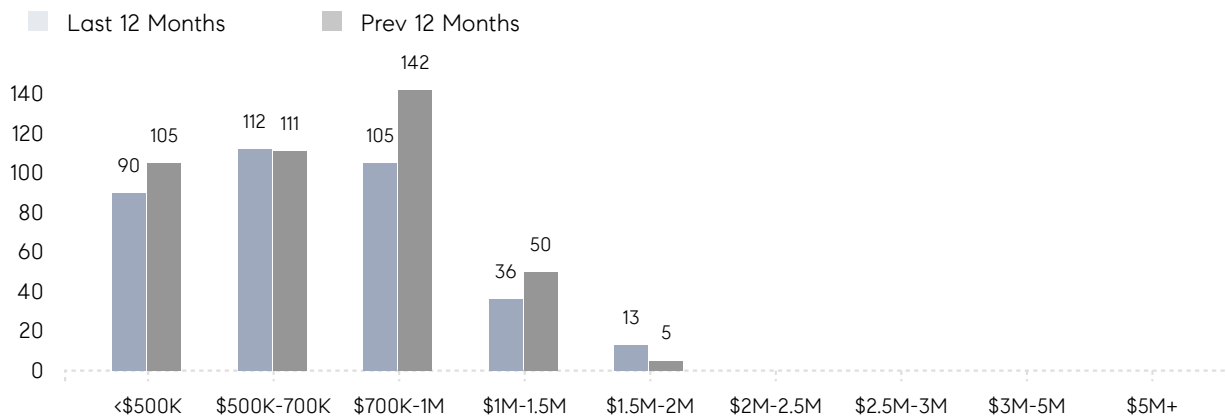
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Mendham Borough

JULY 2023

UNDER CONTRACT

9
Total
Properties

\$1.0M
Average
Price

\$725K
Median
Price

125%
Increase From
Jul 2022

20%
Increase From
Jul 2022

4%
Increase From
Jul 2022

UNITS SOLD

8
Total
Properties

\$1.1M
Average
Price

\$879K
Median
Price

-27%
Decrease From
Jul 2022

27%
Increase From
Jul 2022

15%
Increase From
Jul 2022

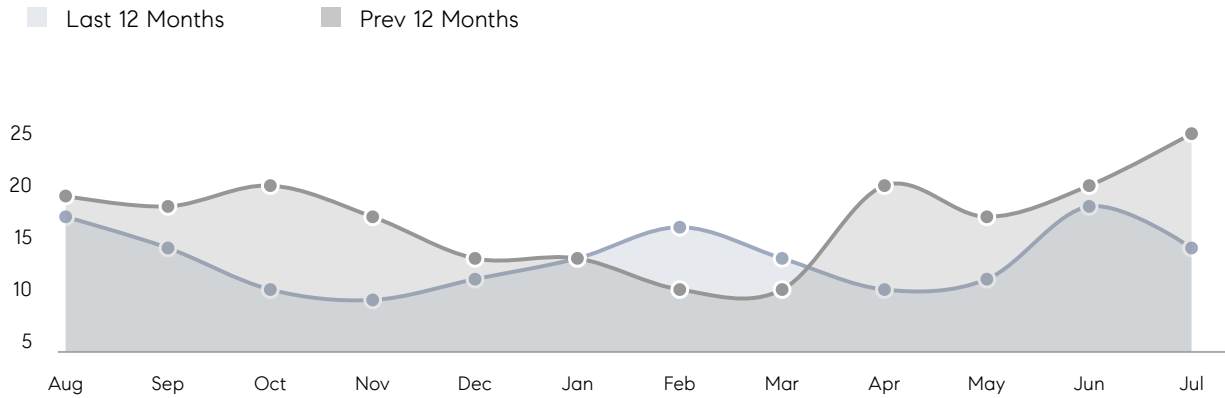
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	35	37	-5%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$1,133,313	\$895,000	26.6%
	# OF CONTRACTS	9	4	125.0%
	NEW LISTINGS	7	12	-42%
Houses	AVERAGE DOM	49	41	20%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$1,472,800	\$1,034,875	42%
	# OF CONTRACTS	8	3	167%
	NEW LISTINGS	5	10	-50%
Condo/Co-op/TH	AVERAGE DOM	11	27	-59%
	% OF ASKING PRICE	102%	100%	
	AVERAGE SOLD PRICE	\$567,500	\$522,000	9%
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	2	2	0%

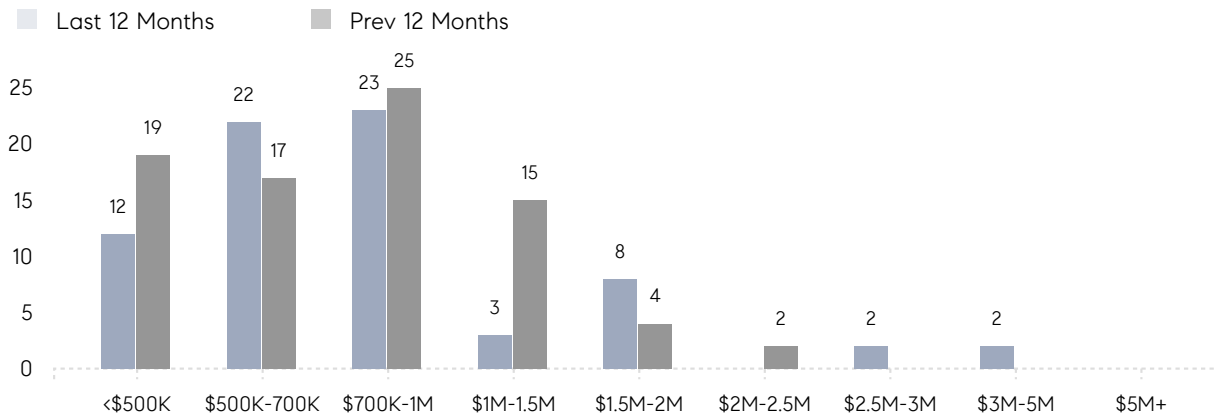
Mendham Borough

JULY 2023

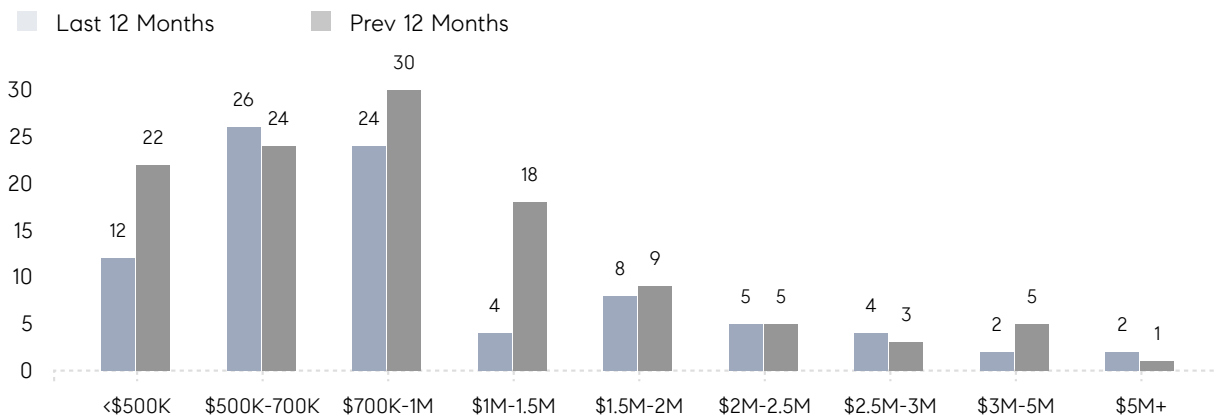
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Mendham Township

JULY 2023

UNDER CONTRACT

6	\$1.0M	\$884K
Total Properties	Average Price	Median Price
50%	-20%	-32%
Increase From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

6	\$1.2M	\$1.3M
Total Properties	Average Price	Median Price
-33%	32%	50%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

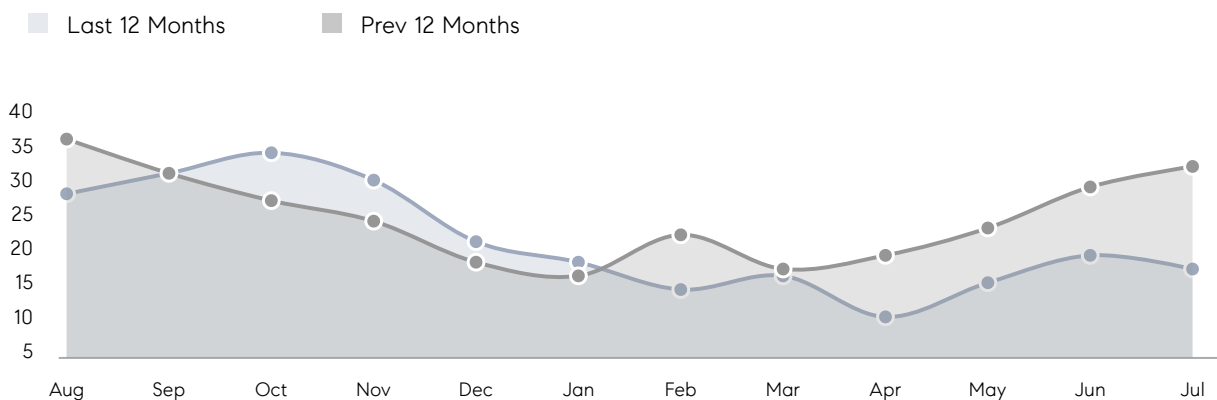
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	19	11	73%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$1,248,333	\$946,111	31.9%
	# OF CONTRACTS	6	4	50.0%
	NEW LISTINGS	9	11	-18%
Houses	AVERAGE DOM	19	11	73%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$1,248,333	\$946,111	32%
	# OF CONTRACTS	6	4	50%
	NEW LISTINGS	9	11	-18%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

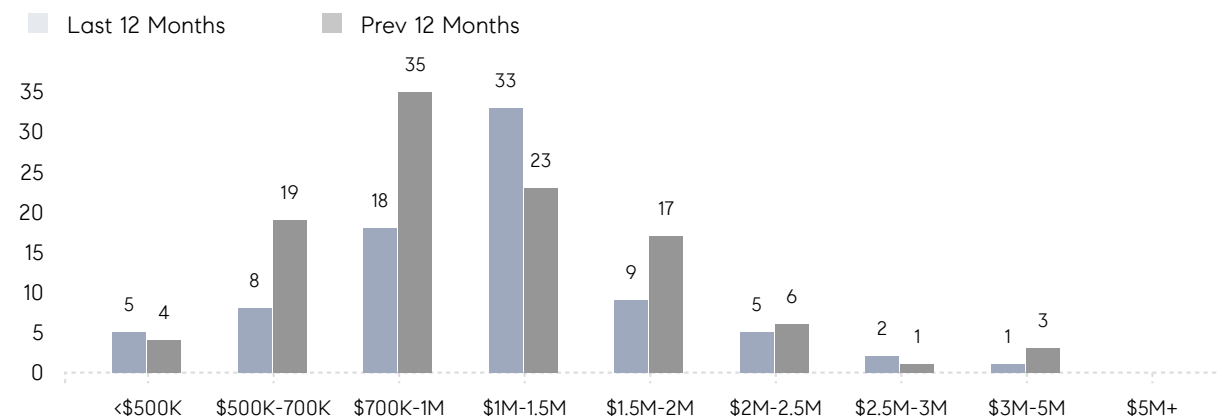
Mendham Township

JULY 2023

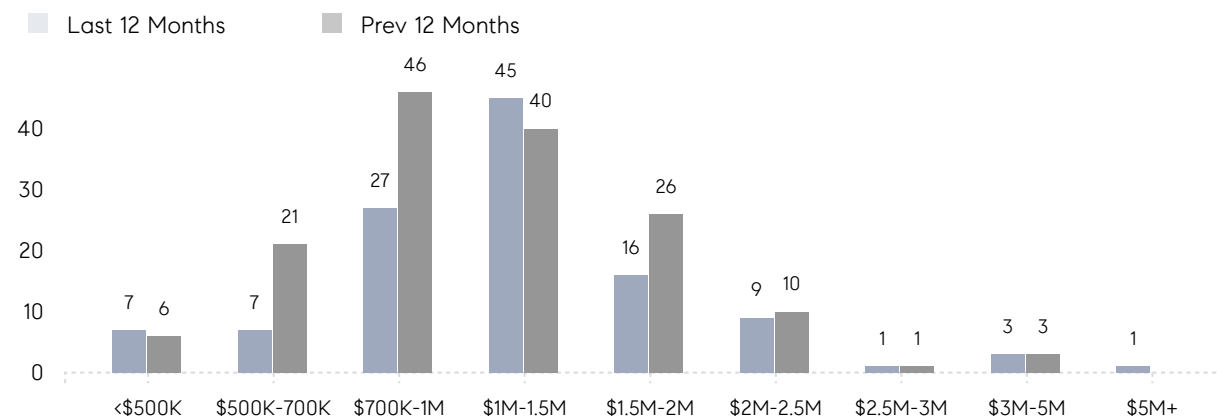
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Millburn

JULY 2023

UNDER CONTRACT

12	\$1.1M	\$1.1M
Total Properties	Average Price	Median Price
-33%	-14%	13%
Decrease From Jul 2022	Decrease From Jul 2022	Increase From Jul 2022

UNITS SOLD

9	\$1.0M	\$1.2M
Total Properties	Average Price	Median Price
-10%	-11%	0%
Decrease From Jul 2022	Decrease From Jul 2022	Change From Jul 2022

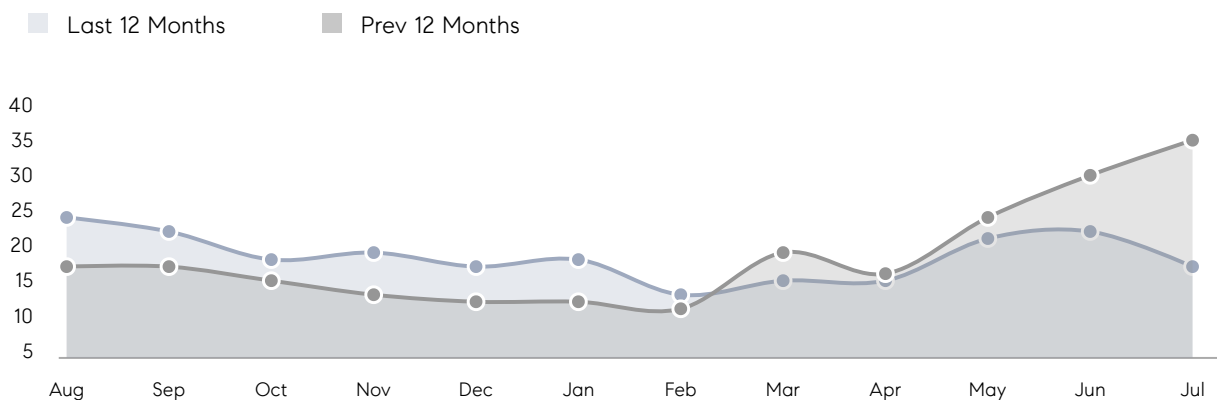
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	19	18	6%
	% OF ASKING PRICE	113%	115%	
	AVERAGE SOLD PRICE	\$1,071,667	\$1,200,750	-10.8%
	# OF CONTRACTS	12	18	-33.3%
	NEW LISTINGS	10	22	-55%
Houses	AVERAGE DOM	21	18	17%
	% OF ASKING PRICE	114%	115%	
	AVERAGE SOLD PRICE	\$1,290,429	\$1,200,750	7%
	# OF CONTRACTS	8	17	-53%
	NEW LISTINGS	8	20	-60%
Condo/Co-op/TH	AVERAGE DOM	11	-	-
	% OF ASKING PRICE	111%	-	
	AVERAGE SOLD PRICE	\$306,000	-	-
	# OF CONTRACTS	4	1	300%
	NEW LISTINGS	2	2	0%

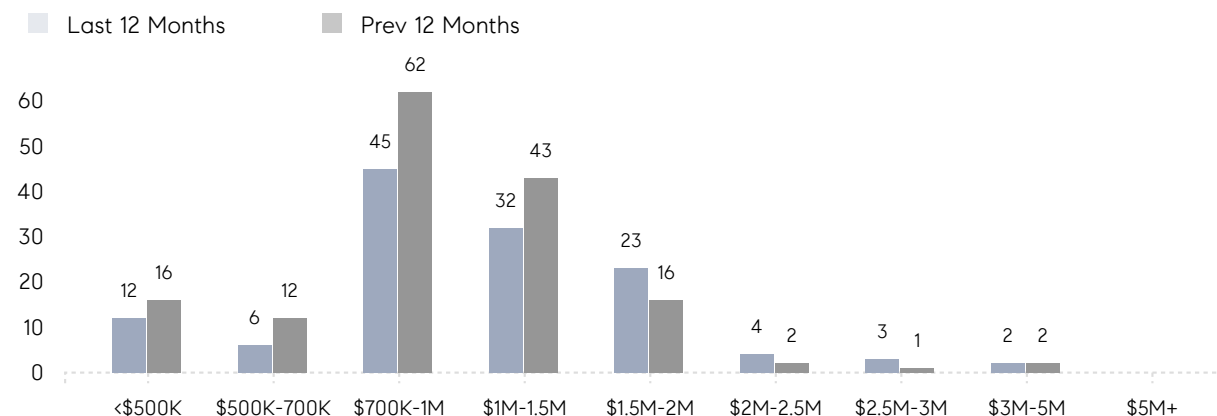
Millburn

JULY 2023

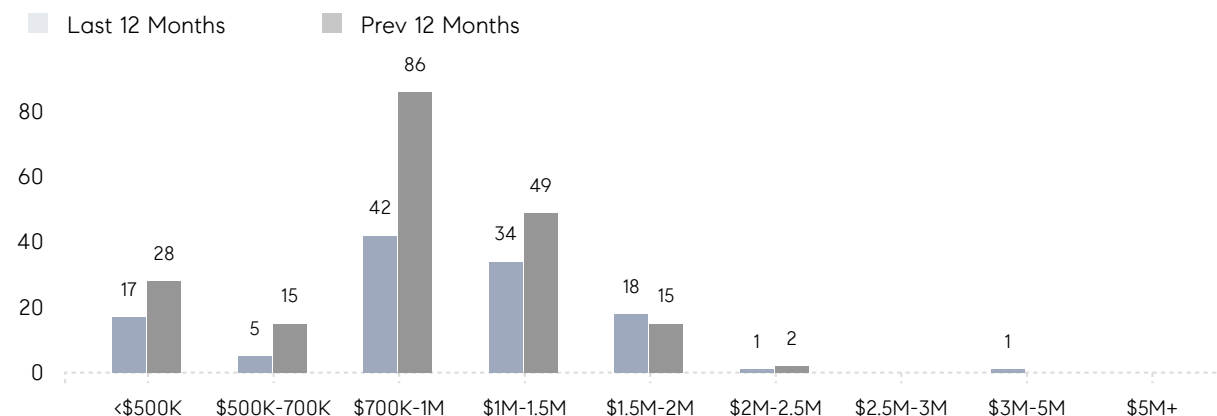
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Montclair

JULY 2023

UNDER CONTRACT

27
Total
Properties

\$967K
Average
Price

\$950K
Median
Price

-50%
Decrease From
Jul 2022

4%
Increase From
Jul 2022

26%
Increase From
Jul 2022

UNITS SOLD

41
Total
Properties

\$1.2M
Average
Price

\$1.1M
Median
Price

-32%
Decrease From
Jul 2022

5%
Increase From
Jul 2022

-3%
Decrease From
Jul 2022

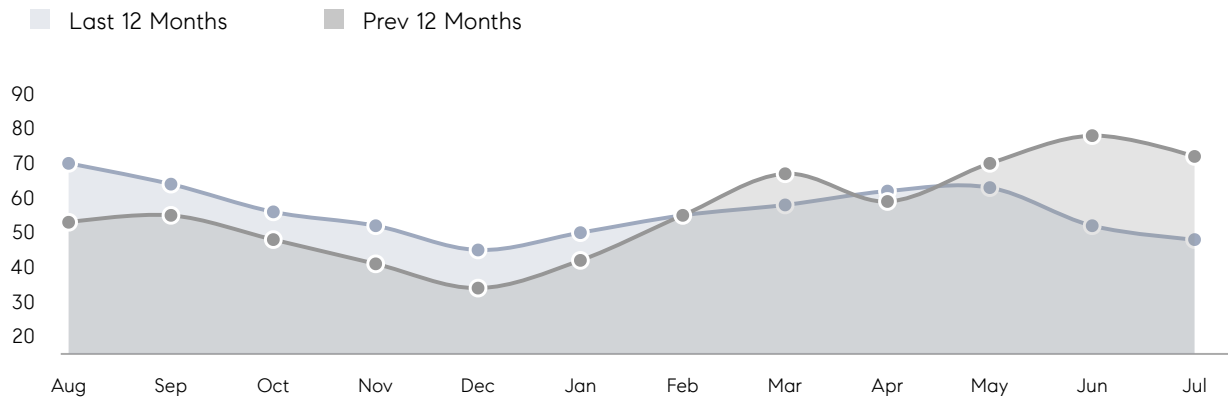
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	19	24	-21%
	% OF ASKING PRICE	125%	124%	
	AVERAGE SOLD PRICE	\$1,298,598	\$1,239,150	4.8%
	# OF CONTRACTS	27	54	-50.0%
	NEW LISTINGS	27	49	-45%
Houses	AVERAGE DOM	20	24	-17%
	% OF ASKING PRICE	127%	128%	
	AVERAGE SOLD PRICE	\$1,440,358	\$1,401,843	3%
	# OF CONTRACTS	22	44	-50%
	NEW LISTINGS	23	42	-45%
Condo/Co-op/TH	AVERAGE DOM	14	24	-42%
	% OF ASKING PRICE	112%	104%	
	AVERAGE SOLD PRICE	\$471,667	\$317,222	49%
	# OF CONTRACTS	5	10	-50%
	NEW LISTINGS	4	7	-43%

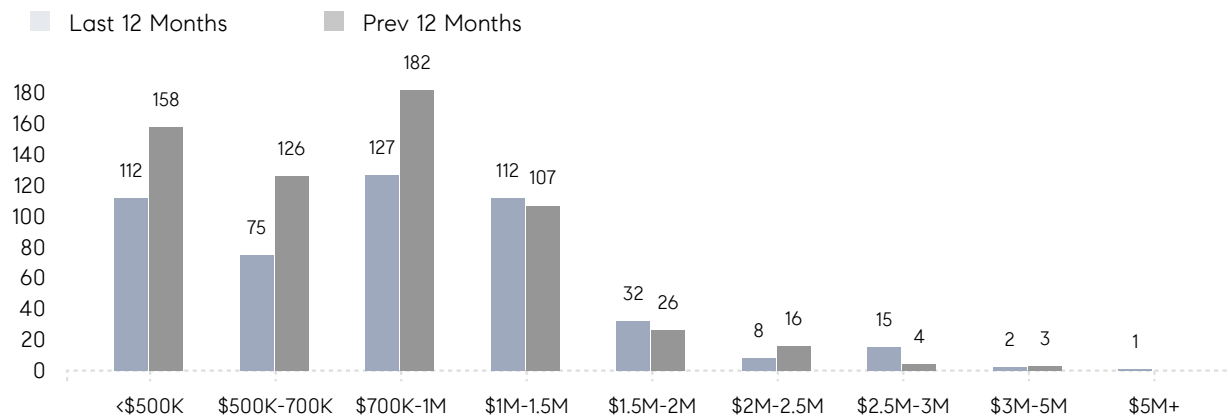
Montclair

JULY 2023

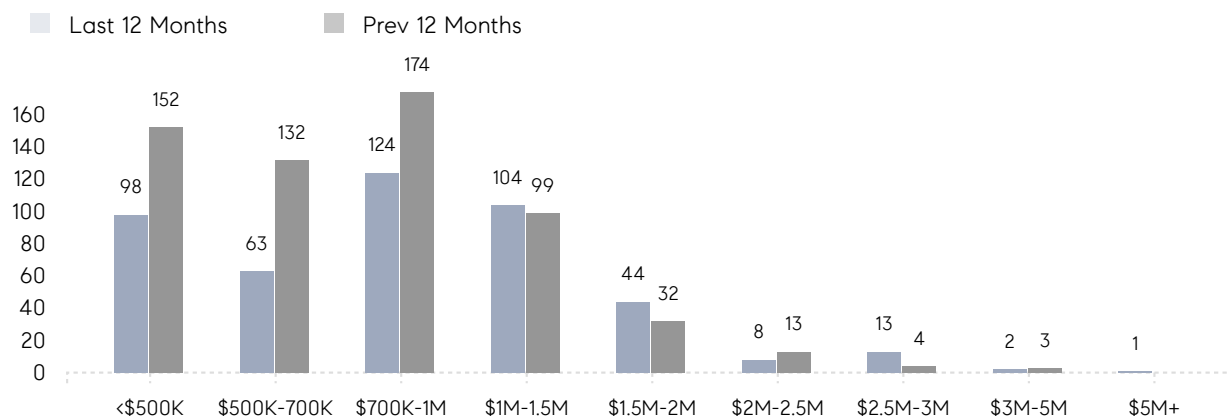
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Morris Township

JULY 2023

UNDER CONTRACT

25
Total
Properties

\$723K
Average
Price

\$748K
Median
Price

4%
Increase From
Jul 2022

-8%
Decrease From
Jul 2022

7%
Increase From
Jul 2022

UNITS SOLD

19
Total
Properties

\$918K
Average
Price

\$850K
Median
Price

-56%
Decrease From
Jul 2022

8%
Increase From
Jul 2022

-
Change From
Jul 2022

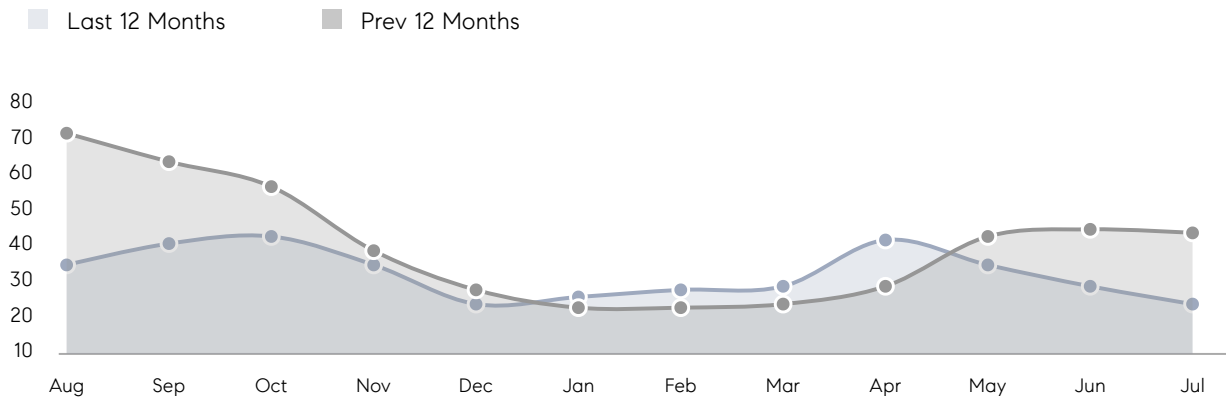
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	18	16	13%
	% OF ASKING PRICE	106%	106%	
	AVERAGE SOLD PRICE	\$918,913	\$849,109	8.2%
	# OF CONTRACTS	25	24	4.2%
	NEW LISTINGS	27	30	-10%
Houses	AVERAGE DOM	17	15	13%
	% OF ASKING PRICE	107%	107%	
	AVERAGE SOLD PRICE	\$1,007,811	\$897,841	12%
	# OF CONTRACTS	17	18	-6%
	NEW LISTINGS	20	20	0%
Condo/Co-op/TH	AVERAGE DOM	21	20	5%
	% OF ASKING PRICE	102%	99%	
	AVERAGE SOLD PRICE	\$670,000	\$665,010	1%
	# OF CONTRACTS	8	6	33%
	NEW LISTINGS	7	10	-30%

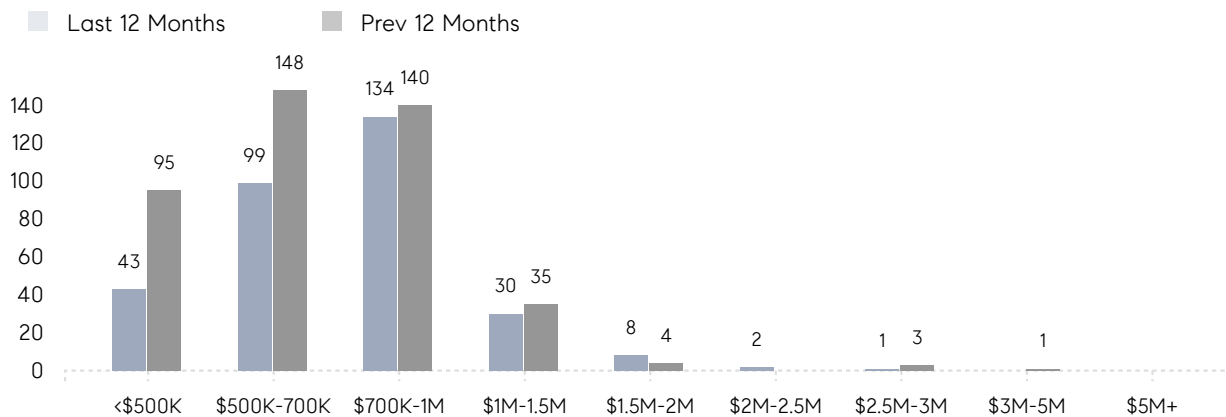
Morris Township

JULY 2023

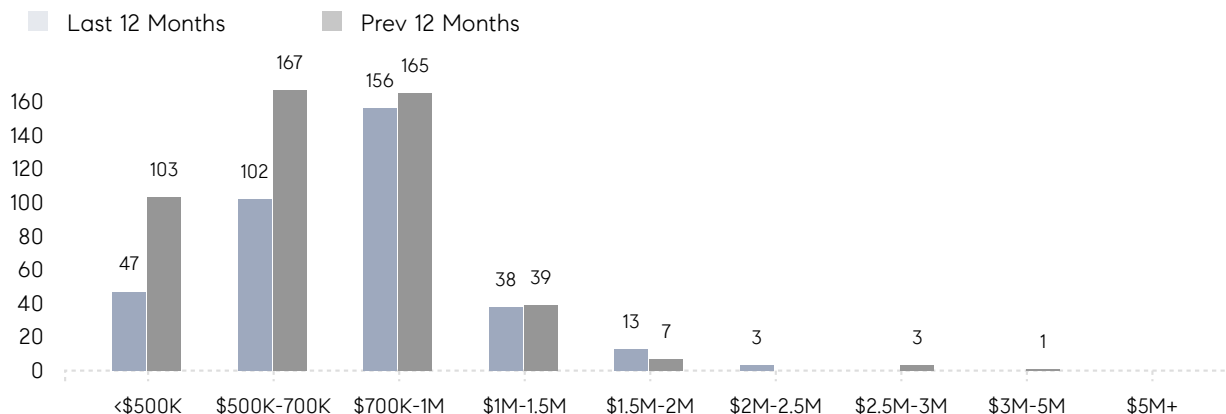
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Morristown

JULY 2023

UNDER CONTRACT

9	\$636K	\$549K
Total Properties	Average Price	Median Price
-53%	18%	22%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

UNITS SOLD

8	\$612K	\$562K
Total Properties	Average Price	Median Price
-58%	-8%	-6%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

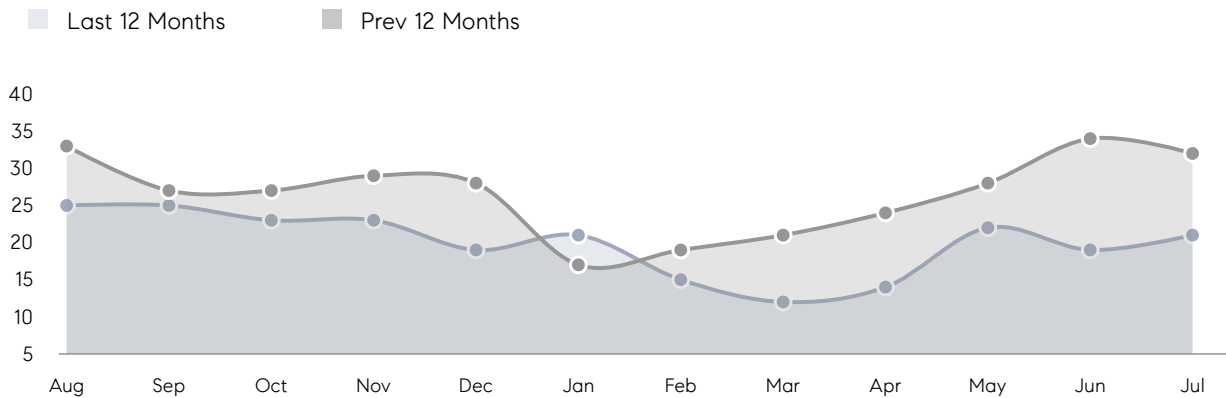
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	24	22	9%
	% OF ASKING PRICE	106%	101%	
	AVERAGE SOLD PRICE	\$612,500	\$666,826	-8.1%
	# OF CONTRACTS	9	19	-52.6%
	NEW LISTINGS	13	18	-28%
Houses	AVERAGE DOM	30	17	76%
	% OF ASKING PRICE	106%	100%	
	AVERAGE SOLD PRICE	\$752,500	\$737,257	2%
	# OF CONTRACTS	5	7	-29%
	NEW LISTINGS	5	9	-44%
Condo/Co-op/TH	AVERAGE DOM	18	25	-28%
	% OF ASKING PRICE	105%	101%	
	AVERAGE SOLD PRICE	\$472,500	\$625,742	-24%
	# OF CONTRACTS	4	12	-67%
	NEW LISTINGS	8	9	-11%

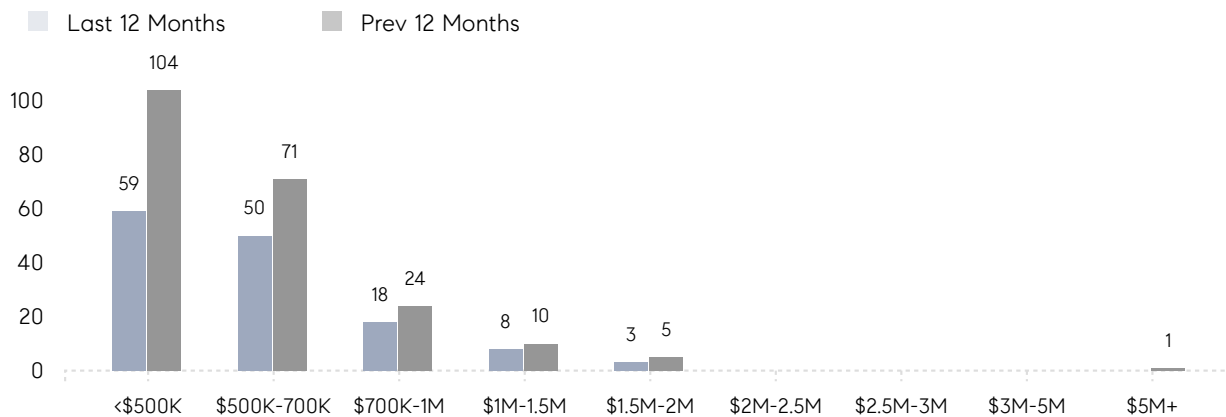
Morristown

JULY 2023

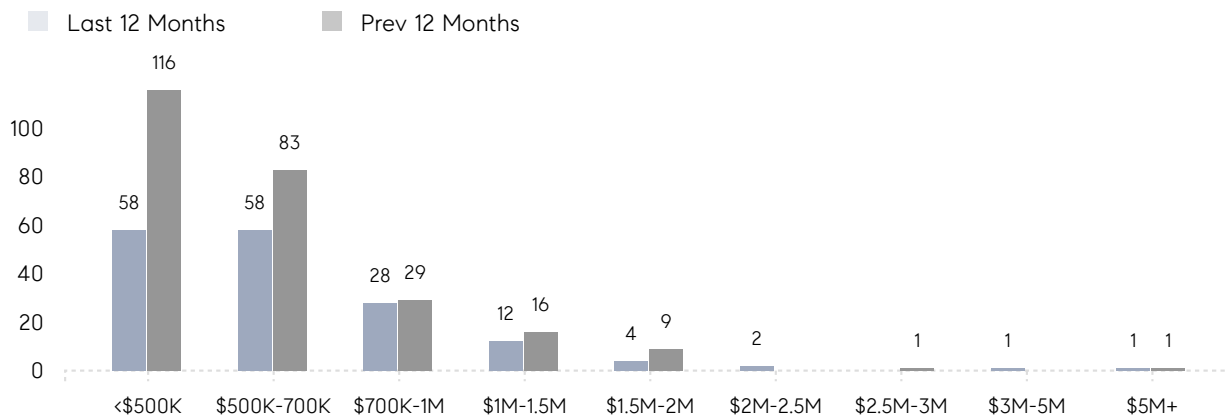
Monthly Inventory



Contracts By Price Range



Listings By Price Range



New Providence

JULY 2023

UNDER CONTRACT

7
Total
Properties

\$849K
Average
Price

\$836K
Median
Price

-67%
Decrease From
Jul 2022

5%
Increase From
Jul 2022

12%
Increase From
Jul 2022

UNITS SOLD

12
Total
Properties

\$760K
Average
Price

\$736K
Median
Price

-40%
Decrease From
Jul 2022

-18%
Decrease From
Jul 2022

-11%
Decrease From
Jul 2022

Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	14	16	-12%
	% OF ASKING PRICE	108%	106%	
	AVERAGE SOLD PRICE	\$760,458	\$925,050	-17.8%
	# OF CONTRACTS	7	21	-66.7%
	NEW LISTINGS	15	16	-6%
Houses	AVERAGE DOM	13	16	-19%
	% OF ASKING PRICE	108%	107%	
	AVERAGE SOLD PRICE	\$792,318	\$948,667	-16%
	# OF CONTRACTS	7	18	-61%
	NEW LISTINGS	12	14	-14%
Condo/Co-op/TH	AVERAGE DOM	26	19	37%
	% OF ASKING PRICE	102%	98%	
	AVERAGE SOLD PRICE	\$410,000	\$712,500	-42%
	# OF CONTRACTS	0	3	0%
	NEW LISTINGS	3	2	50%

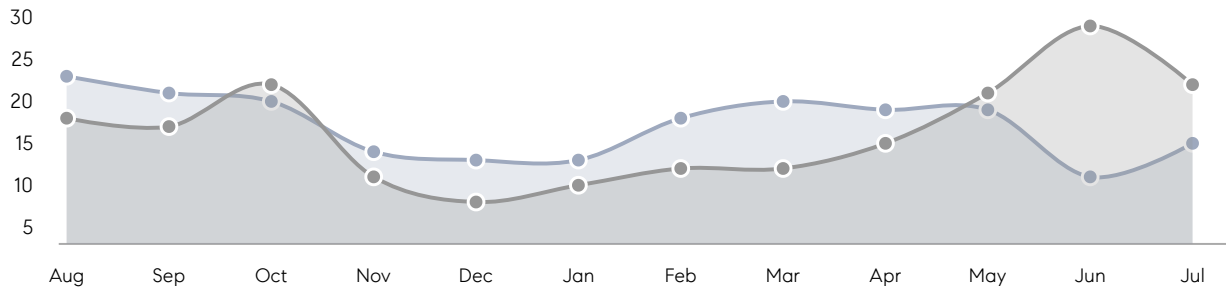
New Providence

JULY 2023

Monthly Inventory

Last 12 Months

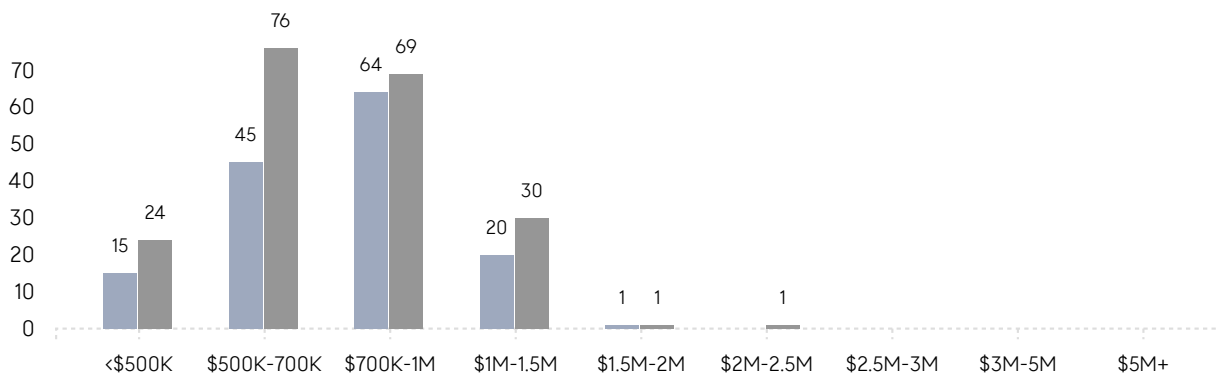
Prev 12 Months



Contracts By Price Range

Last 12 Months

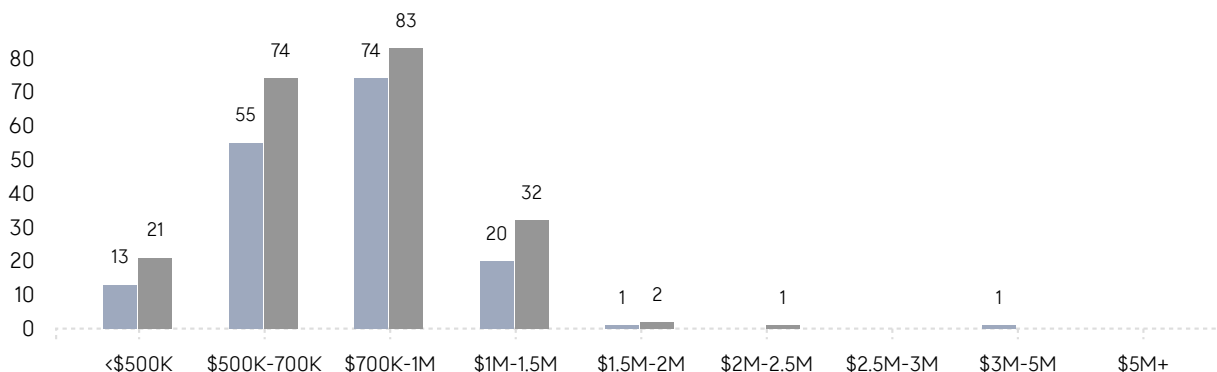
Prev 12 Months



Listings By Price Range

Last 12 Months

Prev 12 Months



Orange

JULY 2023

UNDER CONTRACT

19
Total
Properties

\$355K
Average
Price

\$349K
Median
Price

36%
Increase From
Jul 2022

3%
Increase From
Jul 2022

22%
Increase From
Jul 2022

UNITS SOLD

7
Total
Properties

\$385K
Average
Price

\$349K
Median
Price

-56%
Decrease From
Jul 2022

-13%
Decrease From
Jul 2022

0%
Change From
Jul 2022

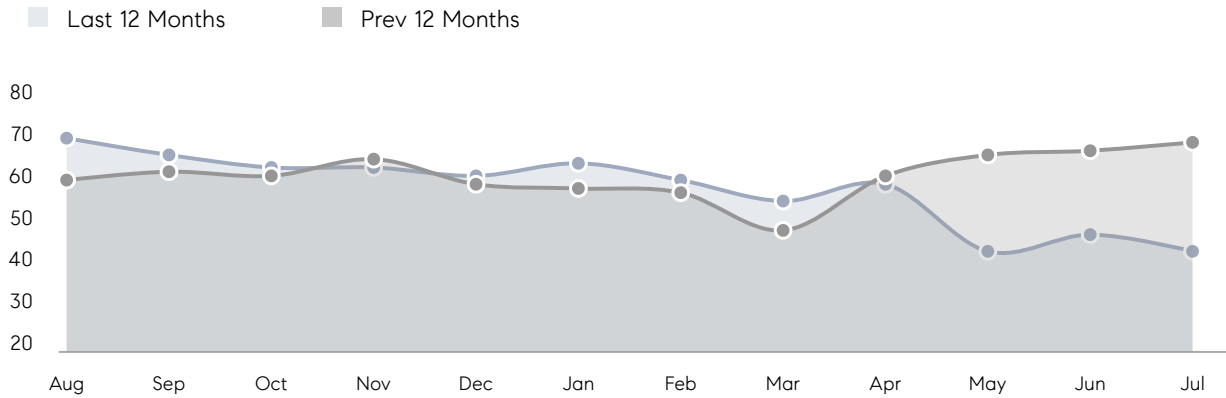
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	57	47	21%
	% OF ASKING PRICE	106%	104%	
	AVERAGE SOLD PRICE	\$385,086	\$442,938	-13.1%
	# OF CONTRACTS	19	14	35.7%
	NEW LISTINGS	21	18	17%
Houses	AVERAGE DOM	63	47	34%
	% OF ASKING PRICE	107%	105%	
	AVERAGE SOLD PRICE	\$411,767	\$472,250	-13%
	# OF CONTRACTS	12	13	-8%
	NEW LISTINGS	18	16	13%
Condo/Co-op/TH	AVERAGE DOM	19	46	-59%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$225,000	\$355,000	-37%
	# OF CONTRACTS	7	1	600%
	NEW LISTINGS	3	2	50%

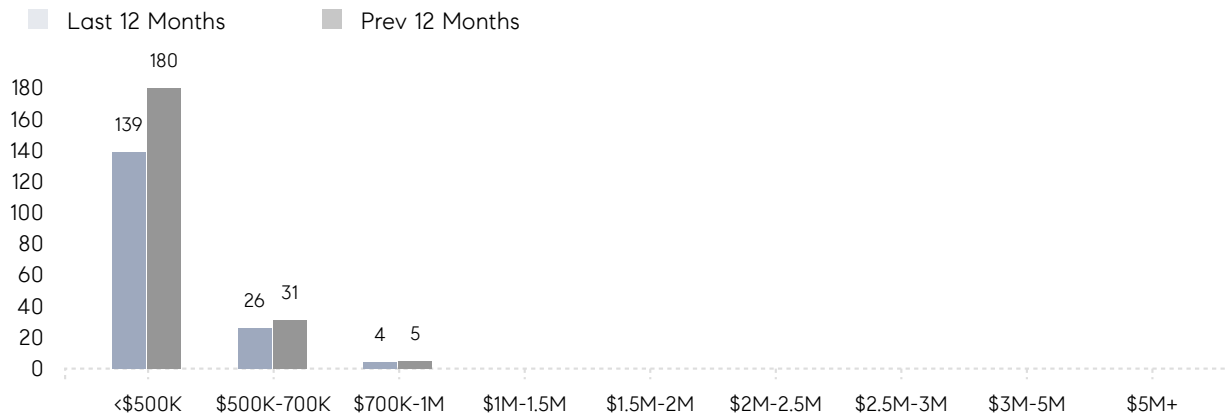
Orange

JULY 2023

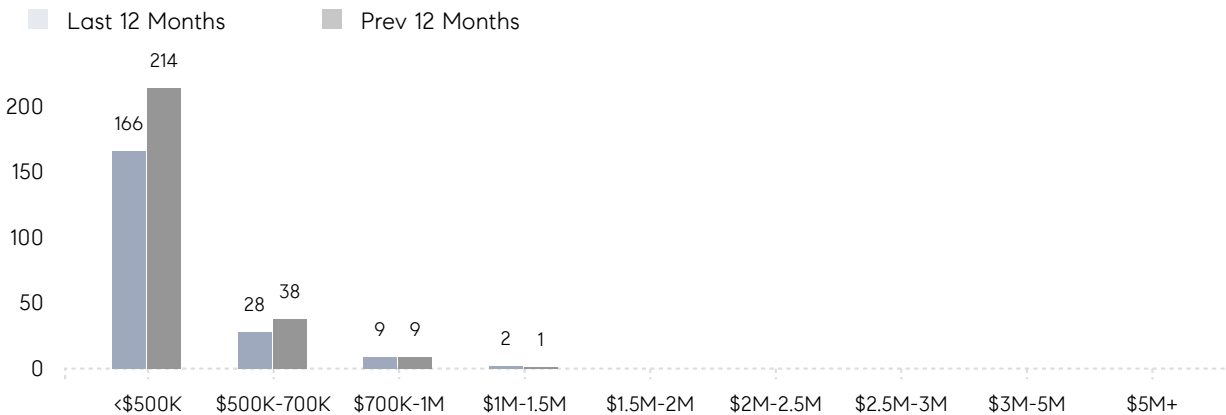
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Short Hills

JULY 2023

UNDER CONTRACT

11	\$2.1M	\$2.1M
Total Properties	Average Price	Median Price
-35%	11%	27%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

UNITS SOLD

24	\$2.2M	\$2.1M
Total Properties	Average Price	Median Price
-31%	7%	24%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

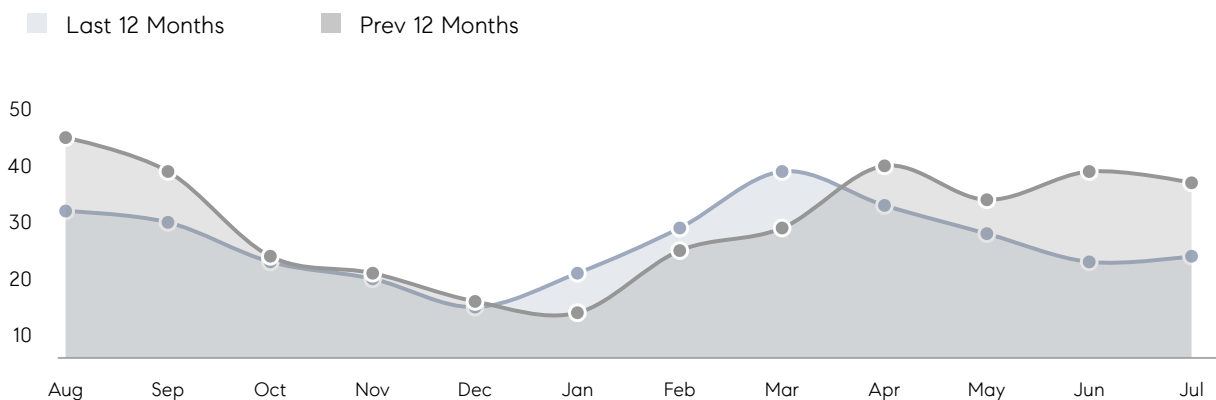
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	15	40	-62%
	% OF ASKING PRICE	108%	104%	
	AVERAGE SOLD PRICE	\$2,256,188	\$2,109,023	7.0%
	# OF CONTRACTS	11	17	-35.3%
	NEW LISTINGS	20	26	-23%
Houses	AVERAGE DOM	15	40	-62%
	% OF ASKING PRICE	108%	104%	
	AVERAGE SOLD PRICE	\$2,256,188	\$2,109,023	7%
	# OF CONTRACTS	11	17	-35%
	NEW LISTINGS	20	26	-23%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

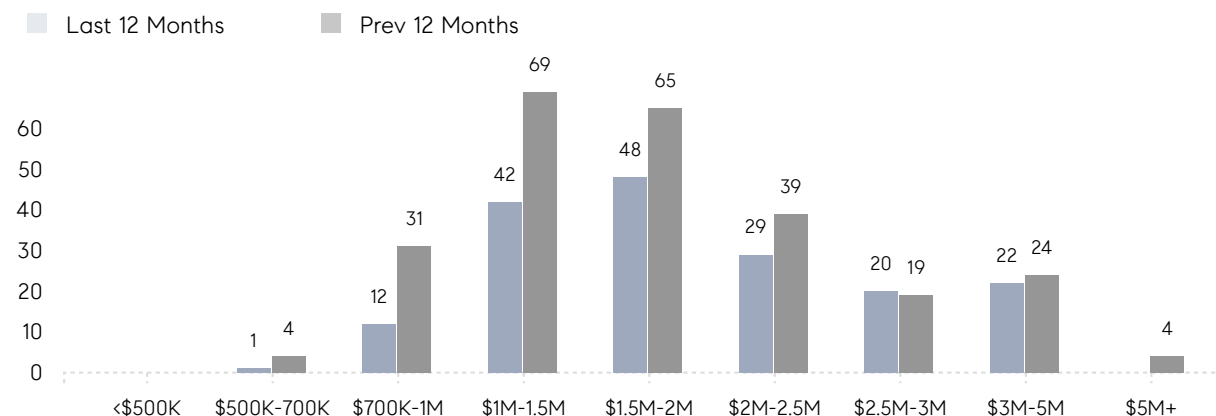
Short Hills

JULY 2023

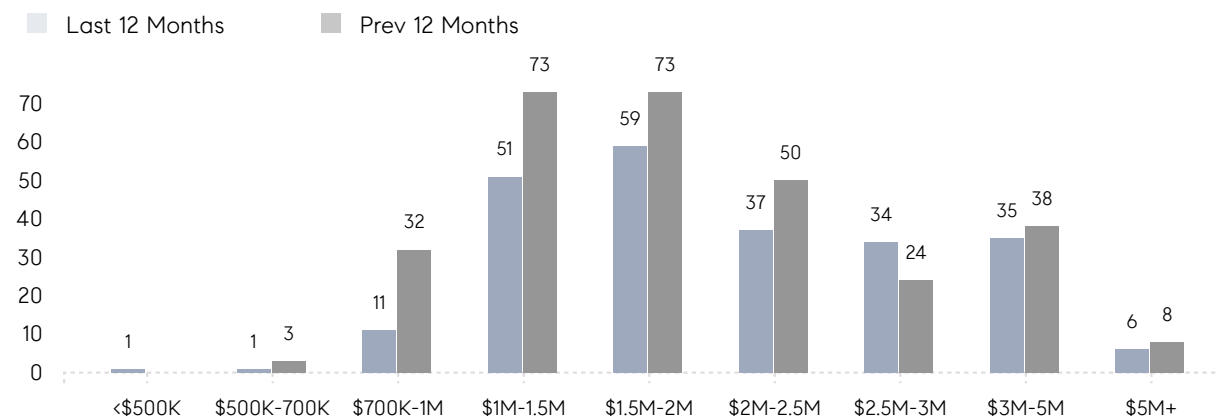
Monthly Inventory



Contracts By Price Range



Listings By Price Range



South Orange

JULY 2023

UNDER CONTRACT

20
Total
Properties

\$880K
Average
Price

\$725K
Median
Price

-23%
Decrease From
Jul 2022

21%
Increase From
Jul 2022

10%
Increase From
Jul 2022

UNITS SOLD

16
Total
Properties

\$995K
Average
Price

\$855K
Median
Price

-24%
Decrease From
Jul 2022

12%
Increase From
Jul 2022

-5%
Decrease From
Jul 2022

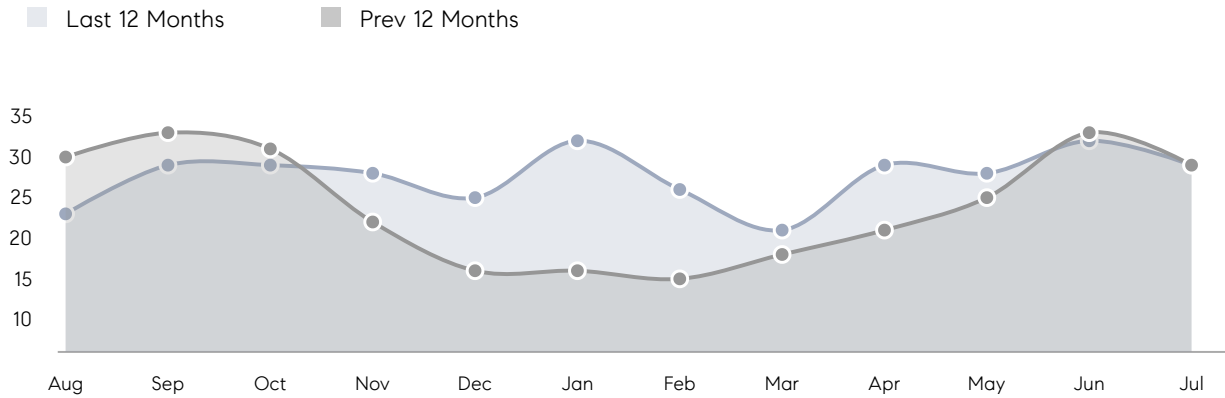
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	18	20	-10%
	% OF ASKING PRICE	106%	109%	
	AVERAGE SOLD PRICE	\$995,938	\$891,157	11.8%
	# OF CONTRACTS	20	26	-23.1%
	NEW LISTINGS	21	26	-19%
Houses	AVERAGE DOM	19	19	0%
	% OF ASKING PRICE	106%	111%	
	AVERAGE SOLD PRICE	\$1,012,333	\$952,239	6%
	# OF CONTRACTS	18	21	-14%
	NEW LISTINGS	18	21	-14%
Condo/Co-op/TH	AVERAGE DOM	7	29	-76%
	% OF ASKING PRICE	111%	102%	
	AVERAGE SOLD PRICE	\$750,000	\$524,667	43%
	# OF CONTRACTS	2	5	-60%
	NEW LISTINGS	3	5	-40%

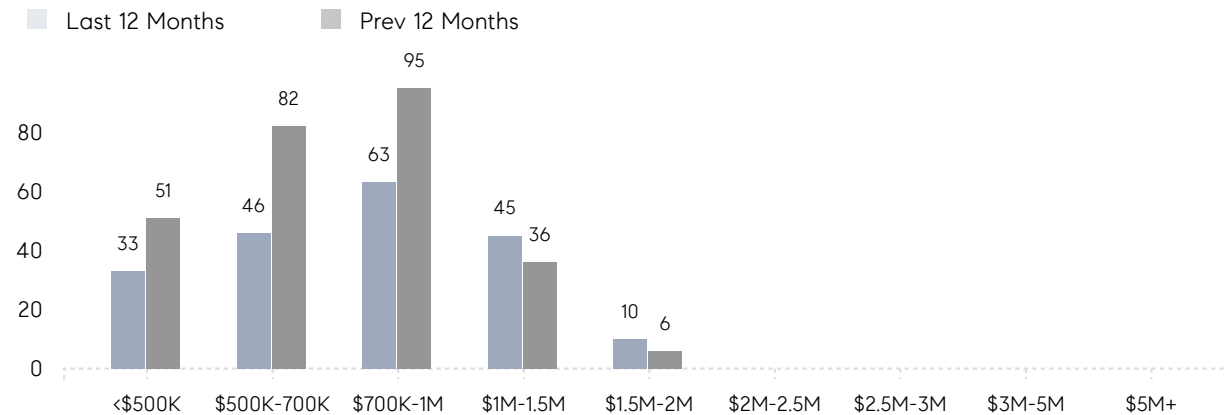
South Orange

JULY 2023

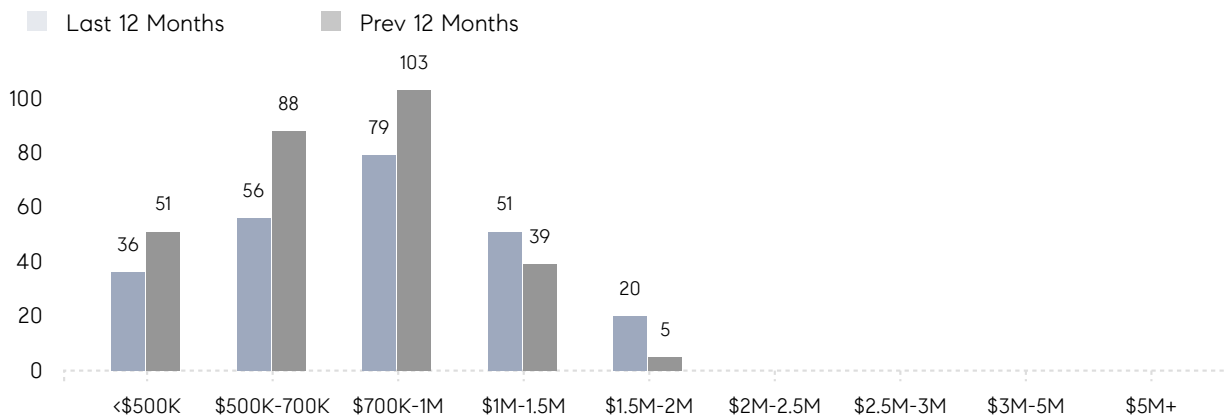
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Springfield

JULY 2023

UNDER CONTRACT

13
Total
Properties

\$721K
Average
Price

\$499K
Median
Price

-38%
Decrease From
Jul 2022

16%
Increase From
Jul 2022

0%
Change From
Jul 2022

UNITS SOLD

9
Total
Properties

\$479K
Average
Price

\$451K
Median
Price

-55%
Decrease From
Jul 2022

-25%
Decrease From
Jul 2022

-26%
Decrease From
Jul 2022

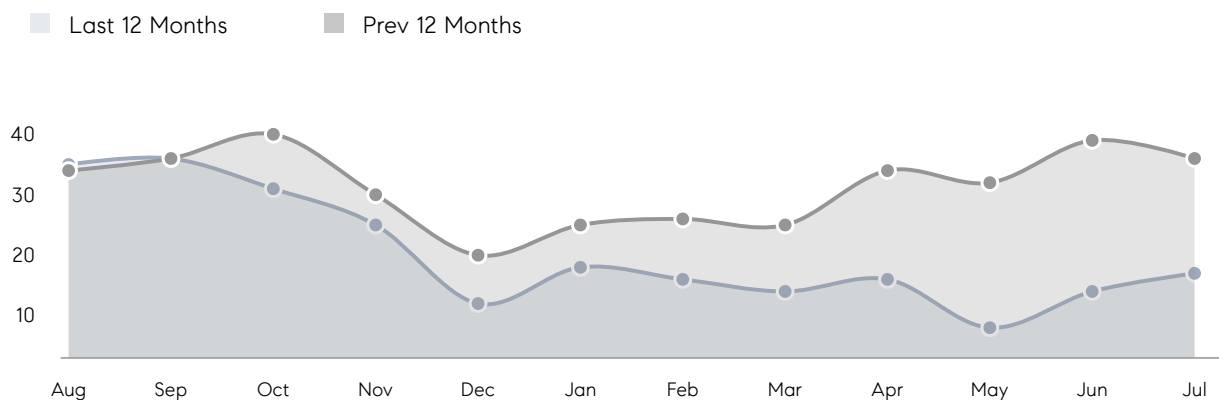
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	15	25	-40%
	% OF ASKING PRICE	108%	102%	
	AVERAGE SOLD PRICE	\$479,556	\$637,328	-24.8%
	# OF CONTRACTS	13	21	-38.1%
	NEW LISTINGS	20	23	-13%
Houses	AVERAGE DOM	12	27	-56%
	% OF ASKING PRICE	107%	102%	
	AVERAGE SOLD PRICE	\$661,250	\$681,621	-3%
	# OF CONTRACTS	9	19	-53%
	NEW LISTINGS	18	18	0%
Condo/Co-op/TH	AVERAGE DOM	17	15	13%
	% OF ASKING PRICE	109%	107%	
	AVERAGE SOLD PRICE	\$334,200	\$386,333	-13%
	# OF CONTRACTS	4	2	100%
	NEW LISTINGS	2	5	-60%

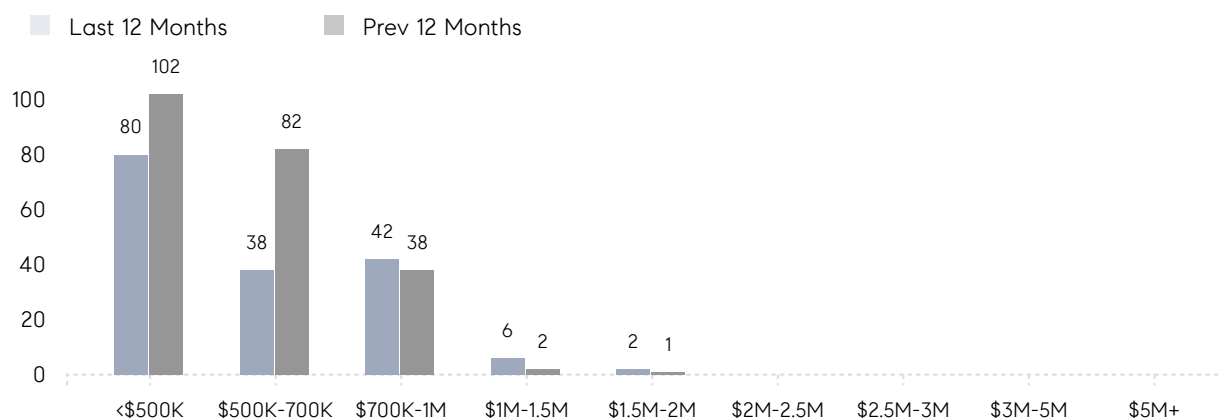
Springfield

JULY 2023

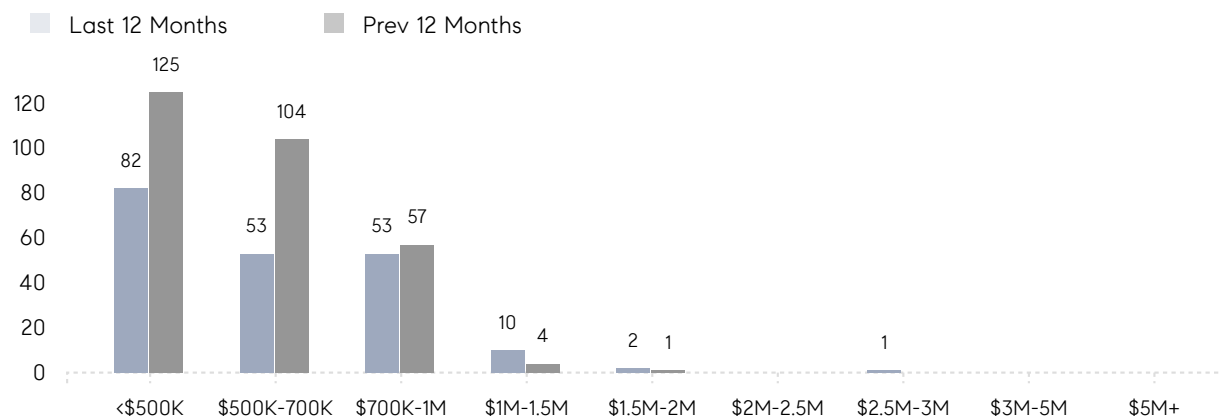
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Summit

JULY 2023

UNDER CONTRACT

15
Total
Properties

\$1.0M
Average
Price

\$995K
Median
Price

-32%
Decrease From
Jul 2022

7%
Increase From
Jul 2022

24%
Increase From
Jul 2022

UNITS SOLD

21
Total
Properties

\$1.6M
Average
Price

\$1.3M
Median
Price

-45%
Decrease From
Jul 2022

15%
Increase From
Jul 2022

2%
Increase From
Jul 2022

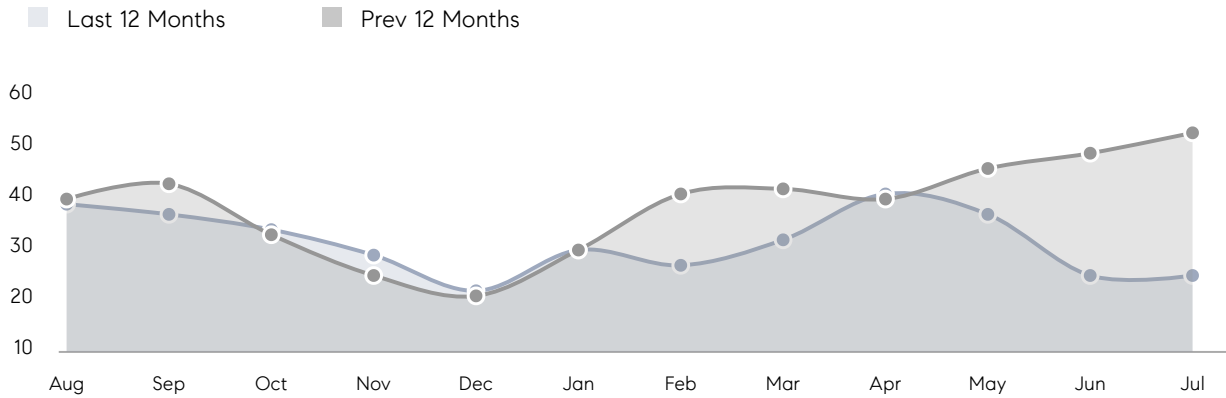
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	22	15	47%
	% OF ASKING PRICE	104%	107%	
	AVERAGE SOLD PRICE	\$1,657,815	\$1,438,618	15.2%
	# OF CONTRACTS	15	22	-31.8%
	NEW LISTINGS	17	38	-55%
Houses	AVERAGE DOM	22	15	47%
	% OF ASKING PRICE	104%	108%	
	AVERAGE SOLD PRICE	\$1,691,456	\$1,551,426	9%
	# OF CONTRACTS	11	20	-45%
	NEW LISTINGS	17	28	-39%
Condo/Co-op/TH	AVERAGE DOM	28	16	75%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$985,000	\$479,750	105%
	# OF CONTRACTS	4	2	100%
	NEW LISTINGS	0	10	0%

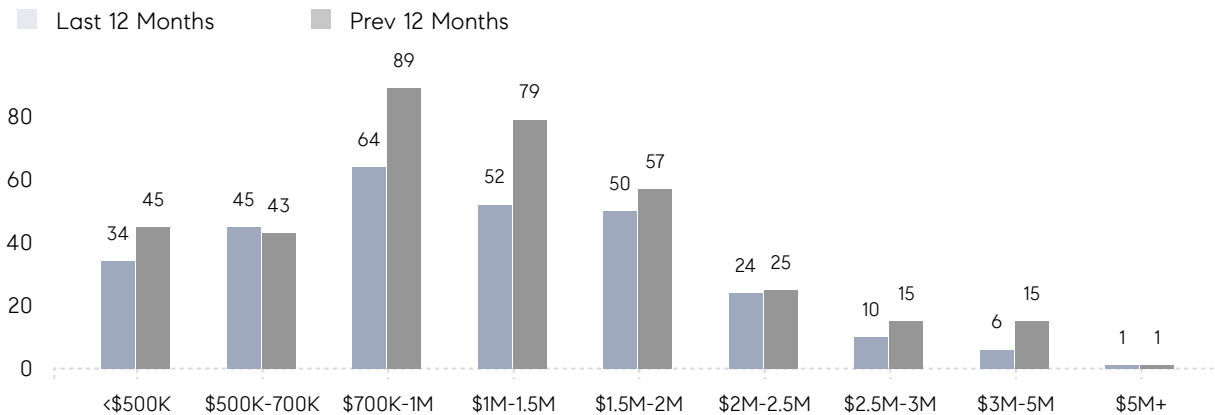
Summit

JULY 2023

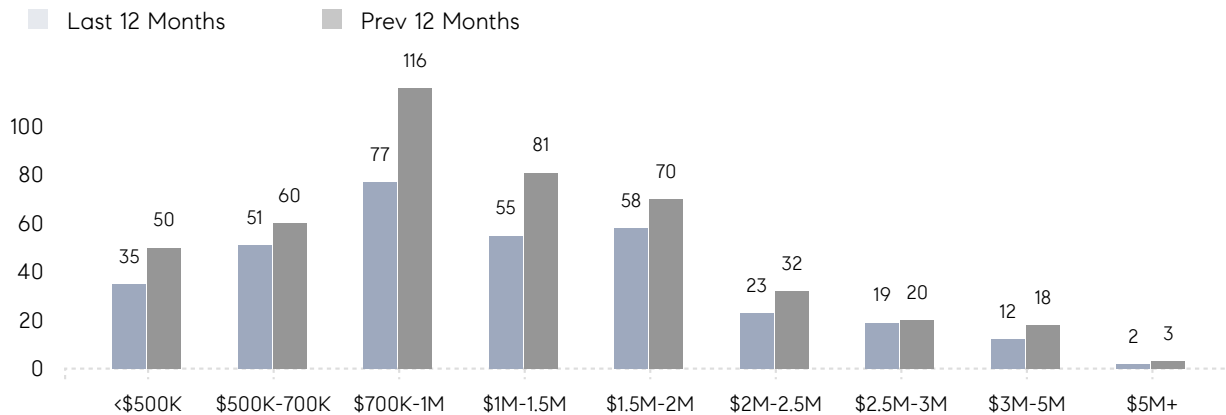
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Union

JULY 2023

UNDER CONTRACT

41	\$474K	\$480K
Total Properties	Average Price	Median Price
-18%	10%	17%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

UNITS SOLD

22	\$497K	\$517K
Total Properties	Average Price	Median Price
-65%	6%	9%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

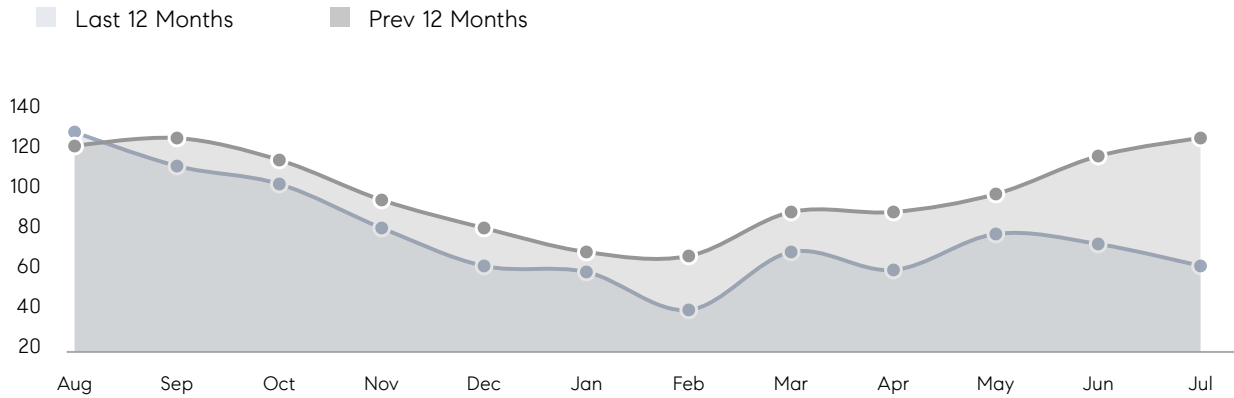
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	21	23	-9%
	% OF ASKING PRICE	108%	106%	
	AVERAGE SOLD PRICE	\$497,314	\$468,183	6.2%
	# OF CONTRACTS	41	50	-18.0%
	NEW LISTINGS	43	75	-43%
Houses	AVERAGE DOM	22	23	-4%
	% OF ASKING PRICE	108%	106%	
	AVERAGE SOLD PRICE	\$514,295	\$491,509	5%
	# OF CONTRACTS	34	43	-21%
	NEW LISTINGS	39	68	-43%
Condo/Co-op/TH	AVERAGE DOM	11	20	-45%
	% OF ASKING PRICE	106%	103%	
	AVERAGE SOLD PRICE	\$327,500	\$307,813	6%
	# OF CONTRACTS	7	7	0%
	NEW LISTINGS	4	7	-43%

Union

JULY 2023

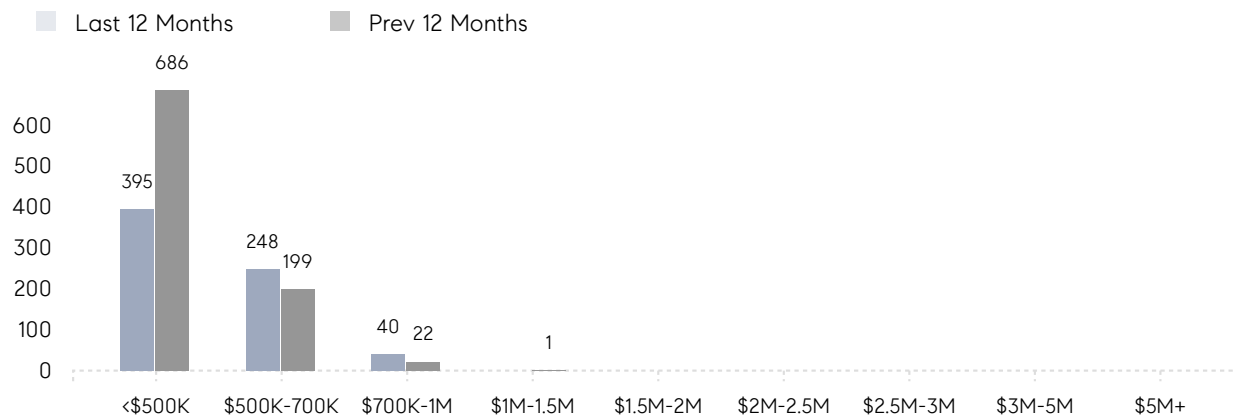
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Verona

JULY 2023

UNDER CONTRACT

26	\$484K	\$479K
Total Properties	Average Price	Median Price
-7%	-17%	-12%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

25	\$580K	\$585K
Total Properties	Average Price	Median Price
39%	-6%	5%
Increase From Jul 2022	Decrease From Jul 2022	Increase From Jul 2022

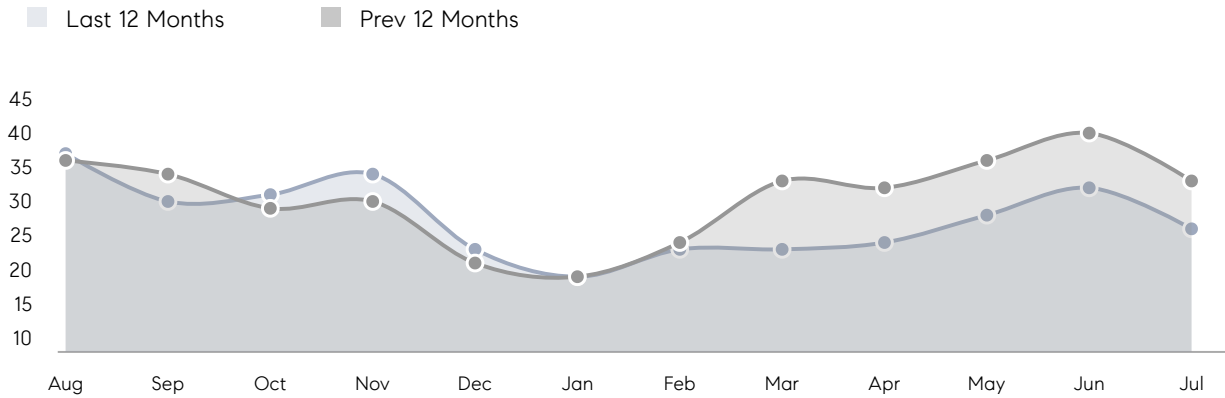
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	31	34	-9%
	% OF ASKING PRICE	104%	107%	
	AVERAGE SOLD PRICE	\$580,865	\$619,194	-6.2%
	# OF CONTRACTS	26	28	-7.1%
	NEW LISTINGS	23	24	-4%
Houses	AVERAGE DOM	35	16	119%
	% OF ASKING PRICE	104%	109%	
	AVERAGE SOLD PRICE	\$784,134	\$691,367	13%
	# OF CONTRACTS	14	20	-30%
	NEW LISTINGS	11	16	-31%
Condo/Co-op/TH	AVERAGE DOM	27	124	-78%
	% OF ASKING PRICE	103%	98%	
	AVERAGE SOLD PRICE	\$393,231	\$258,333	52%
	# OF CONTRACTS	12	8	50%
	NEW LISTINGS	12	8	50%

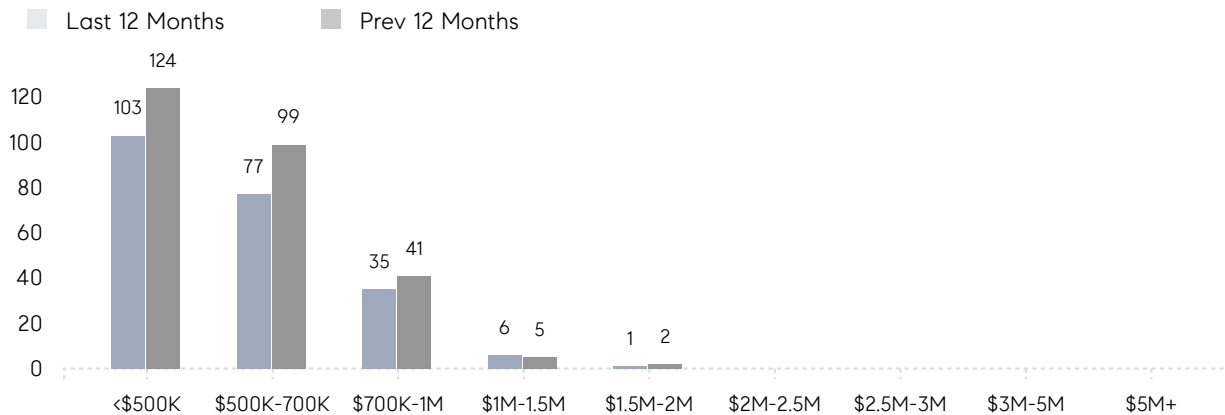
Verona

JULY 2023

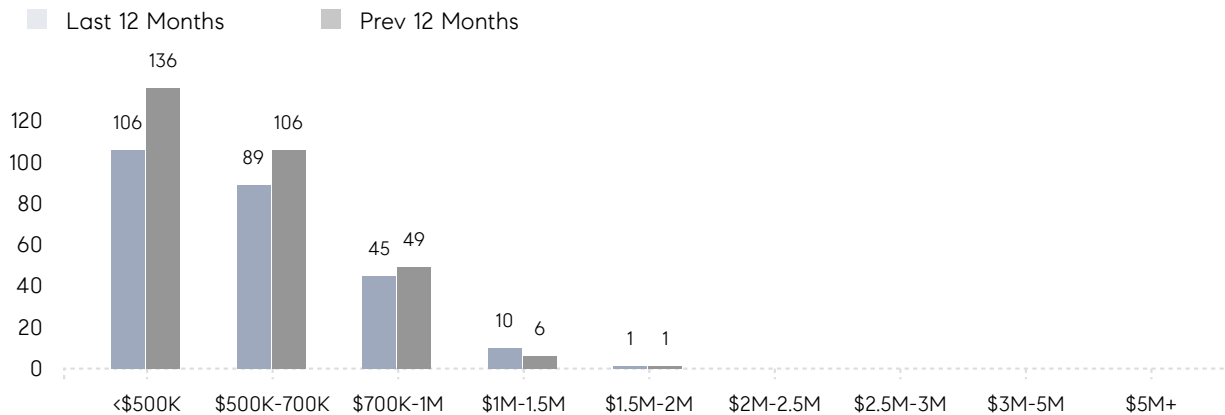
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Warren

JULY 2023

UNDER CONTRACT

21	\$1.1M	\$1.0M
Total Properties	Average Price	Median Price
-16%	22%	26%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

UNITS SOLD

30	\$1.1M	\$999K
Total Properties	Average Price	Median Price
36%	16%	9%
Increase From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

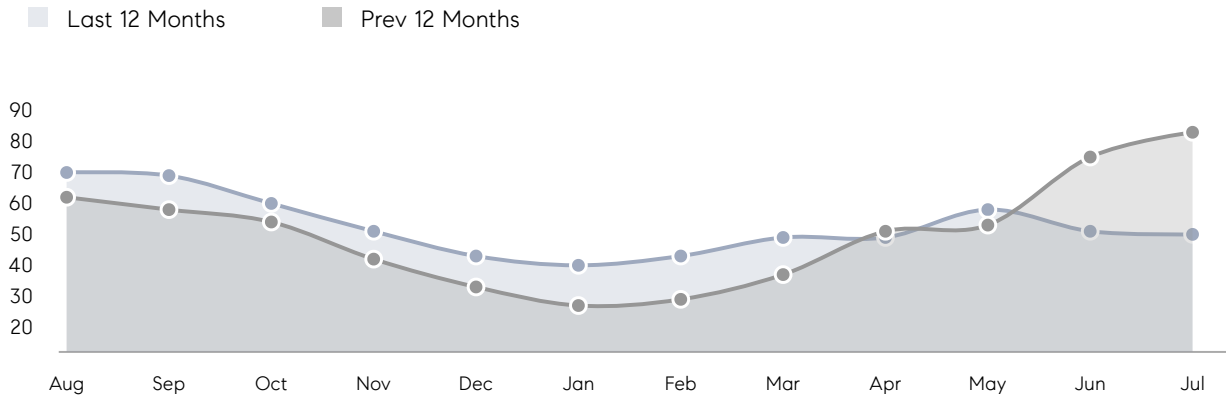
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	25	33	-24%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$1,130,891	\$975,241	16.0%
	# OF CONTRACTS	21	25	-16.0%
	NEW LISTINGS	27	38	-29%
Houses	AVERAGE DOM	25	35	-29%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$1,128,862	\$947,175	19%
	# OF CONTRACTS	18	25	-28%
	NEW LISTINGS	22	34	-35%
Condo/Co-op/TH	AVERAGE DOM	24	19	26%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$1,189,729	\$1,255,901	-5%
	# OF CONTRACTS	3	0	0%
	NEW LISTINGS	5	4	25%

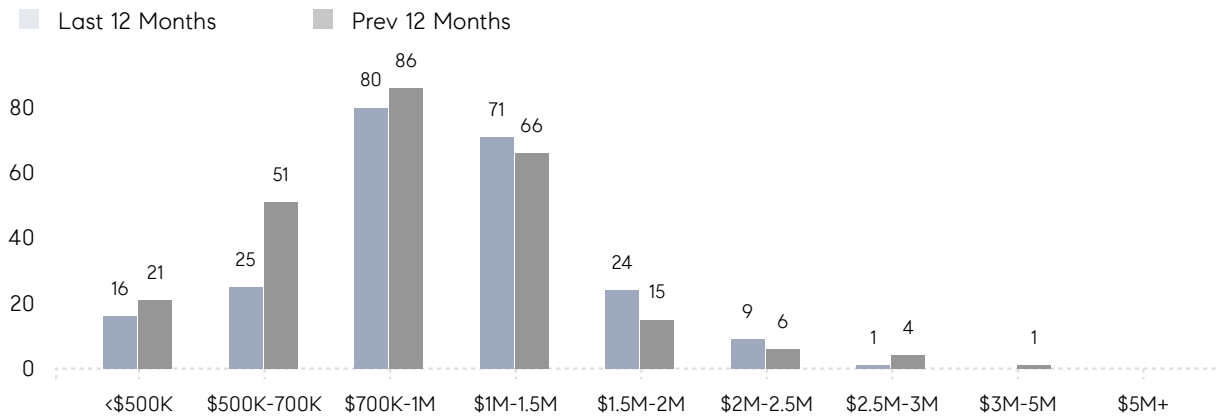
Warren

JULY 2023

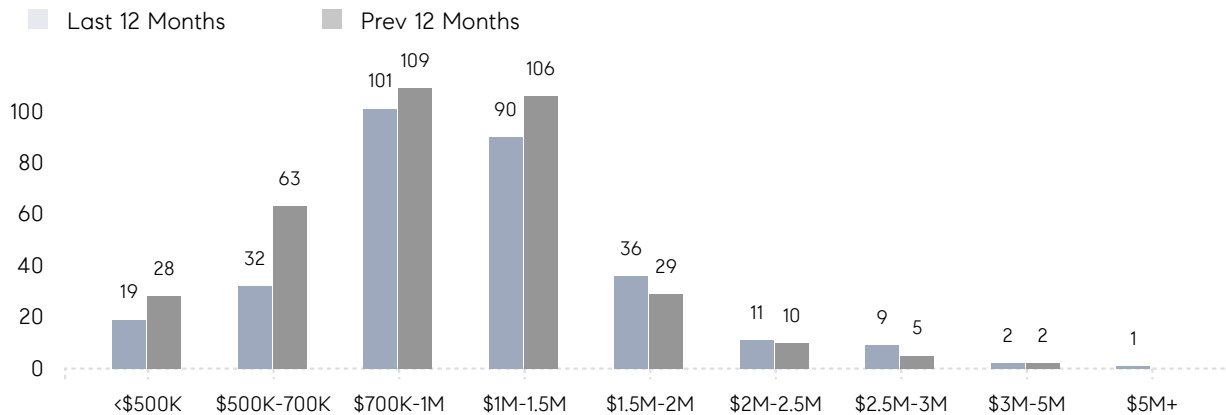
Monthly Inventory



Contracts By Price Range



Listings By Price Range



West Orange

JULY 2023

UNDER CONTRACT

47
Total
Properties

\$578K
Average
Price

\$549K
Median
Price

-41%
Decrease From
Jul 2022

5%
Increase From
Jul 2022

7%
Increase From
Jul 2022

UNITS SOLD

51
Total
Properties

\$602K
Average
Price

\$595K
Median
Price

-26%
Decrease From
Jul 2022

0%
Change From
Jul 2022

7%
Increase From
Jul 2022

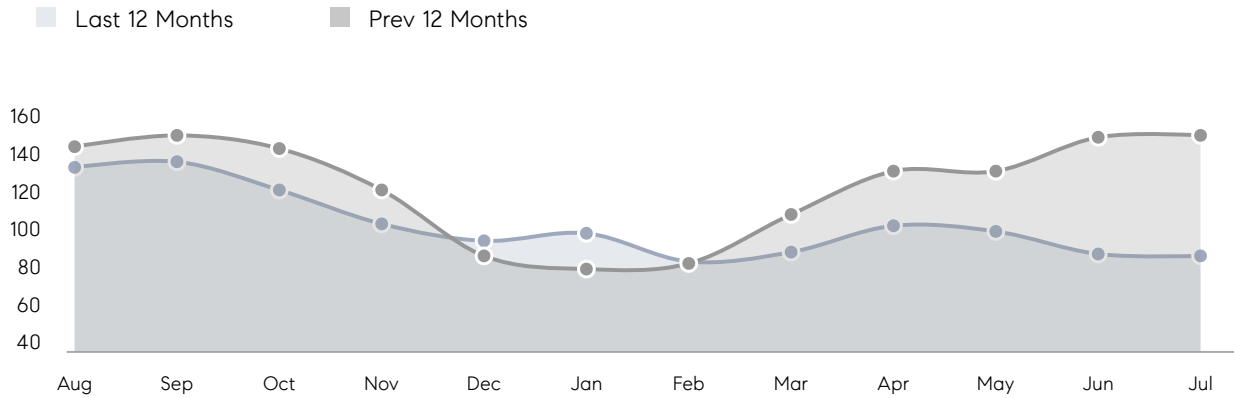
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	23	19	21%
	% OF ASKING PRICE	108%	110%	
	AVERAGE SOLD PRICE	\$602,531	\$599,735	0.5%
	# OF CONTRACTS	47	79	-40.5%
	NEW LISTINGS	54	81	-33%
Houses	AVERAGE DOM	23	20	15%
	% OF ASKING PRICE	109%	111%	
	AVERAGE SOLD PRICE	\$663,519	\$613,334	8%
	# OF CONTRACTS	31	56	-45%
	NEW LISTINGS	40	57	-30%
Condo/Co-op/TH	AVERAGE DOM	24	16	50%
	% OF ASKING PRICE	107%	107%	
	AVERAGE SOLD PRICE	\$499,816	\$554,688	-10%
	# OF CONTRACTS	16	23	-30%
	NEW LISTINGS	14	24	-42%

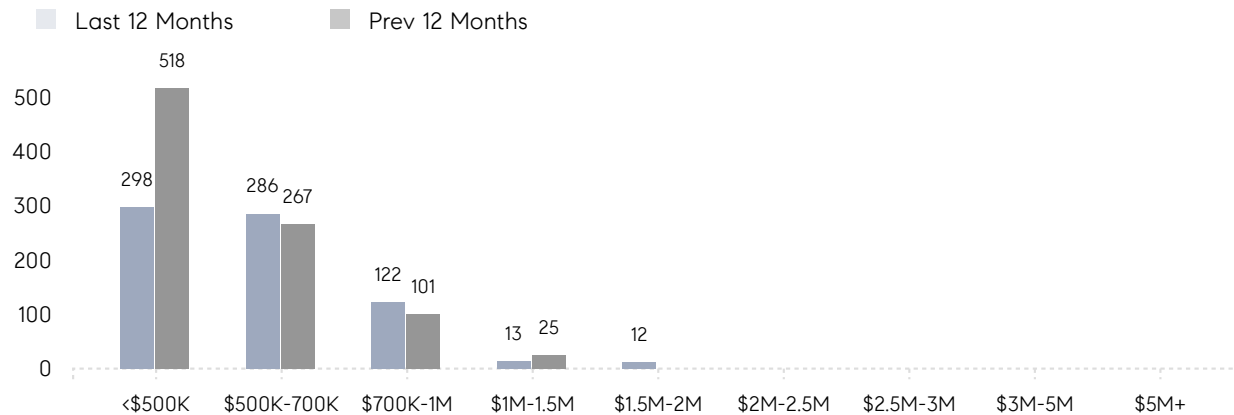
West Orange

JULY 2023

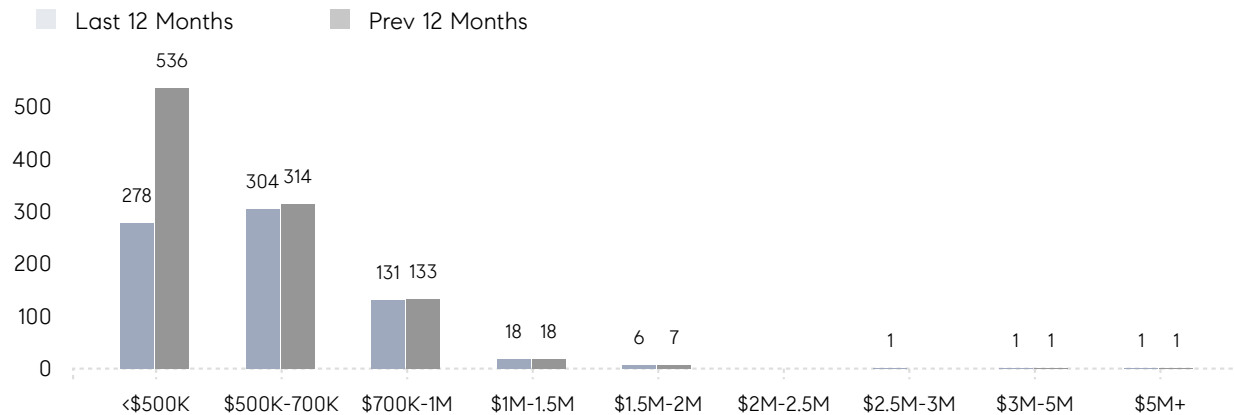
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Westfield

JULY 2023

UNDER CONTRACT

26	\$1.1M	\$1.0M
Total Properties	Average Price	Median Price
4%	4%	9%
Increase From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

UNITS SOLD

26	\$1.1M	\$1.0M
Total Properties	Average Price	Median Price
-32%	-5%	5%
Decrease From Jul 2022	Decrease From Jul 2022	Increase From Jul 2022

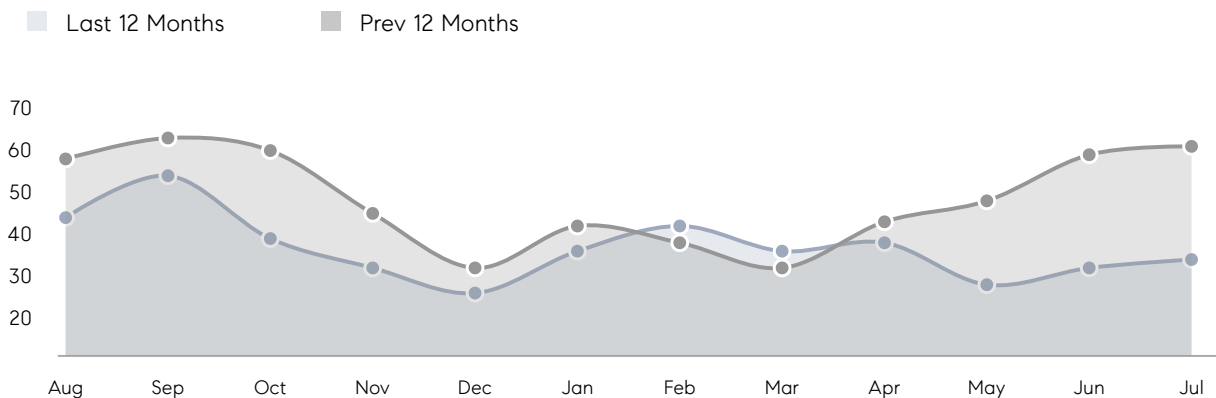
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	17	29	-41%
	% OF ASKING PRICE	107%	104%	
	AVERAGE SOLD PRICE	\$1,162,231	\$1,224,076	-5.1%
	# OF CONTRACTS	26	25	4.0%
	NEW LISTINGS	32	38	-16%
Houses	AVERAGE DOM	17	30	-43%
	% OF ASKING PRICE	107%	104%	
	AVERAGE SOLD PRICE	\$1,271,935	\$1,243,469	2%
	# OF CONTRACTS	25	22	14%
	NEW LISTINGS	30	35	-14%
Condo/Co-op/TH	AVERAGE DOM	12	14	-14%
	% OF ASKING PRICE	103%	106%	
	AVERAGE SOLD PRICE	\$321,167	\$875,000	-63%
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	2	3	-33%

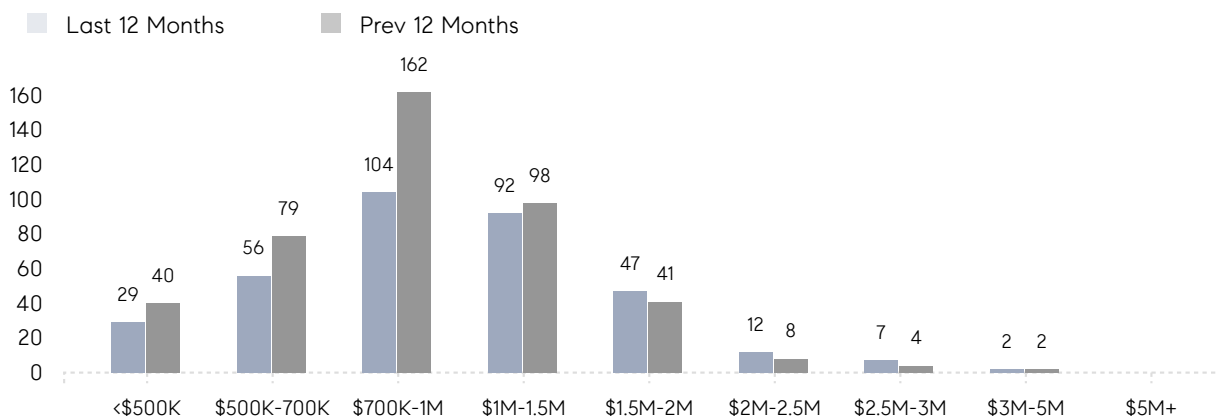
Westfield

JULY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range

