

**Second Quarter 2021**  
**Essex County** New Jersey  
Market Report

# Essex County

HALSTEAD *is now*  
**Brown Harris Stevens**

HALSTEAD *is now*  
**Brown Harris Stevens**

# We're growing!

Halstead has joined Brown Harris Stevens - which means BHS now has **2,500** agents and **55** offices in luxury markets across NYC, the Tristate area, the Hamptons, Palm Beach, and Miami.

Historically ranked among the nation's top residential firms, in 2019 both firms combined closed **6,000** transactions totaling more than **\$9 billion**.

Simply put, we have more resources than ever to support our trusted clients.

We are here to serve you, and Brown Harris Stevens has never been stronger. We look forward to working together.



Q2 2021

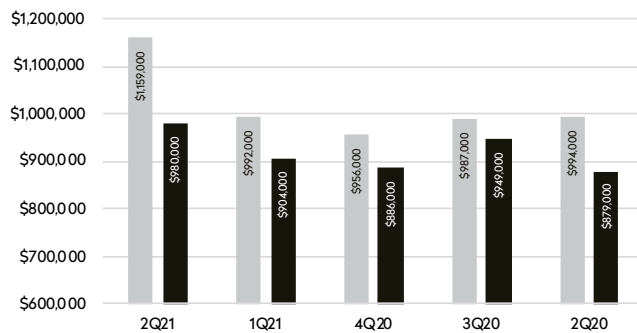
# Montclair

## Single-Family Homes

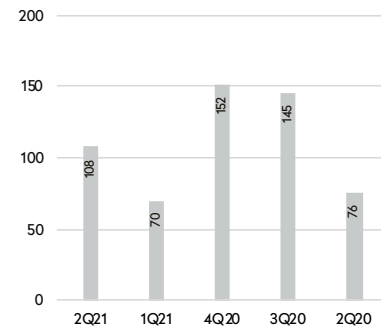
The average sale price in the 2nd Quarter was \$1,159,000, a 17% gain over prior year's average of \$994,000. The median price also rose with an 11% gain to \$980,000 as compared to \$879,000 from the same period last year.

There were 108 closed sales this period, a 42% increase from the same period last year which had 76 sales. Single Family Homes spent an average of 16 days on market. Sellers gained an average of 124% of their offering price.

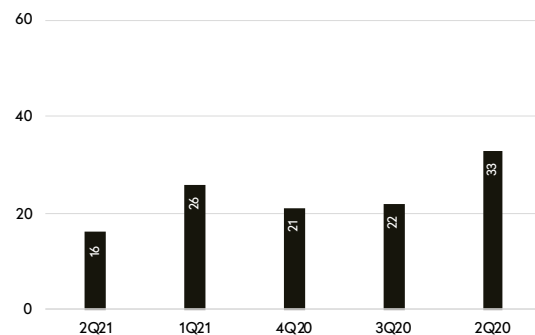
Average & Median Sales Price



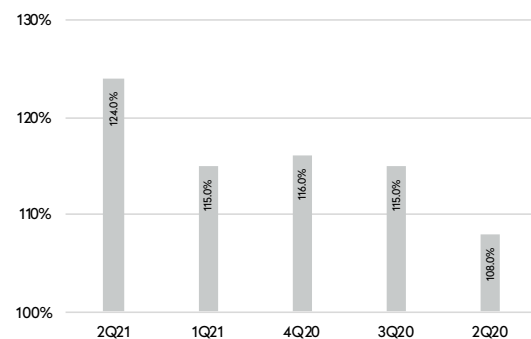
Number of Sales



Days on the Market



Asking Price vs. Selling Price



Q2 2021

# Glen Ridge

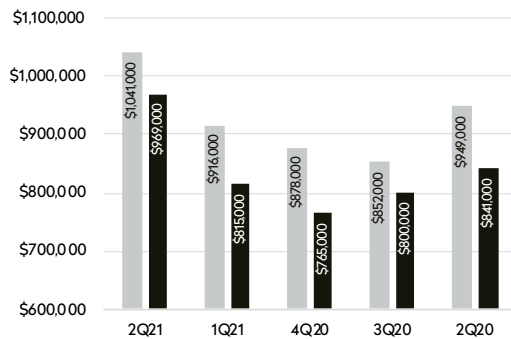
## Single-Family Homes

The average sale price of Single-Family Homes increased 10% ending at \$1,041,000.

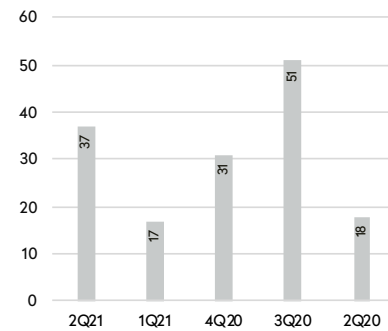
The median sale price had a more notable increase with a 15% gain ending at \$969,000.

This current period had 37 closed sales versus 18 closed sales in the 2nd quarter of 2020, a 106% increase. Homes spent an average of 22 days on market. Sellers gained an average of 121% of their asking price.

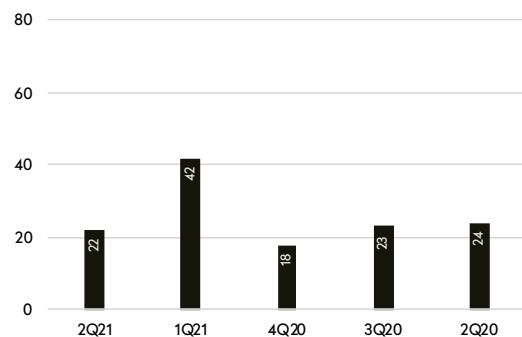
Average & Median Sales Price



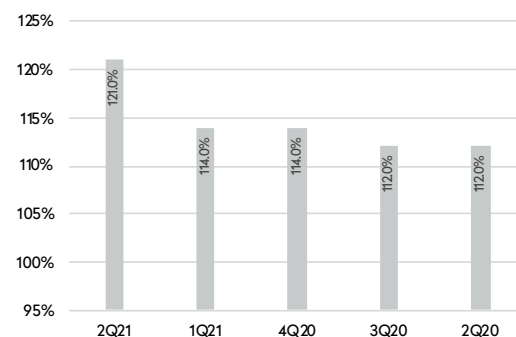
Number of Sales



Days on the Market



Asking Price vs. Selling Price



Q2 2021

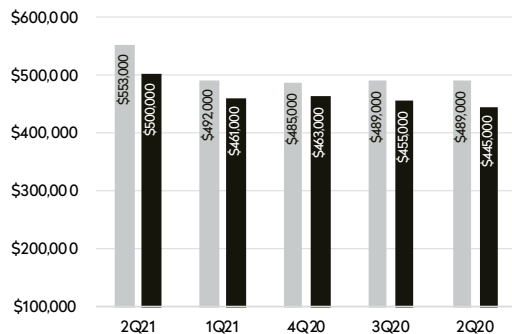
# West Orange

## Single-Family Homes

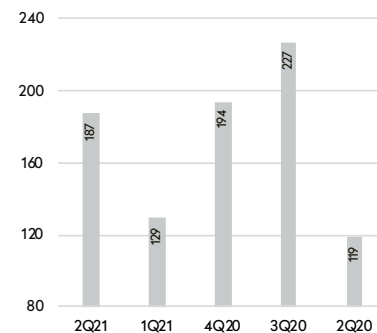
The average sale price was \$553,000, a 13% gain over prior year average of \$489,000. The median sale price had a similar behavior ending at \$500,000, or 12% higher than the prior year's 2nd Quarter.

Closed sales rose significantly with 187 transactions or 57% more than 2Q 2020. Homes spent an average of 28 days on market, a 33% drop from the 42 days on the same period last year. Sellers gained an average of 106% of offering price.

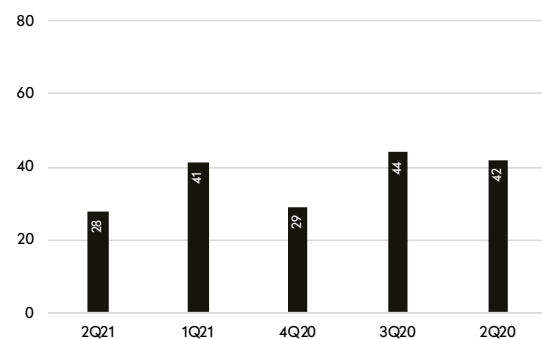
Average & Median Sales Price



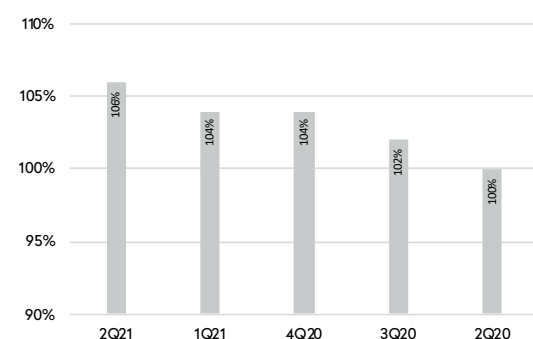
Number of Sales



Days on the Market



Asking Price vs. Selling Price



Q2 2021

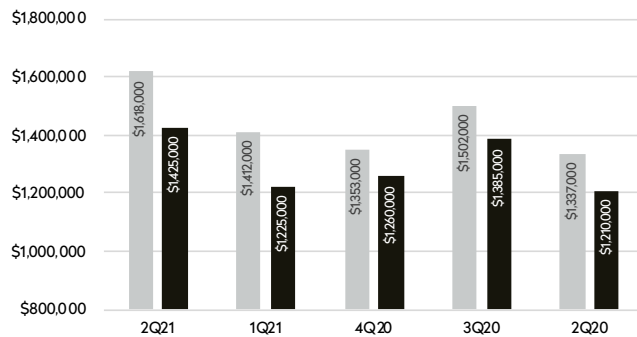
# Short Hills/Millburn Township

## Single-Family Homes

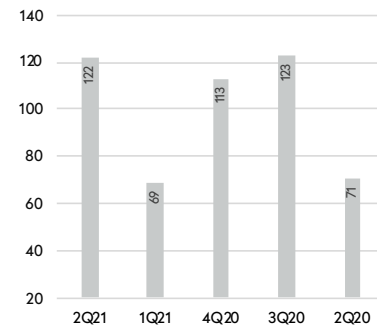
Both the average and median sales prices had noteworthy increases when compared with the 2Q of 2020. The average sale price ended at \$1,618,000, or 21% more. The median sale price reached \$1,425,000 or 18% more.

Closed sales followed suit with 122 transactions vs. 71 on 2Q 2020, a 72% hike. Single Family Homes spent an average of 31 days on market with sellers gaining 103% of offering price.

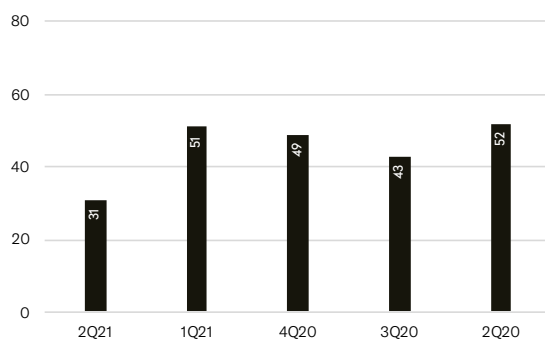
Average & Median Sales Price



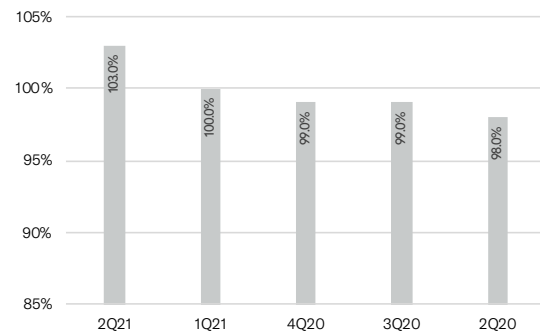
Number of Sales



Days on the Market



Asking Price vs. Selling Price



Q2 2021

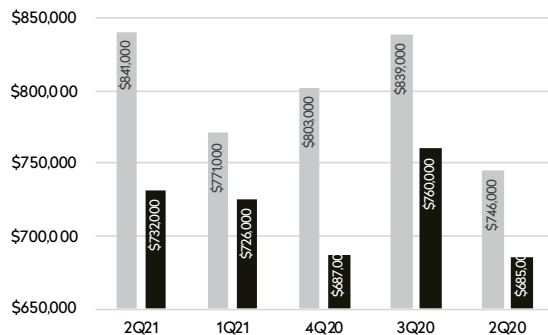
# Livingston

## Single-Family Homes

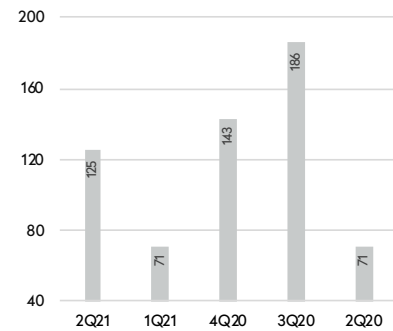
The average sale price improved 13% ending at \$841,000. The median sale price increased to \$732,000 or 7% more than the same period last year.

Closed sales saw a remarkable 72% increase with 125 transactions vs 71 transactions on 2Q 2020. Single Family Homes spent an average of 40 days on the market. Sellers gained an average of 103% of asking price.

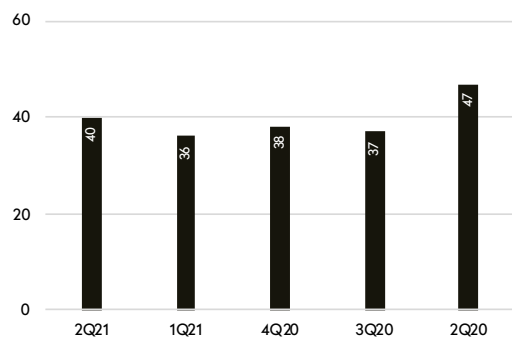
Average & Median Sales Price



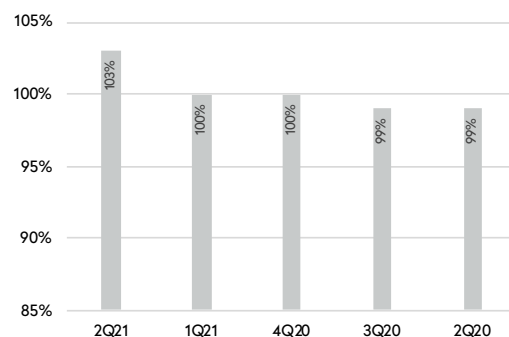
Number of Sales



Days on the Market



Asking Price vs. Selling Price



Q2 2021

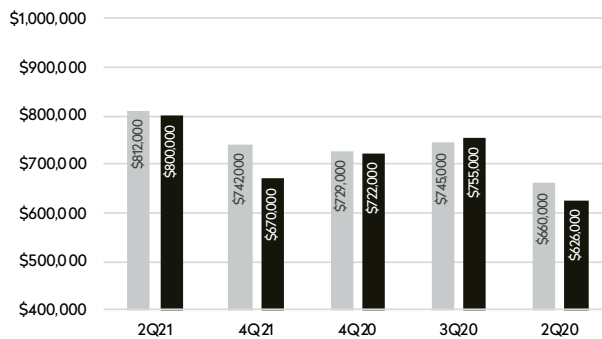
# Maplewood

## Single-Family Homes

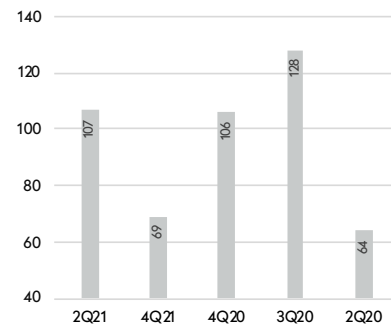
The average sale price was \$812,000, a 23% gain over prior year average of \$660,000. The median sale price also showed significant growth ending at \$800,000 or 28% higher than last year.

Closed sales rose to 107 sales as compared to 64 closed sales the same period last year. Single Family Homes spent an average of 14 days in the market. Sellers gained an average of 112% of offering price.

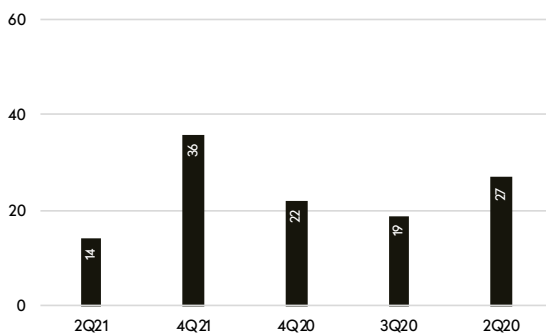
Average & Median Sales Price



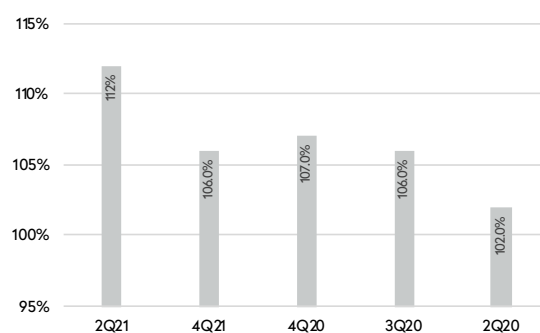
Number of Sales



Days on the Market



Asking Price vs. Selling Price



Q2 2021

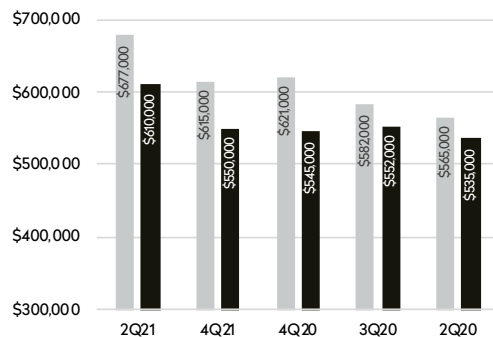
# Verona

## Single-Family Homes

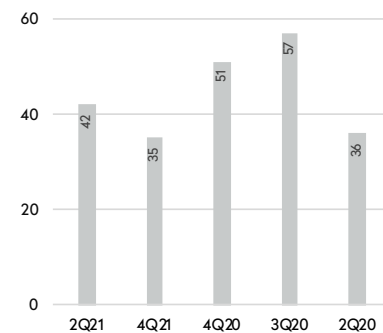
The average sale price was \$677,000, a 20% climb compared to the prior year's average of \$565,000. The median sale price also increased by 14% ending at \$610,000.

There were 42 closed sales or 17% more transactions than the same period last year. Single Family Homes spent an average of 33 days on market with sellers gaining 110% of offering price.

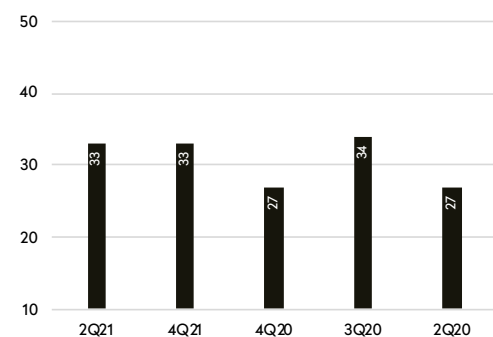
Average & Median Sales Price



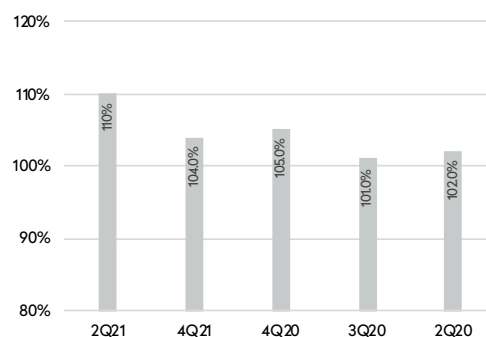
Number of Sales



Days on the Market



Asking Price vs. Selling Price



Q2 2021

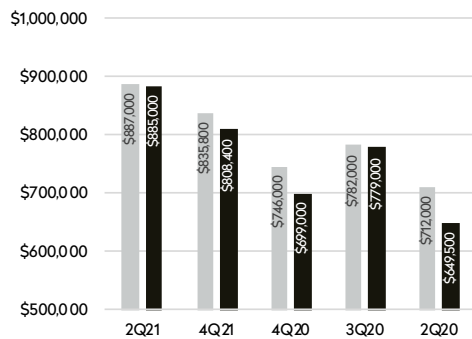
# South Orange

## Single-Family Homes

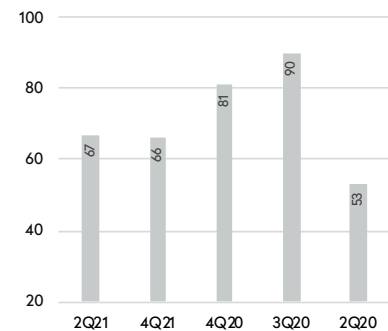
Both the average and median sales prices had notable increases when compared with the same period last year. The average sale price ended at \$887,000, or 25% higher. The median sale reached \$885,000 or a 36% increase..

There were 67 closed sales this period which reflects 26% more transactions than in 2Q 2020. Single Family Homes spent an average of 19 days on market, a significant 46% drop in time on market. Sellers gained 112% of offering price.

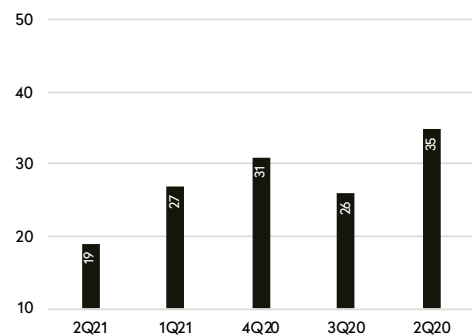
Average & Median Sales Price



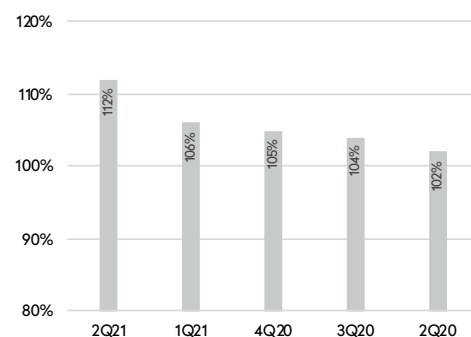
Number of Sales



Days on the Market



Asking Price vs. Selling Price



Q2 2021

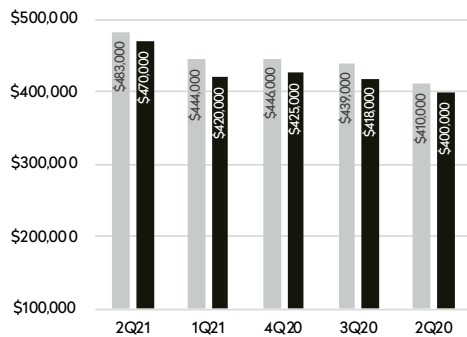
# Bloomfield

## Single-Family Homes

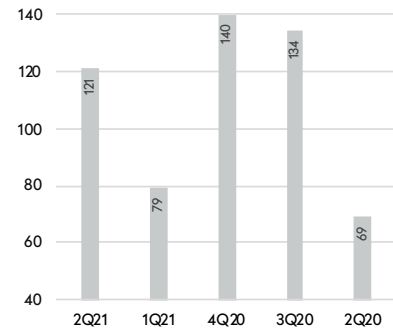
Both the average and the median sales price rose 18% when compared with the 2Q of 2020. The average sale price reached \$483,000 and the median reached \$470,000.

There was a 75% increase in closed sales with 121 transactions this period. Single Family Homes spent less time on the market this quarter with an average of 30 days. Sellers gained 109% of offering price.

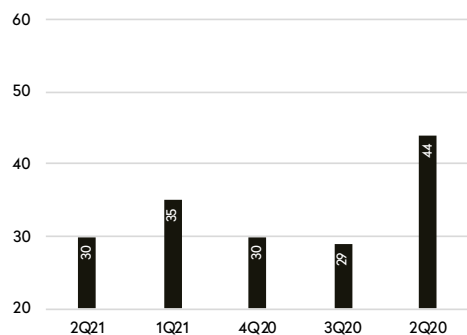
Average & Median Sales Price



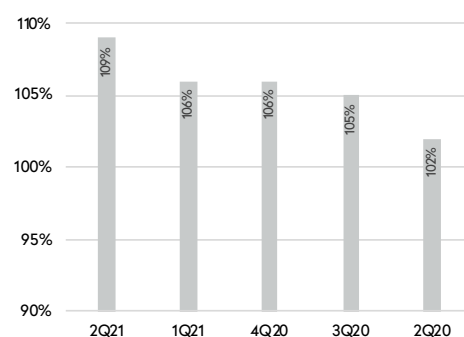
Number of Sales



Days on the Market



Asking Price vs. Selling Price



Q2 2021

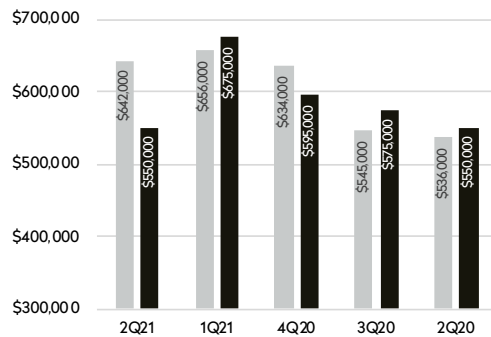
# Roseland

## Single-Family Homes

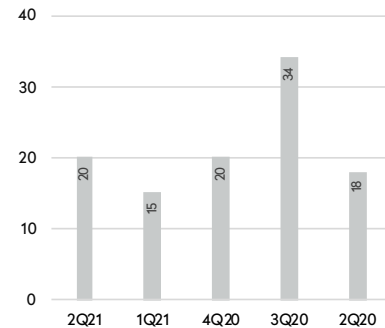
The average sale price increased by 20% to \$642,000. The median price remained unchanged ending at \$550,000.

There were 20 closed sales this period or 11% more as compared to 18 in 2nd quarter of 2020. Houses spent an average of 34 days on market. Sellers received an average of 103% of asking price.

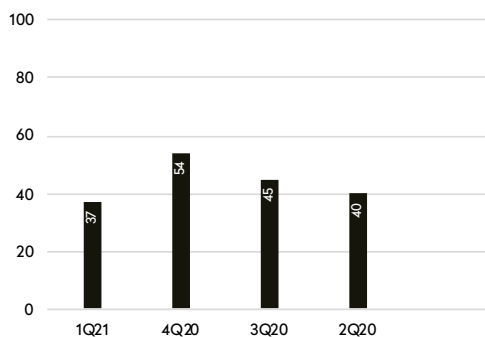
Average & Median Sales Price



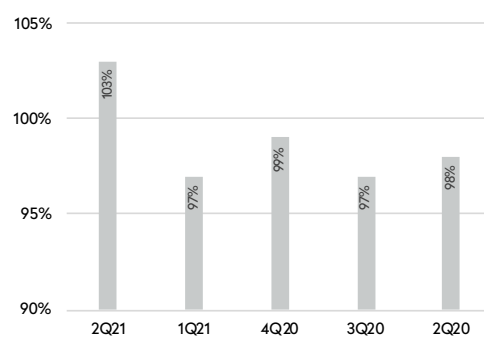
Number of Sales



Days on the Market



Asking Price vs. Selling Price



Q2 2021

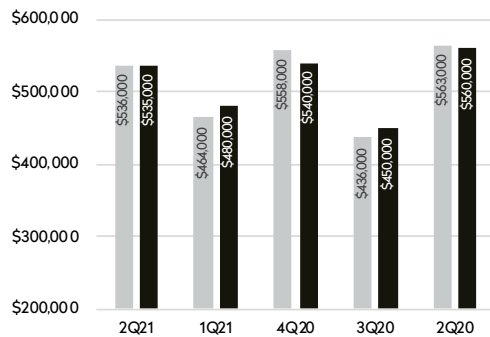
# Caldwell and West Caldwell

## Single-Family Homes

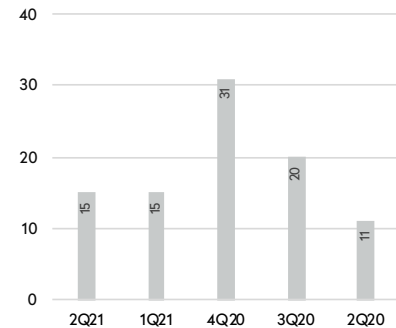
The Caldwell and West Caldwell market areas were the only ones that saw a decrease in the average and median sales prices this period. Although minor, the average sale price ended at \$536,000, a 5% loss. The median sale price followed suit, dropping 4% ending at \$535,000.

On the other hand, closed sales increased 36% with 15 transactions compared to 11 in 2Q 2020. Single Family Homes spent an average of 35 days on the market with sellers gaining an average of 104% of asking price.

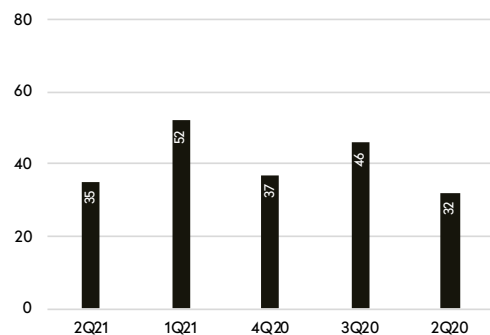
Average & Median Sales Price



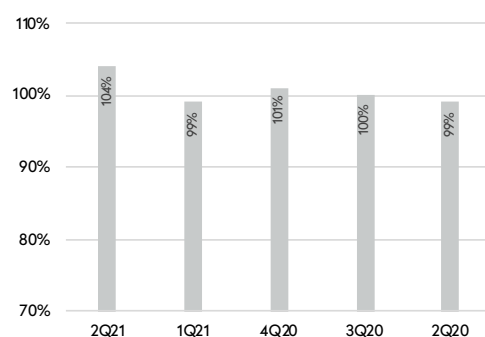
Number of Sales



Days on the Market



Asking Price vs. Selling Price



Q2 2021

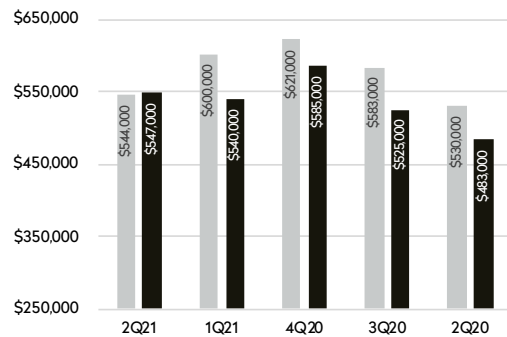
# Cedar Grove

## Single-Family Homes

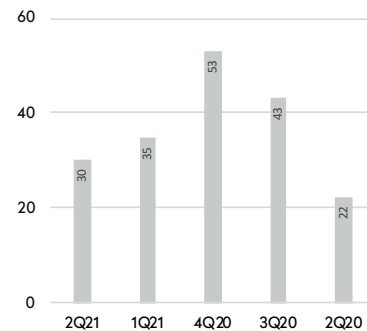
The average sale price had a small 3% rise as it reached \$544,000. The median sale price had a more significant 13% gain ending at \$547,000.

The number of closed sales rose 36% with 30 transactions vs 22 in the same period last year. Single Family Homes spent significantly less time on the market with an average of 28 days. Sellers gained an average of 104% of asking price.

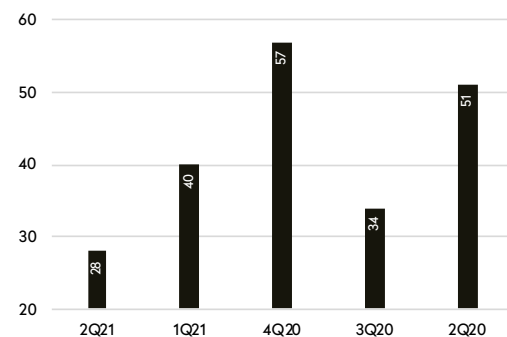
Average & Median Sales Price



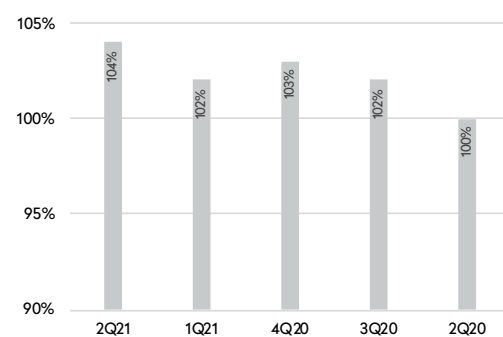
Number of Sales



Days on the Market



Asking Price vs. Selling Price



Q2 2021

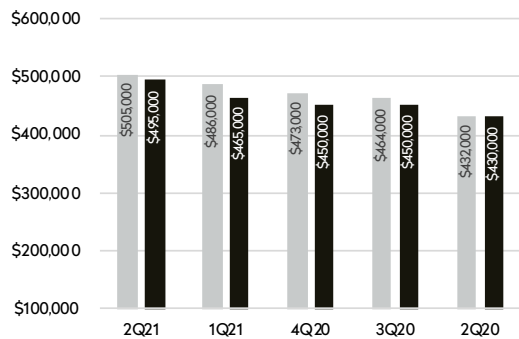
# Nutley

## Single-Family Homes

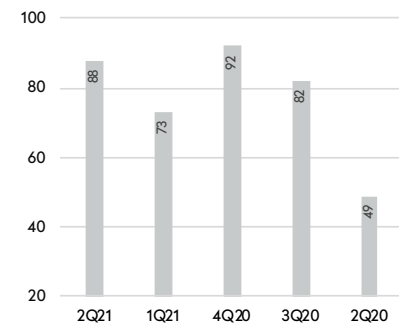
The average sale price exhibited a notable increase reaching \$505,000 or a 17% gain over the prior year's average of \$432,000. The median sale price also rose 15% reaching \$495,000.

There was a significant growth in the number of closed sales during this period with 88 sales versus 49 closed sales in the 2Q of 2020. Single Family Homes spent an average of 29 days on market. Sellers gained 103% of offering price.

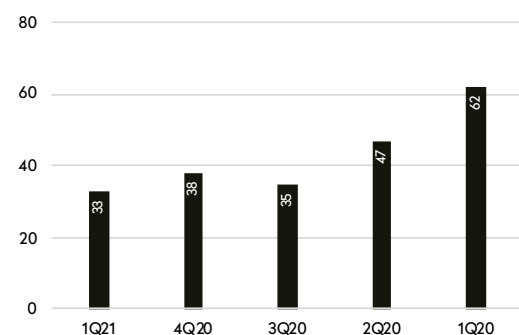
Average & Median Sales Price



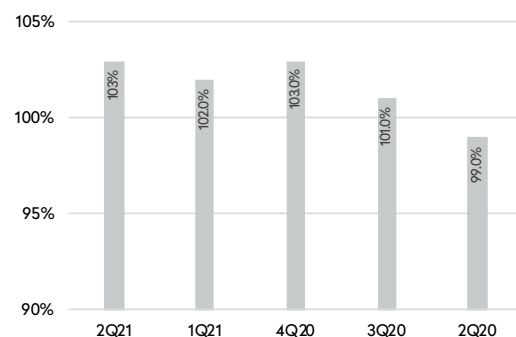
Number of Sales



Days on the Market



Asking Price vs. Selling Price



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**Essex County**  
New Jersey Market Report

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HALSTEAD *is now*  
**Brown Harris Stevens**

New Jersey

**Hoboken**

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Hoboken, NJ 07030  
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**Montclair**

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Contact Us

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REAL ESTATE COMPANIES  
IN THE WORLD