

HALSTEAD *is now*
Brown Harris Stevens

We've Grown!

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.



BHSID 22632244

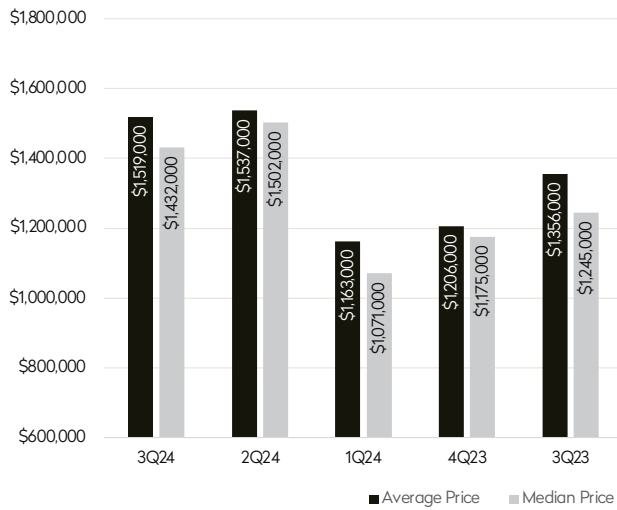
Montclair

SINGLE FAMILY HOMES

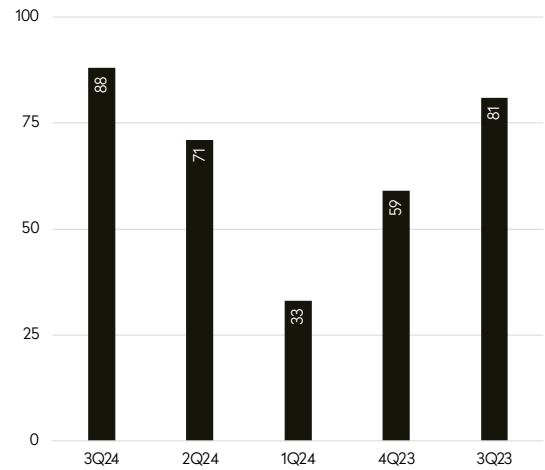
The average sale price rose and important 12% to \$1,519,000. Similarly, the median price grew 15% ending at \$1,432,000 this period when compared with the same time last year.

Closed transactions had a 9% increase with 88 sales versus 81 in the 3Q 2023. Single Family Homes spent an average of 20 days on the market. Sellers gained an average of 125% of the asking price.

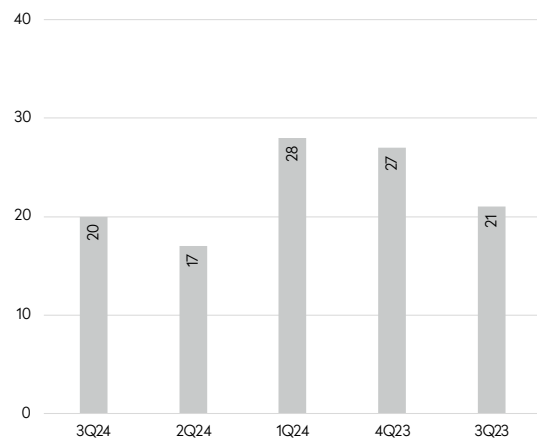
Average and Median Sales Price



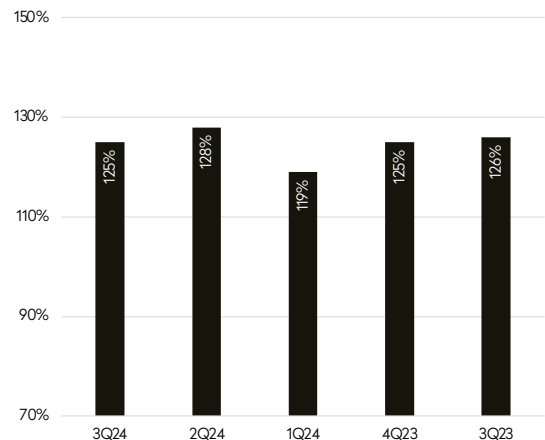
Number of Sales



Days on the Market



Asking Price vs. Selling Price



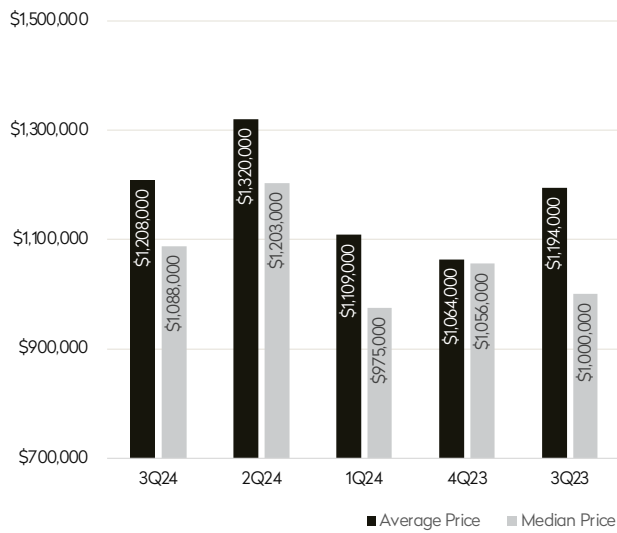
Glen Ridge

SINGLE FAMILY HOMES

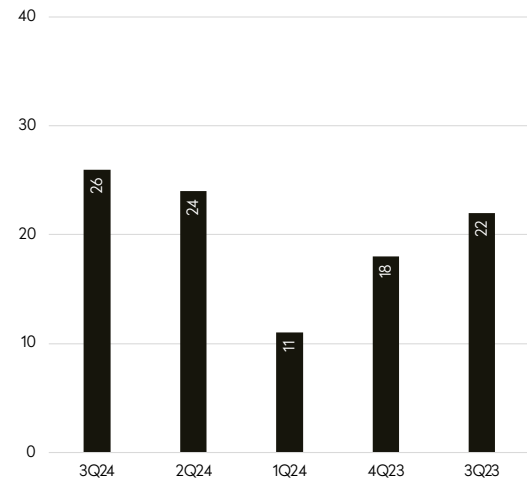
The average sale price remained virtually unchanged with a 1% increase ending at \$1,208,000. The median price had a more significant rise ending at \$1,088,000 or 9% higher.

Closed sales had a noteworthy increase of 18% with 26 transactions versus 22 in the 3Q of 2023. Properties spent an average of 16 days on the market with Sellers gaining an average of 125% of asking price.

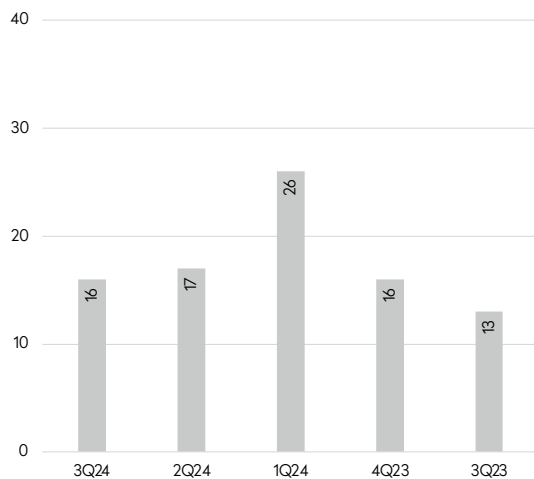
Average and Median Sales Price



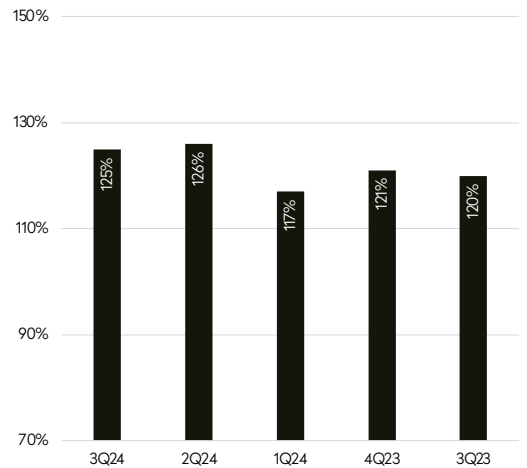
Number of Sales



Days on the Market



Asking Price vs. Selling Price



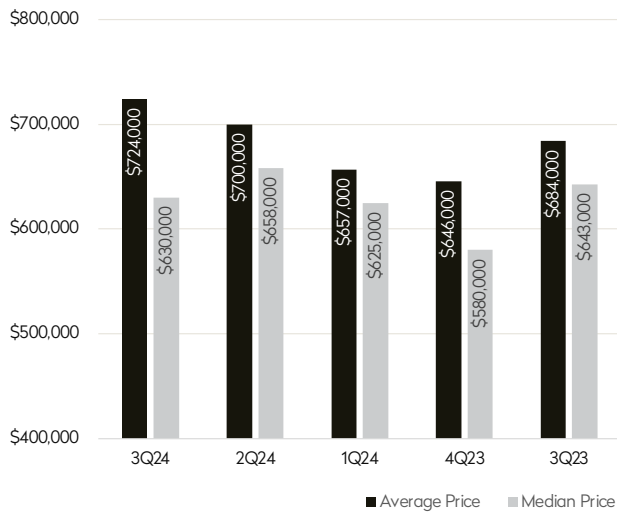
West Orange

SINGLE FAMILY HOMES

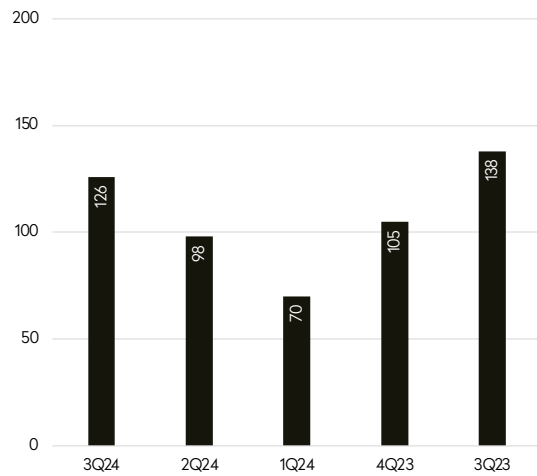
The average sale price of Single-Family Homes was \$724,000 in the 3q of 2023, a 6% gain over the same period last year. On the other hand, the median sale price fell a small 2%, ending at \$630,000.

There were 126 closed sales in this period, a 9% drop from 3Q of 2023, which had 138 transactions. Properties spent an average of 29 days on the market. Sellers received 108% of their asking price.

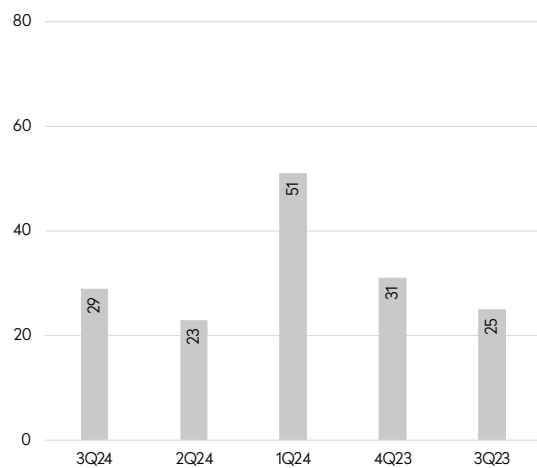
Average and Median Sales Price



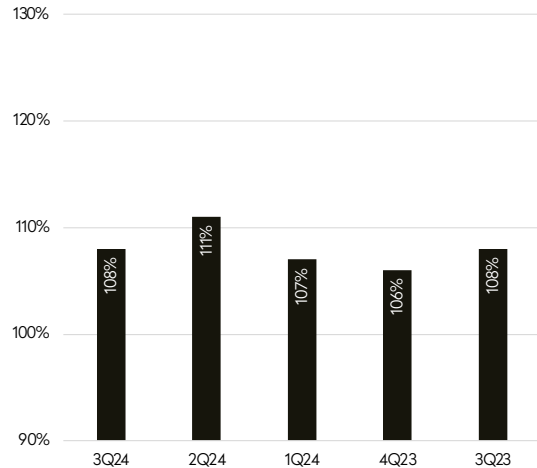
Number of Sales



Days on the Market



Asking Price vs. Selling Price



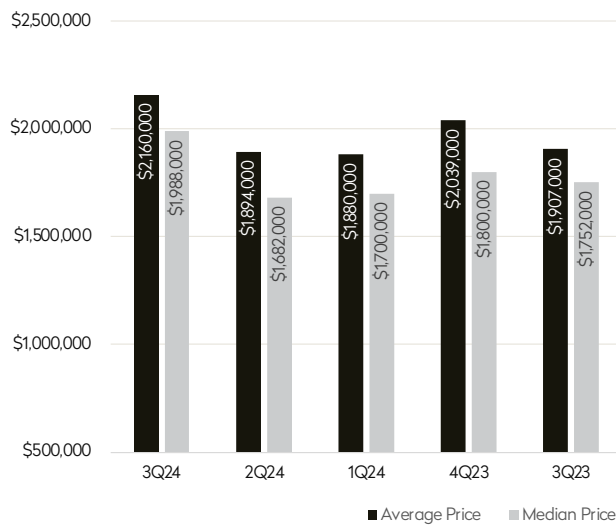
Short Hills/Millburn Township

SINGLE FAMILY HOMES

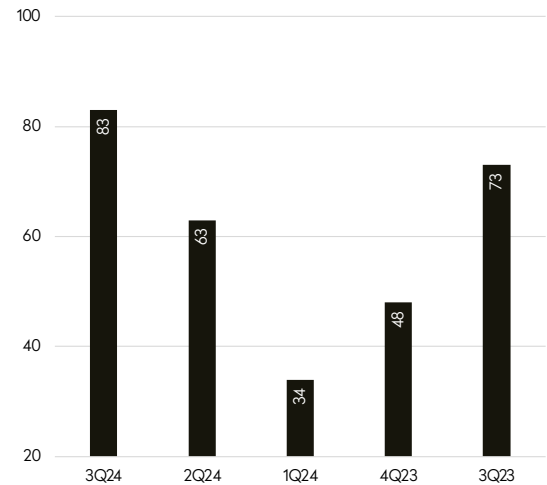
Both the average and median sale prices rose a noteworthy 13%. The average price reached \$2,160,000 while the median reached \$1,988,000 during the 3Q 2024.

There were 83 closed transactions during this period, a significant 14% uptick from the 73 transactions on the 3Q of 2023. Homes spent an average of 21 days on the market with Sellers receiving an average of 106% of their asking price.

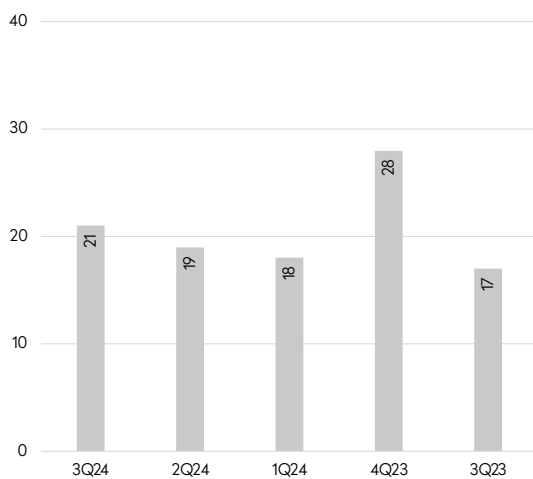
Average and Median Sales Price



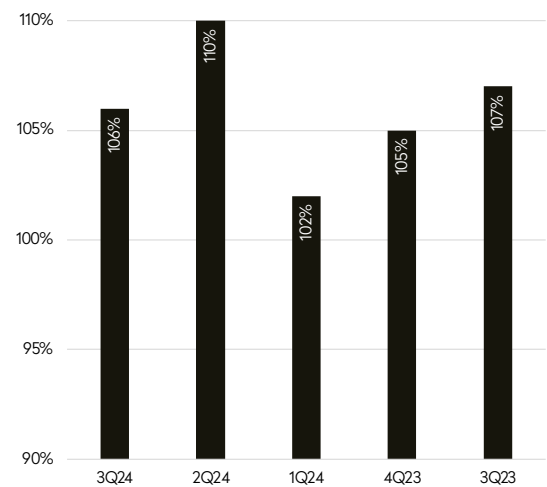
Number of Sales



Days on the Market



Asking Price vs. Selling Price



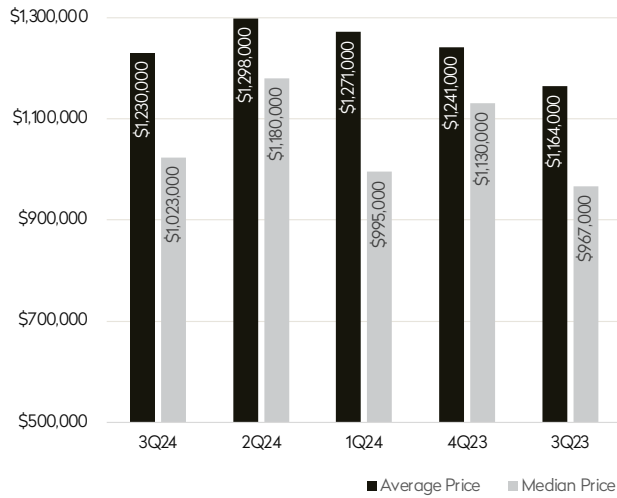
Livingston

SINGLE FAMILY HOMES

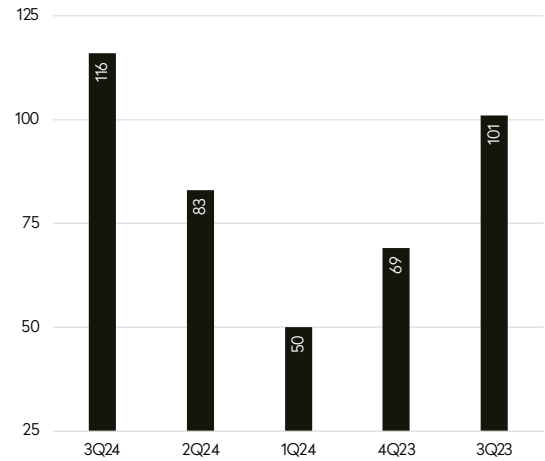
Both the average and median sale prices increased in this period. The average sale price ended at \$1,230,000 or 6% more than 3Q2023. The median sale price also grew 6% to \$1,023,000.

The number of closed transactions increased by 15% with 116 transactions versus 101 sales during the same period of 2023. Single Family Homes spent an average of 18 days on the market. Sellers received an average of 107% of their asking price.

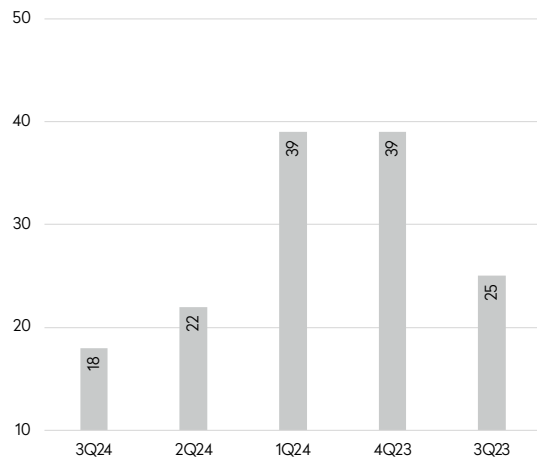
Average and Median Sales Price



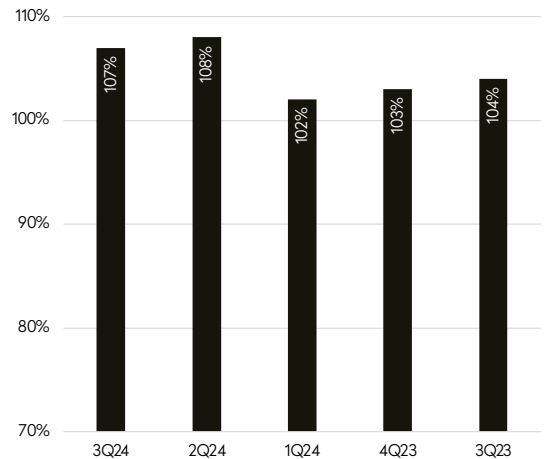
Number of Sales



Days on the Market



Asking Price vs. Selling Price



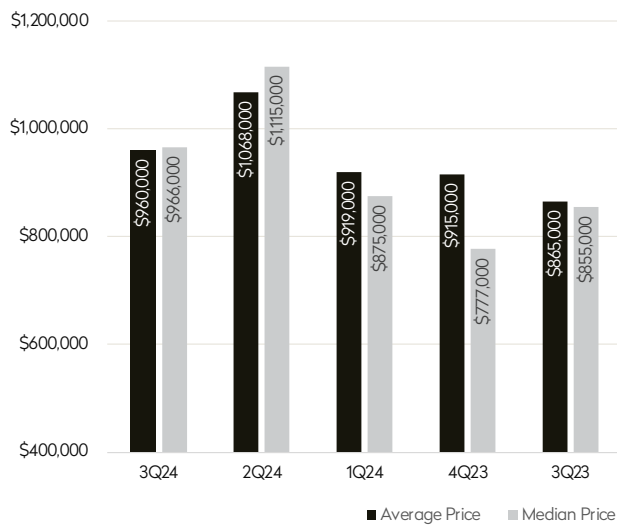
Maplewood

SINGLE FAMILY HOMES

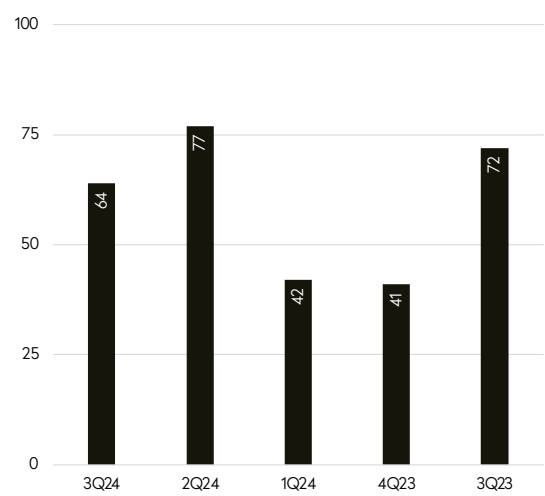
The average sale price reached \$960,000, a peak of 11% when compared with the same period last year. The median sales price rose even higher with a 13% rise ending at \$966,000.

Closed sales volume dropped 11% over 3Q of 2023 with 64 transactions versus 72. The average days on the market for properties was 20 days. Sellers gained an average of 112% of their asking price.

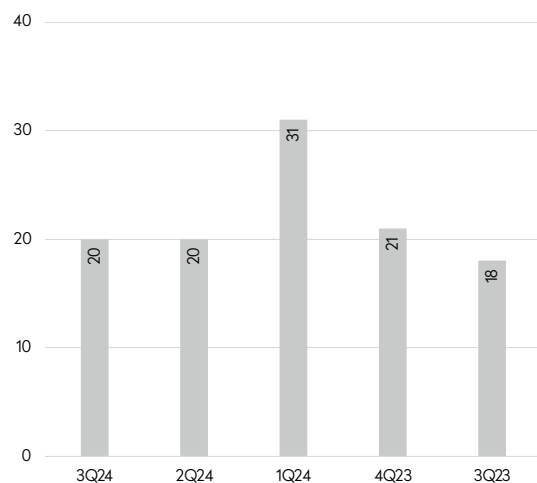
Average and Median Sales Price



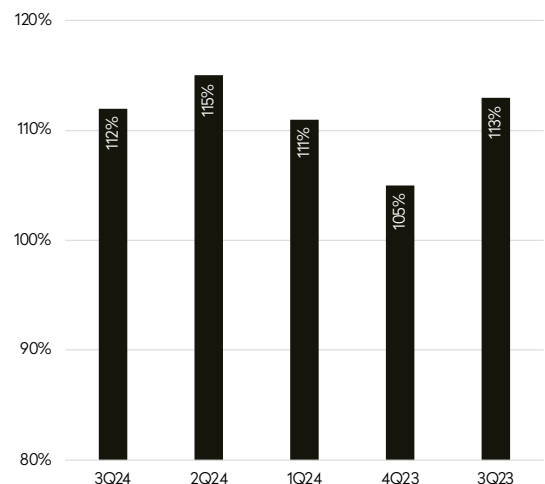
Number of Sales



Days on the Market



Asking Price vs. Selling Price



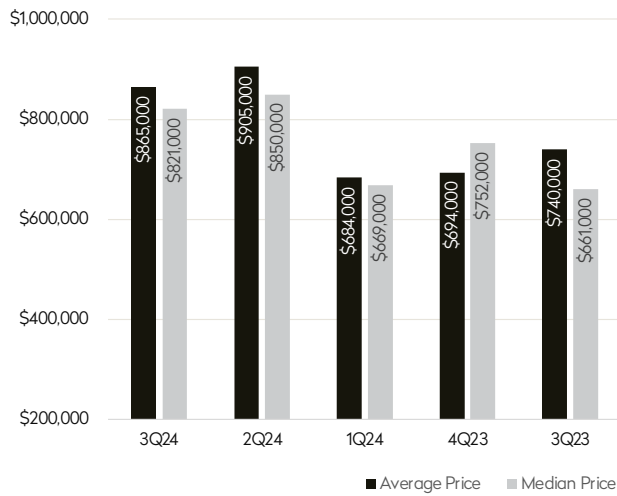
Verona

SINGLE FAMILY HOMES

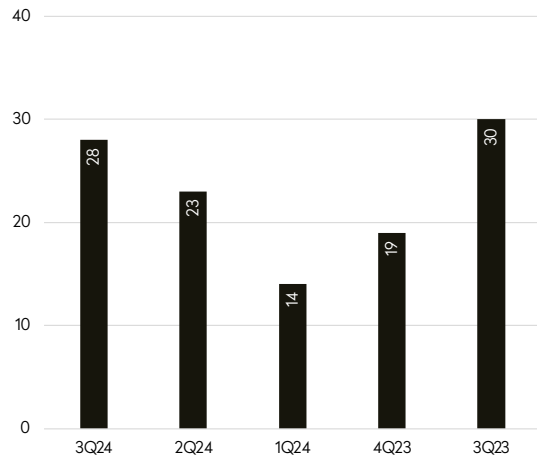
Both the average and median sale price had a major climb when compared with 3Q of 2023. The average sale price reached \$865,000 or 17% higher. The median ended at \$821,000 or 24% more.

There were 28 closed sales in this period versus 30 in the 3Q 2023, a 7% decrease. Properties spent 19 days on the market. Sellers received an average of 112% of their asking price.

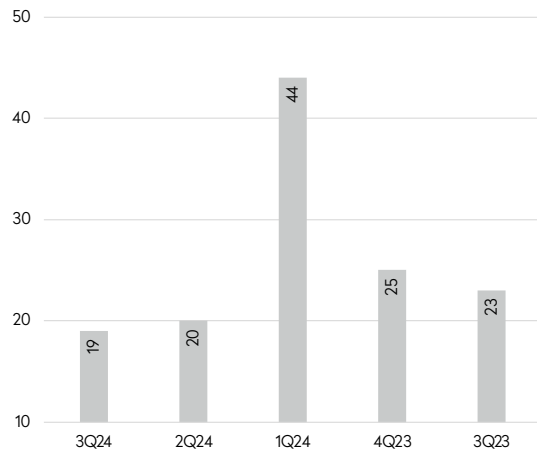
Average and Median Sales Price



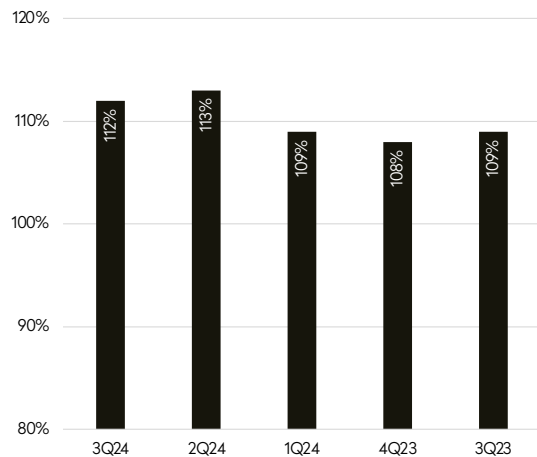
Number of Sales



Days on the Market



Asking Price vs. Selling Price



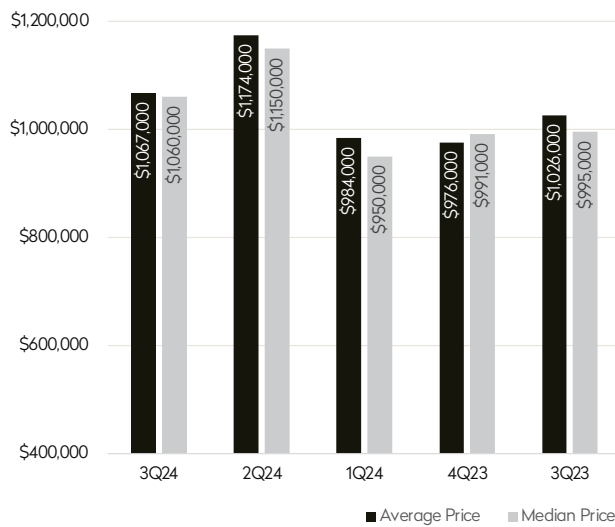
South Orange

SINGLE FAMILY HOMES

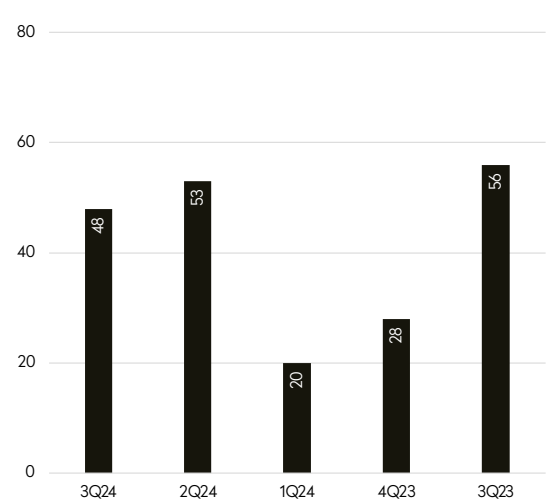
The average sale price ended at \$1,067,000, a small 4% increase over the prior year. Likewise, the median sale price grew only 7% ending at \$1,060,000.

Closed sales dipped in this period with 48 transactions or 14% less than the 56 sales in 3Q of 2023. Properties spent an average of 18 days on the market. Sellers received an average of 110% of their asking price during this quarter.

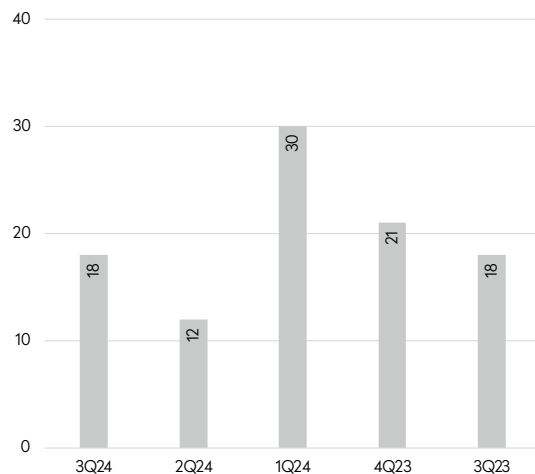
Average and Median Sales Price



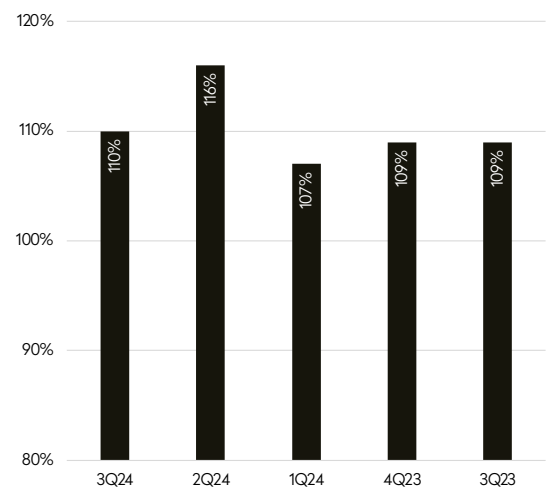
Number of Sales



Days on the Market



Asking Price vs. Selling Price



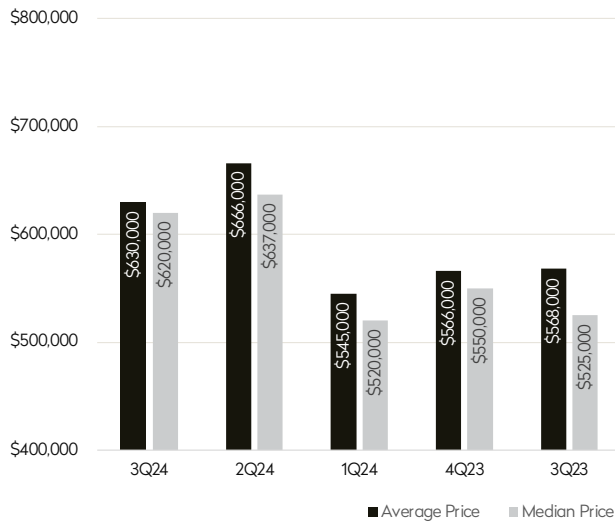
Bloomfield

SINGLE FAMILY HOMES

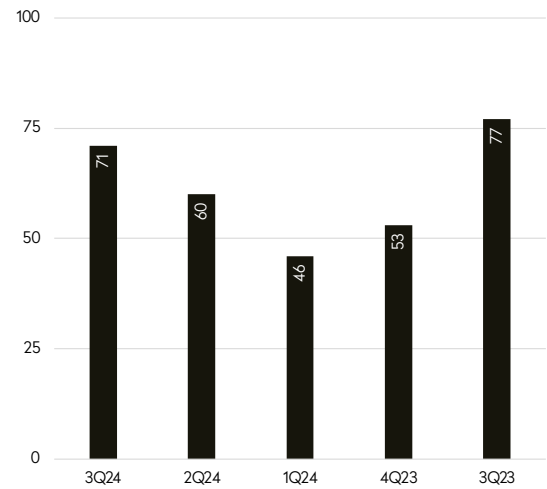
Both the average and median sale price of Single-Family Homes had increasing values again this period when compared with 3Q of 2023. The average sale price reached \$630,000 or 11% more. The median sale price ended at \$620,000 or 18% higher.

Closed sales volume dropped by 8% with 71 transactions versus 77 sales in 3Q of 2023. Homes spent an average of 24 days on the market. Sellers received an average of 110% of their asking price.

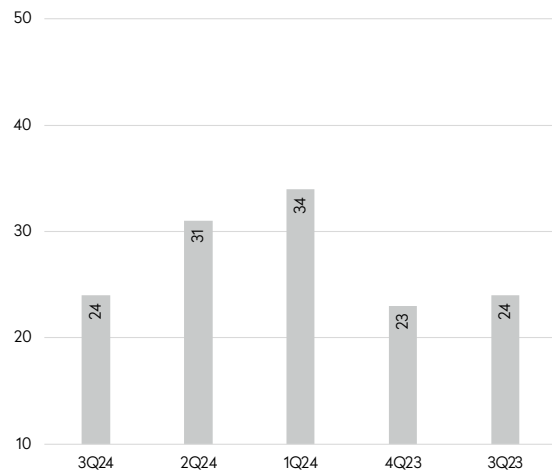
Average and Median Sales Price



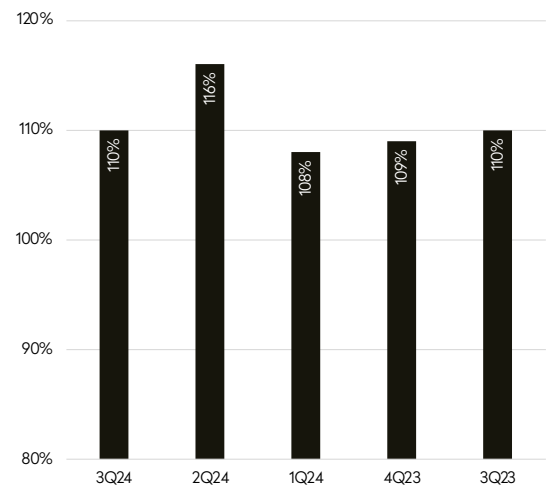
Number of Sales



Days on the Market



Asking Price vs. Selling Price



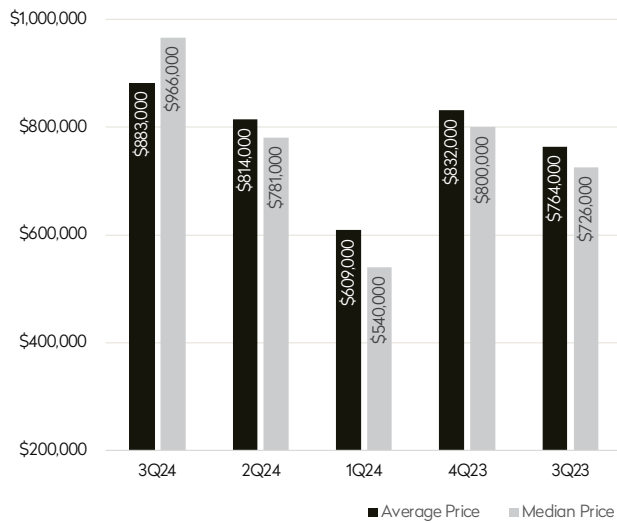
Roseland

SINGLE FAMILY HOMES

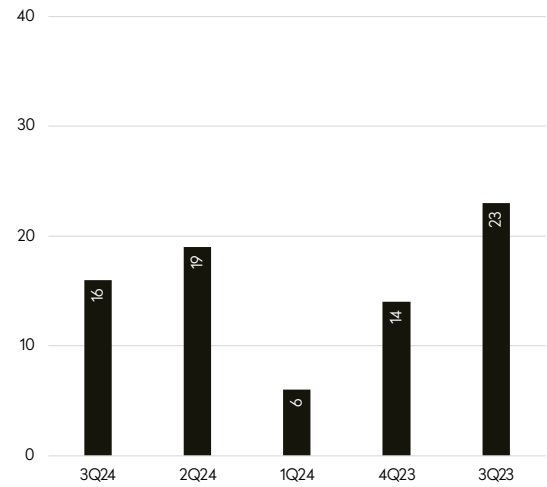
The average sale price had a noteworthy 16% rise ending at \$883,000. The median sale price rose even higher, ending at \$966,000 or 33% more when compared with the same period last year.

Closed sales volume dropped significantly 30% with 16 transactions versus 23 sales in 3Q of 2023. Homes spend an average of 31 days on the market. Sellers received an average of 107% of their asking price.

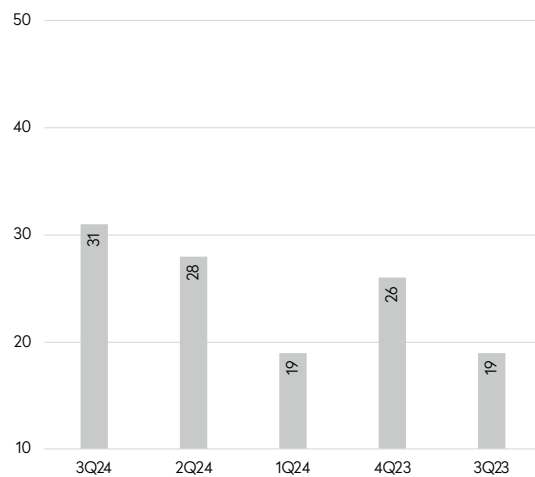
Average and Median Sales Price



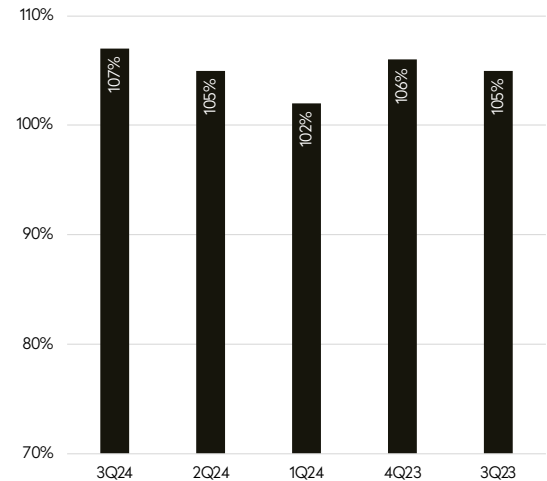
Number of Sales



Days on the Market



Asking Price vs. Selling Price



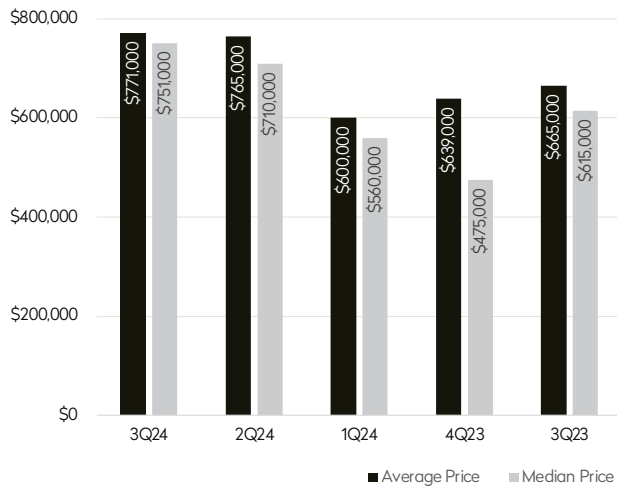
Caldwell & West Caldwell

SINGLE FAMILY HOMES

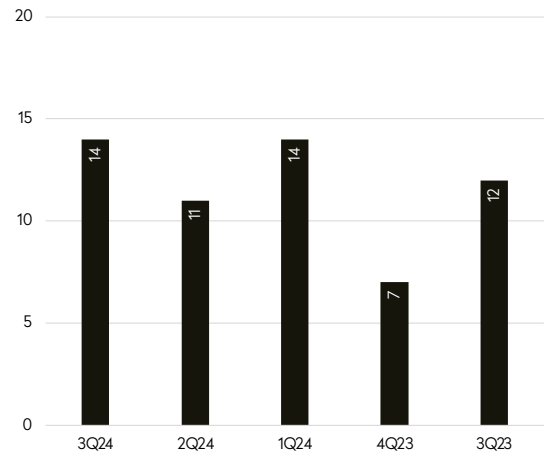
Both the average and median sales had a significant climb in this period when compared with 3Q of 2023. The average sale price reached \$771,000 or 16% more. The median ended at \$751,000 or 22% higher.

Closed sales grew by 17% with 14 transactions vs 12 on the same period last year. Single Family Homes spent an average of 15 days in the market. Sellers received an average of 112% of their asking price.

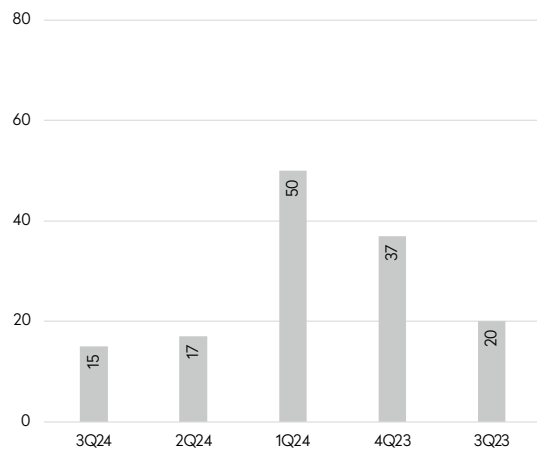
Average and Median Sales Price



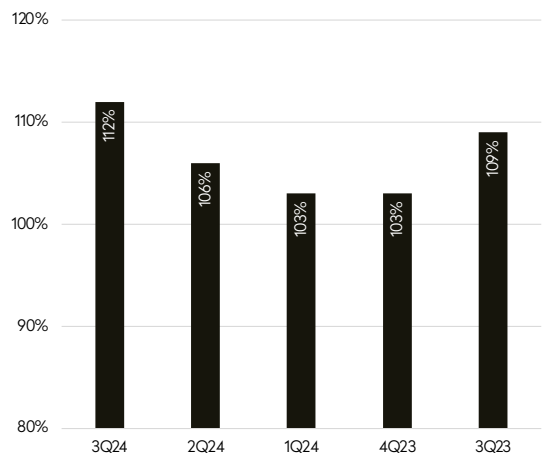
Number of Sales



Days on the Market



Asking Price vs. Selling Price



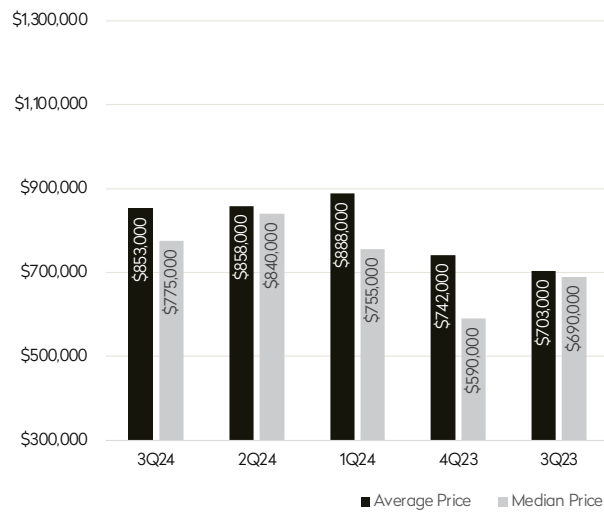
Cedar Grove

SINGLE FAMILY HOMES

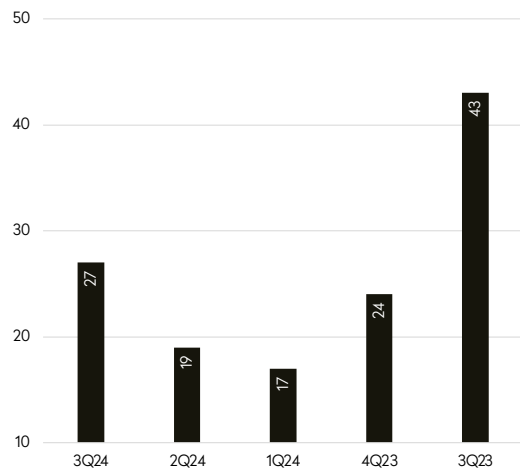
The average sale price reached \$853,000, a major 21% increase when compared with the same period last year. Similarly, the median sales price rose 12% ending at \$775,000.

Closed transactions had a dramatic 37% fall with 27 transactions this period as compared to 43 sales in the 3Q of 2023. Properties spent an average of 21 days on the market with Sellers receiving an average of 107% of the asking price.

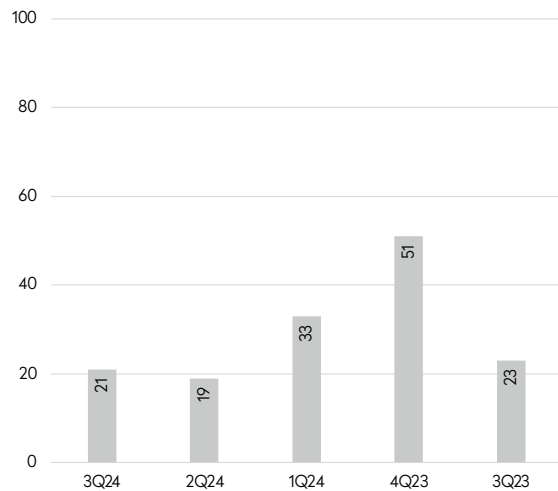
Average and Median Sales Price



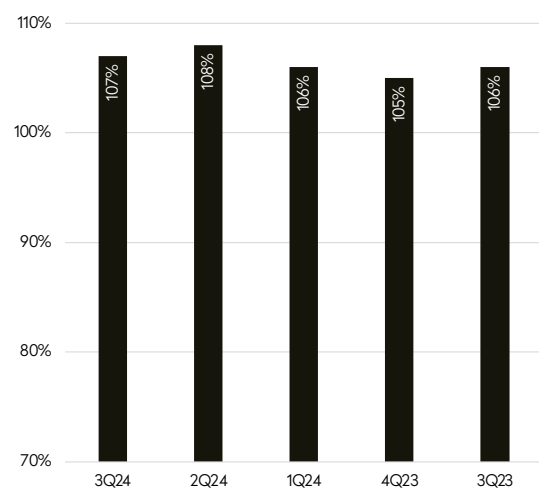
Number of Sales



Days on the Market



Asking Price vs. Selling Price



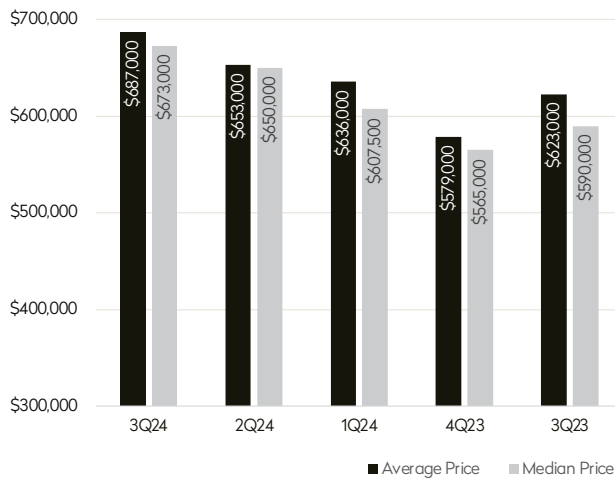
Nutley

SINGLE FAMILY HOMES

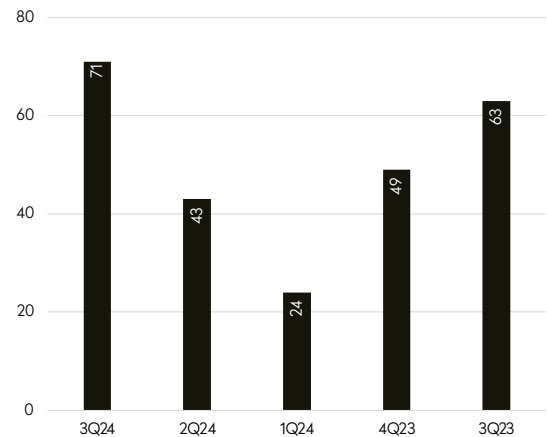
Both the average and median sale price of Single-Family Homes grew by the end of this period. The average price reached \$687,000 or 10% higher. The median sales price ended at \$673,000 or 14% more.

Likewise, closed sales volume increased by a noteworthy 13% with 71 transactions from the 63 transactions of last year's 3rd quarter. Properties spend an average of 24 days on the market. Sellers received an average of 106% of the

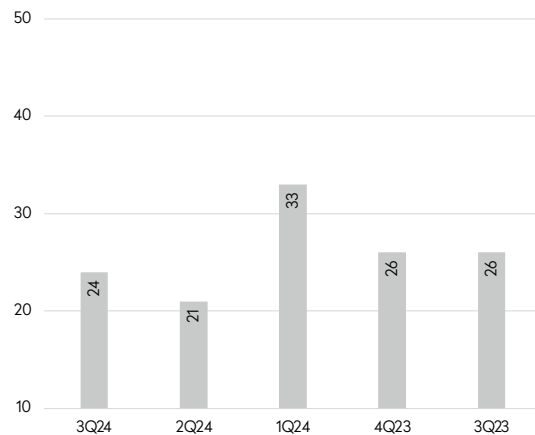
Average and Median Sales Price



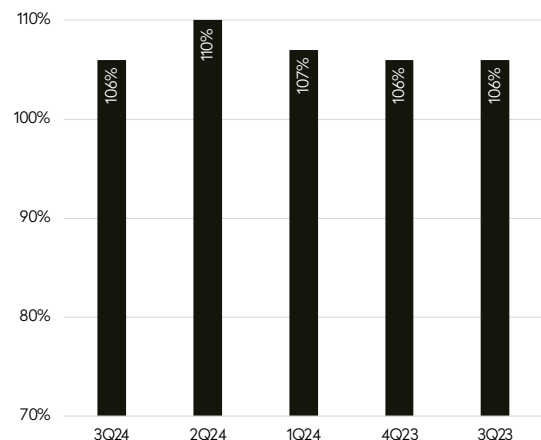
Number of Sales



Days on the Market



Asking Price vs. Selling Price



Contact Us

THIRD QUARTER 2024

Essex County Market Report

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BHS THE Craft OF Research

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