



REAL ESTATE REPORT

Q2 2026
NEWARK



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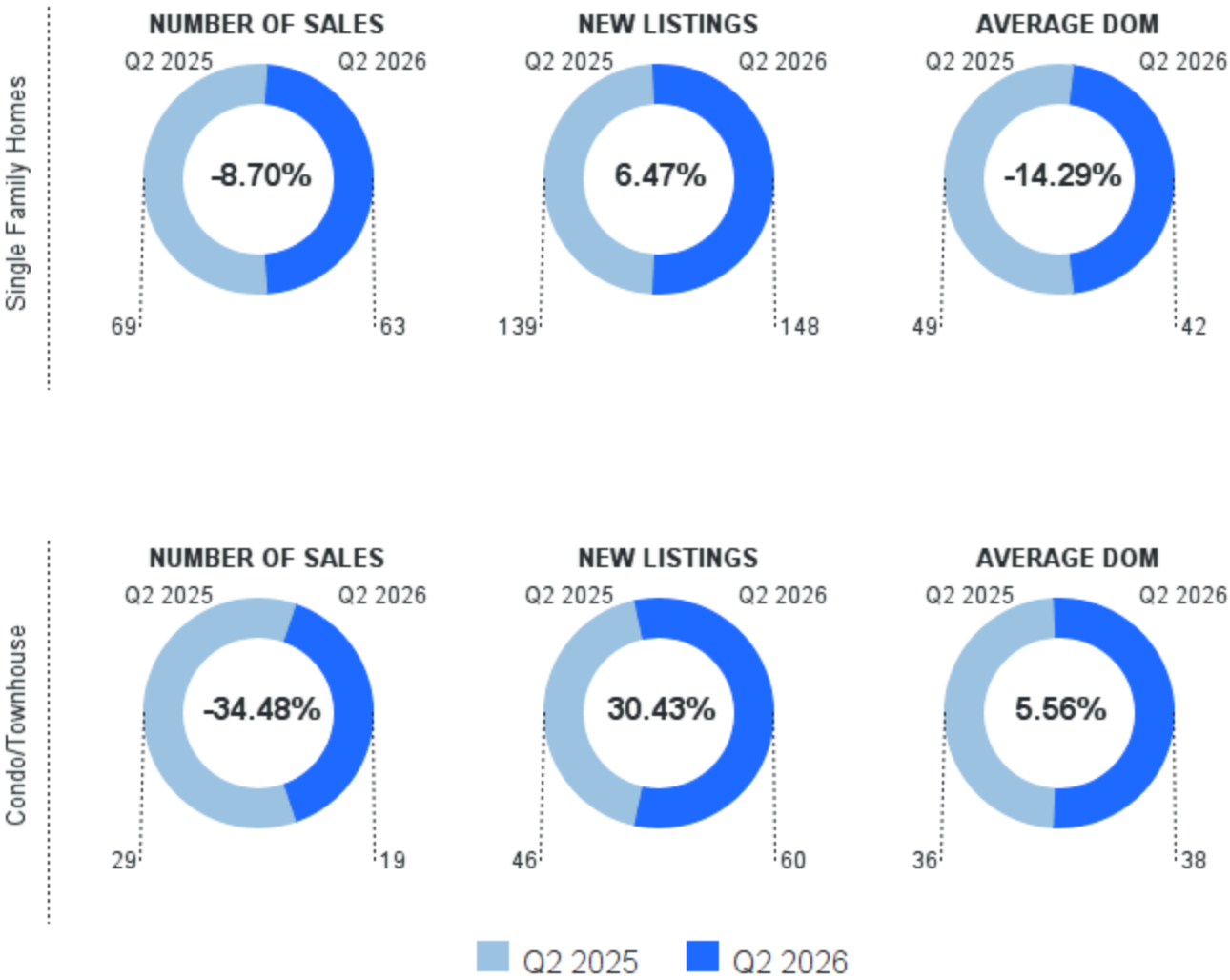
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COLDWELL BANKER
REALTY

NEWARK | Q2 2026

REAL ESTATE SNAPSHOT - Change since this time last year



REAL ESTATE SNAPSHOT

ESSEX COUNTY | NEWARK

MARKET OVERVIEW

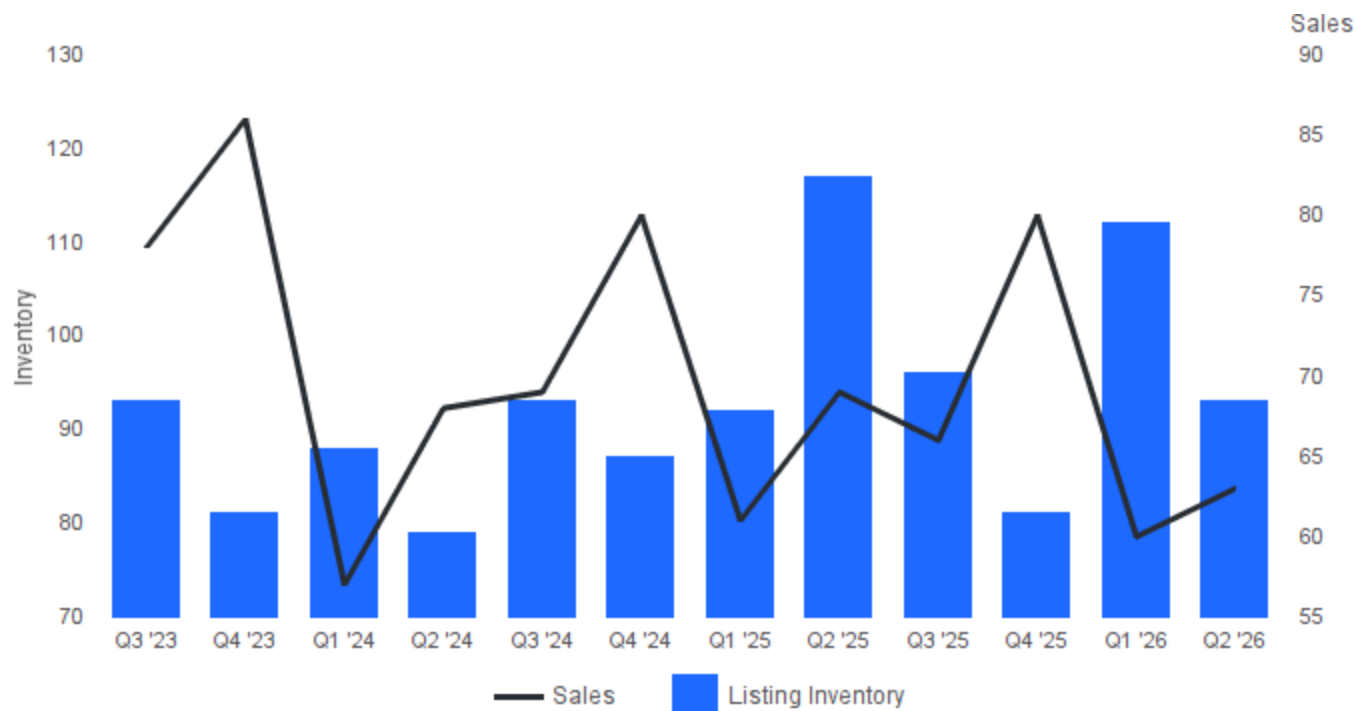
Q2 2026 | Single Family Homes ?

-8.70% ↓ PROPERTIES SOLD SINGLE FAMILY HOMES	5.02% ↑ AVERAGE SOLD PRICE SINGLE FAMILY HOMES	13.64% ↑ MEDIAN SOLD PRICE SINGLE FAMILY HOMES
6.47% ↑ NEW LISTINGS SINGLE FAMILY HOMES	3.76% ↑ AVERAGE LIST PRICE SINGLE FAMILY HOMES	14.12% ↑ MEDIAN LIST PRICE SINGLE FAMILY HOMES
1.34% ↑ LIST/SELL PRICE RATIO SINGLE FAMILY HOMES	-14.29% ↓ AVERAGE DAYS ON MARKET SINGLE FAMILY HOMES	-10.71% ↓ MEDIAN DAYS ON MARKET SINGLE FAMILY HOMES

LISTING INVENTORY AND NUMBER OF SALES

Q2 2026 | Single Family Homes ?

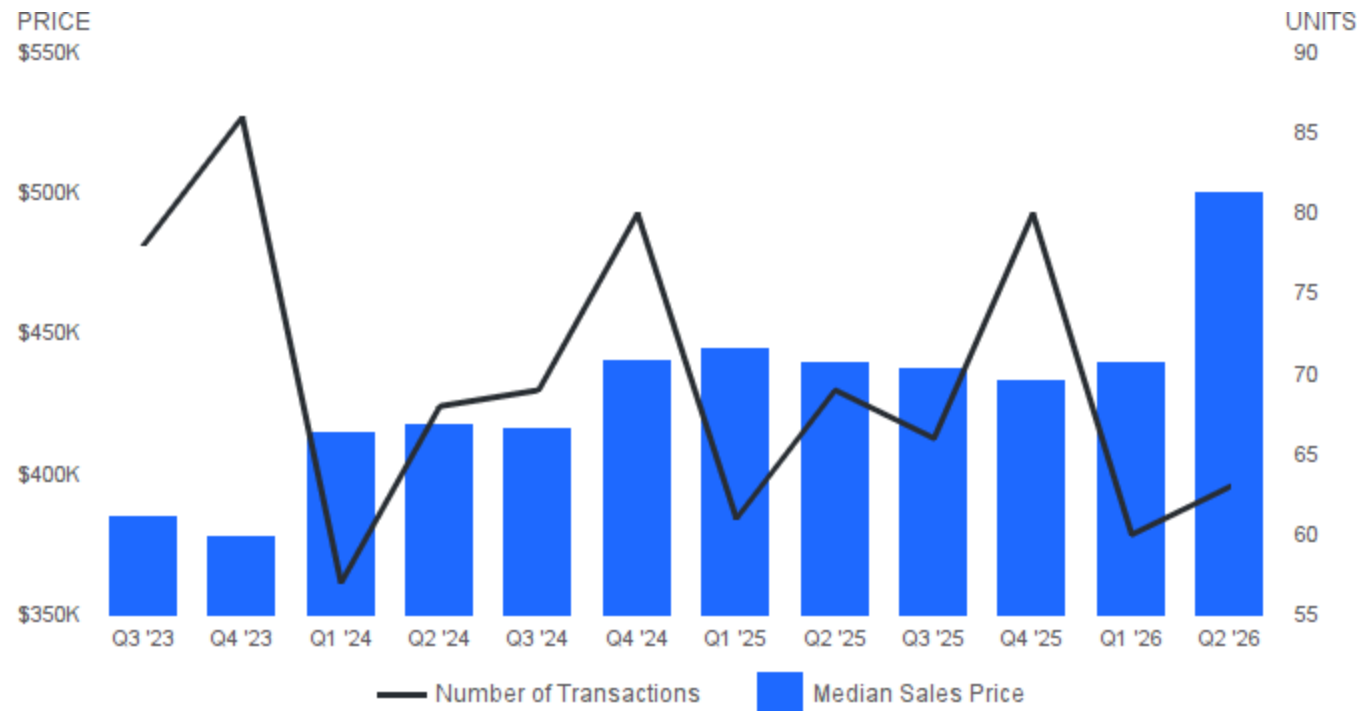
Quarterly inventory of properties for sale along with number of sales



MEDIAN SALES PRICE AND NUMBER OF SALES

Q2 2026 | Single Family Homes ?

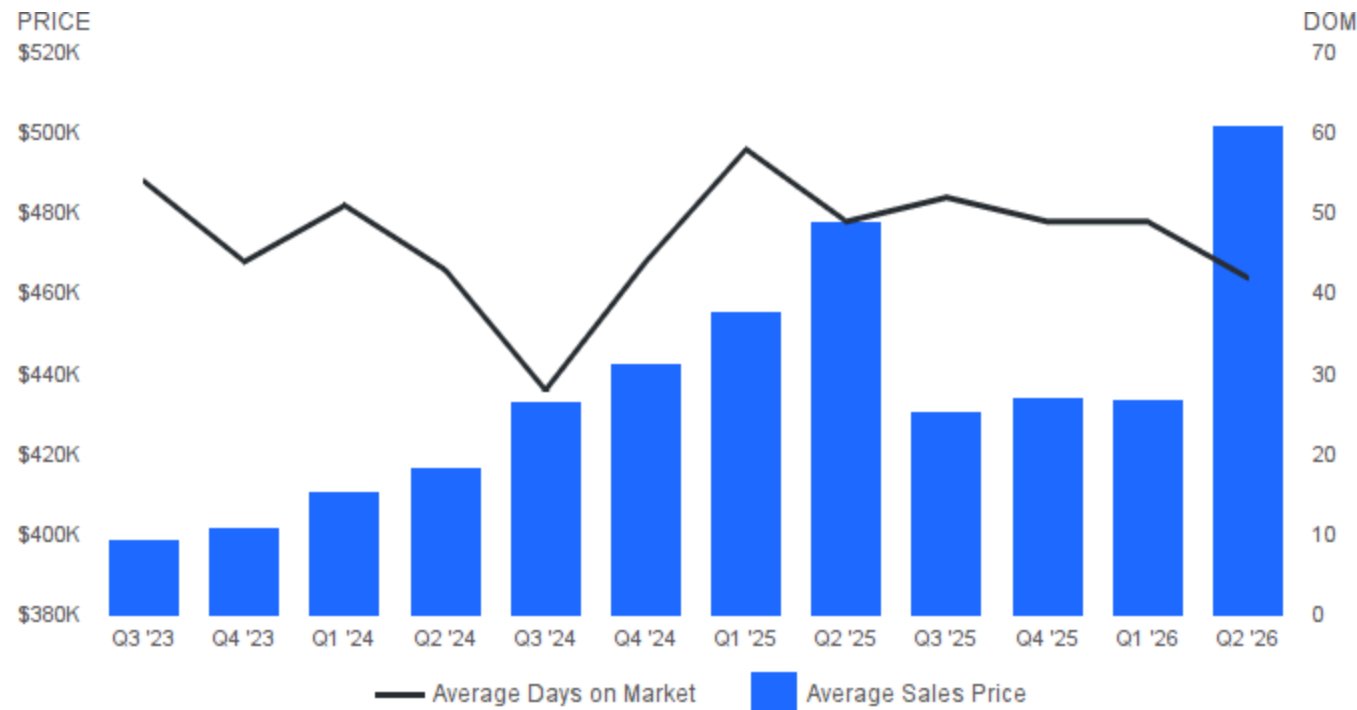
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

Q2 2026 | Single Family Homes ?

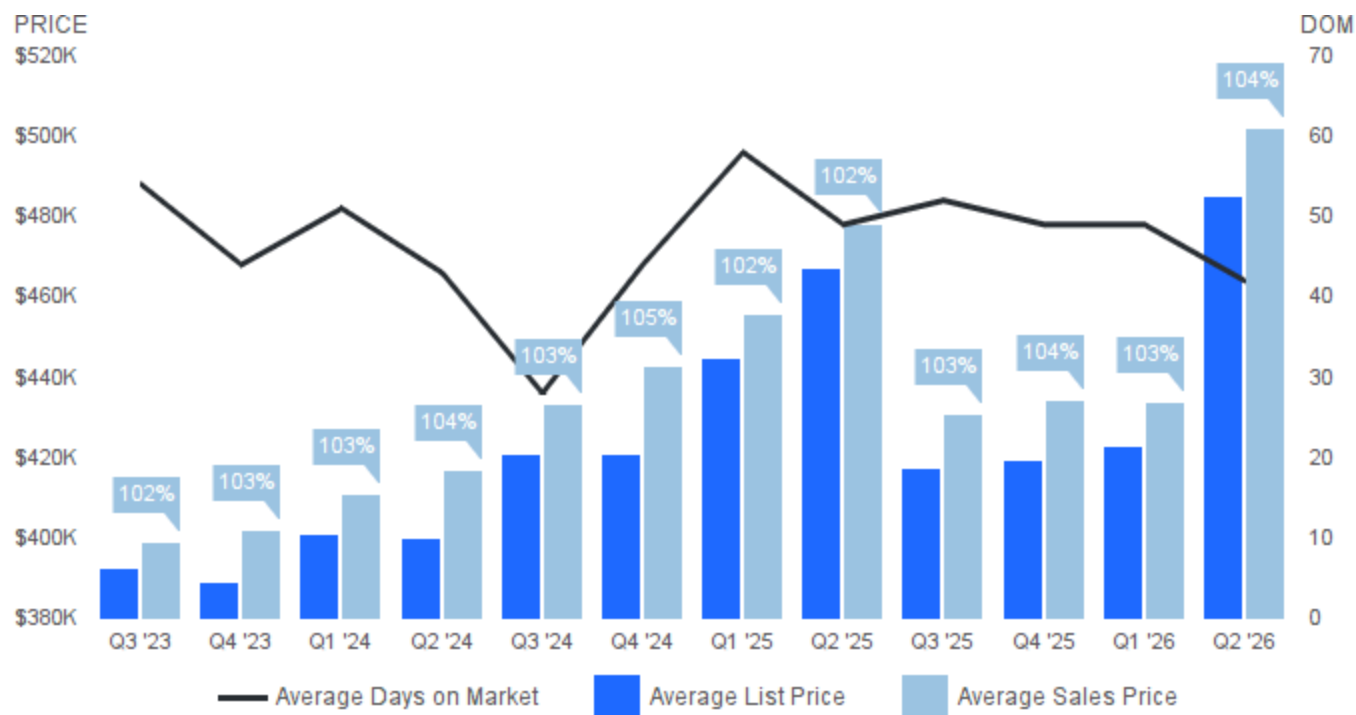
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE & AVERAGE DOM

Q2 2026 | Single Family Homes ?

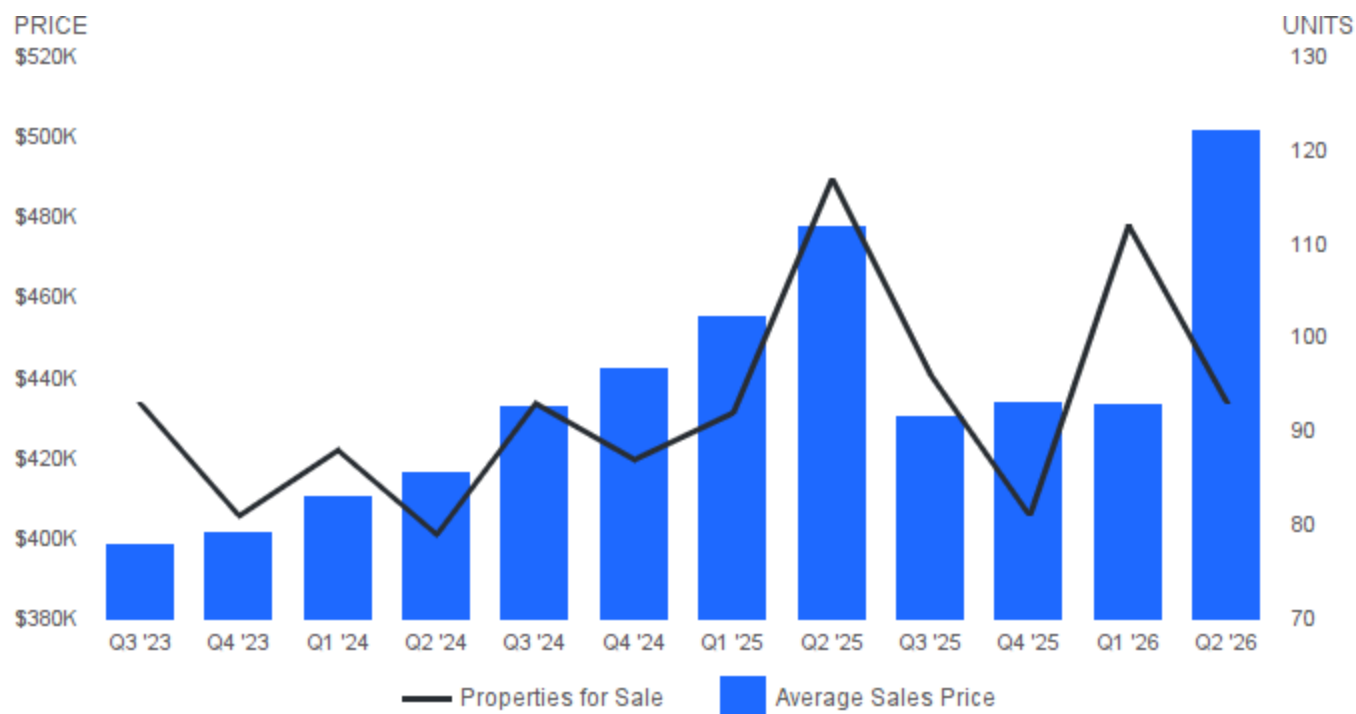
Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.
Average Days on Market | Average days on market for all properties sold.



AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

Q2 2026 | Single Family Homes ?

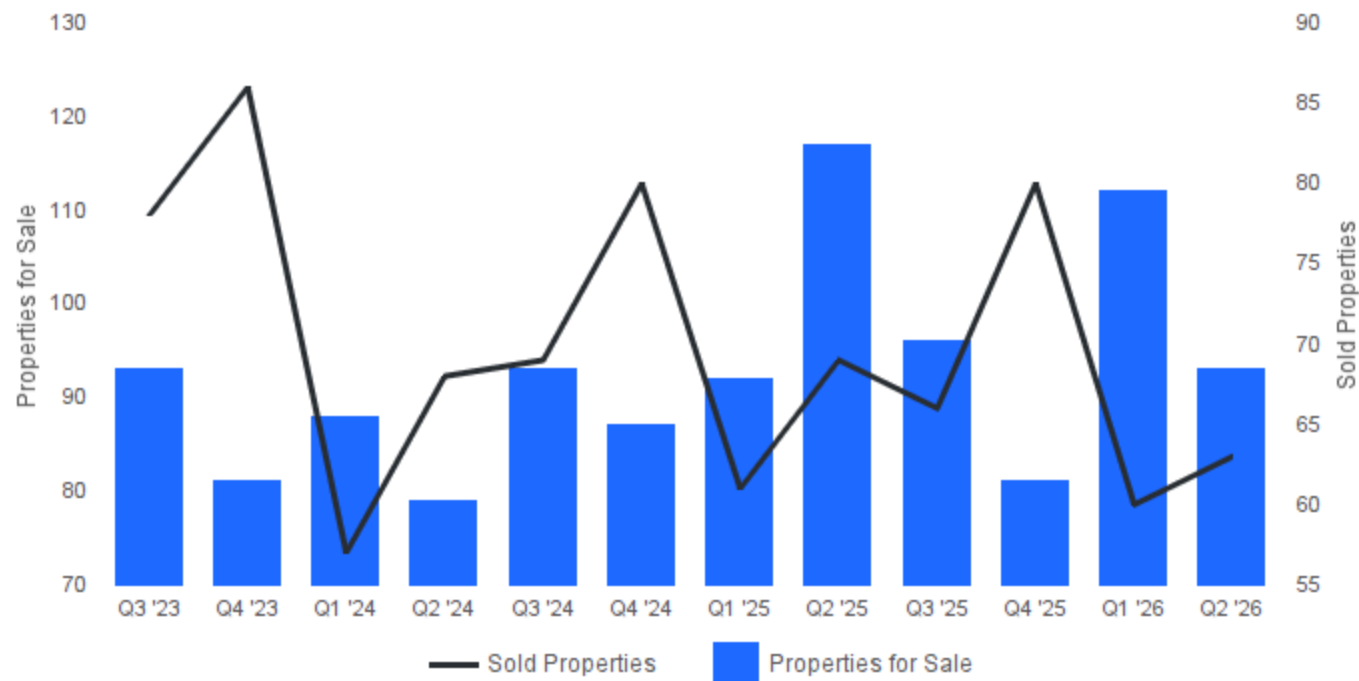
Average Sales Price | Average sales price for all properties sold.
Properties for Sale | Number of properties listed for sale at the end of quarter.



PROPERTIES FOR SALE AND SOLD PROPERTIES

Q2 2026 | Single Family Homes ?

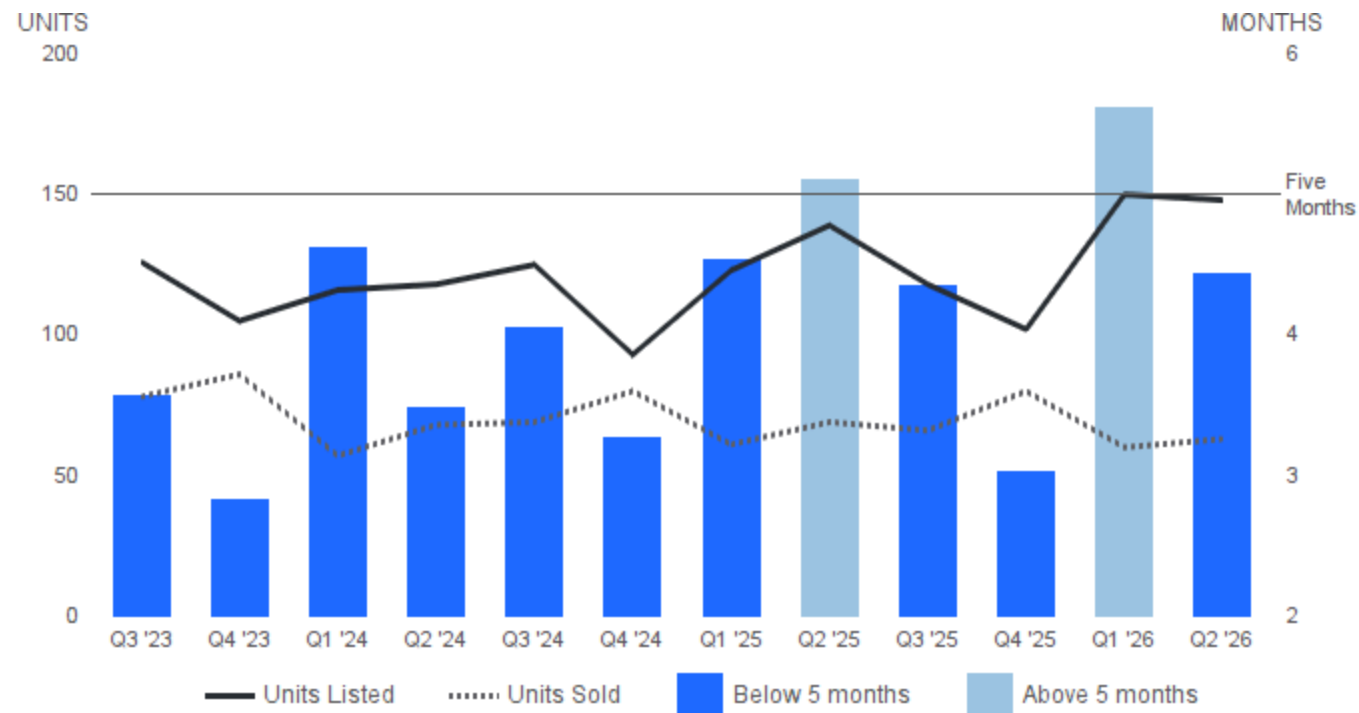
Properties for Sale | Number of properties listed for sale at the end of quarter.
Sold Properties | Number of properties sold.



MONTHS SUPPLY OF INVENTORY

Q2 2026 | Single Family Homes ?

Months Supply of Inventory | Properties for sale divided by number of properties sold.
Units Listed | Number of properties listed for sale at the end of month.
Units Sold | Number of properties sold.



REAL ESTATE SNAPSHOT

ESSEX COUNTY | NEWARK

MARKET OVERVIEW

Q2 2026 | Condo/Townhouse ?

-34.48%



PROPERTIES SOLD
CONDO/TOWNHOUSE

8.80%



AVERAGE SOLD PRICE
CONDO/TOWNHOUSE

4.29%



MEDIAN SOLD PRICE
CONDO/TOWNHOUSE

30.43%



NEW LISTINGS
CONDO/TOWNHOUSE

6.44%



AVERAGE LIST PRICE
CONDO/TOWNHOUSE

4.35%



MEDIAN LIST PRICE
CONDO/TOWNHOUSE

2.41%



LIST/SELL PRICE RATIO
CONDO/TOWNHOUSE

5.56%



AVERAGE DAYS ON MARKET
CONDO/TOWNHOUSE

-23.08%

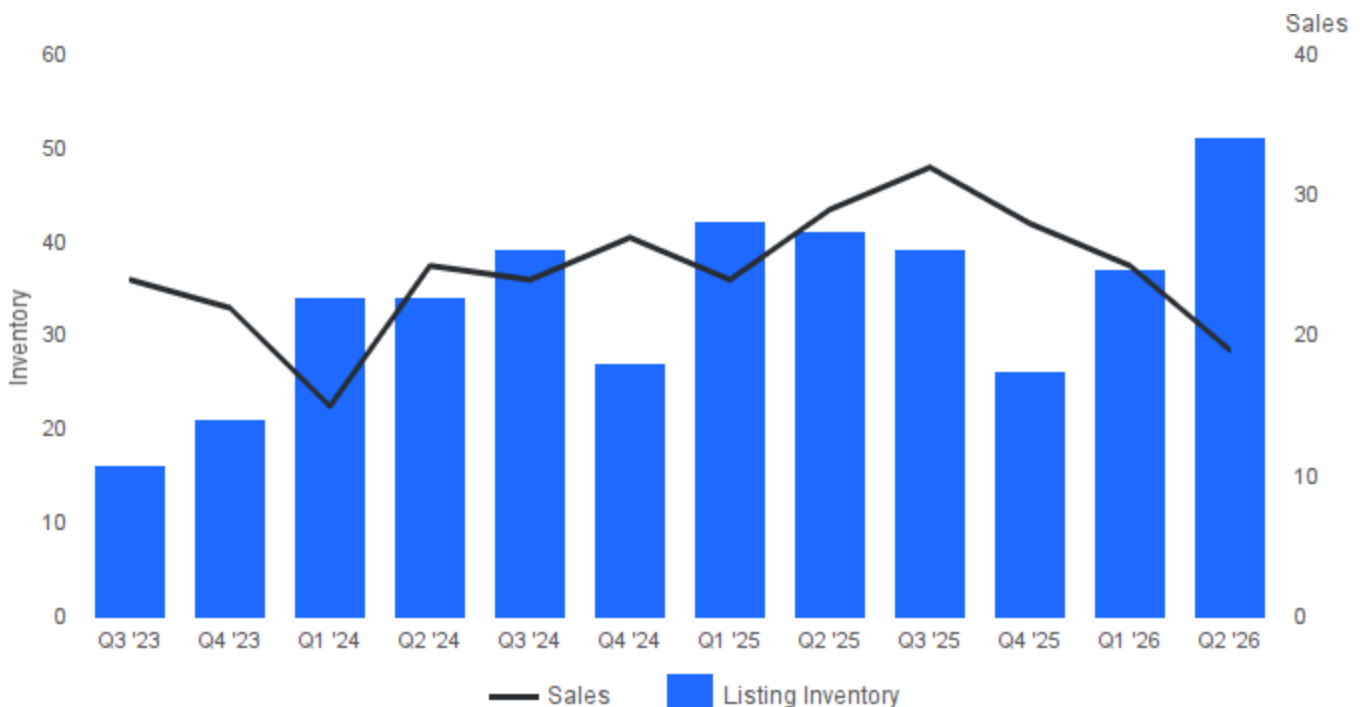


MEDIAN DAYS ON MARKET
CONDO/TOWNHOUSE

LISTING INVENTORY AND NUMBER OF SALES

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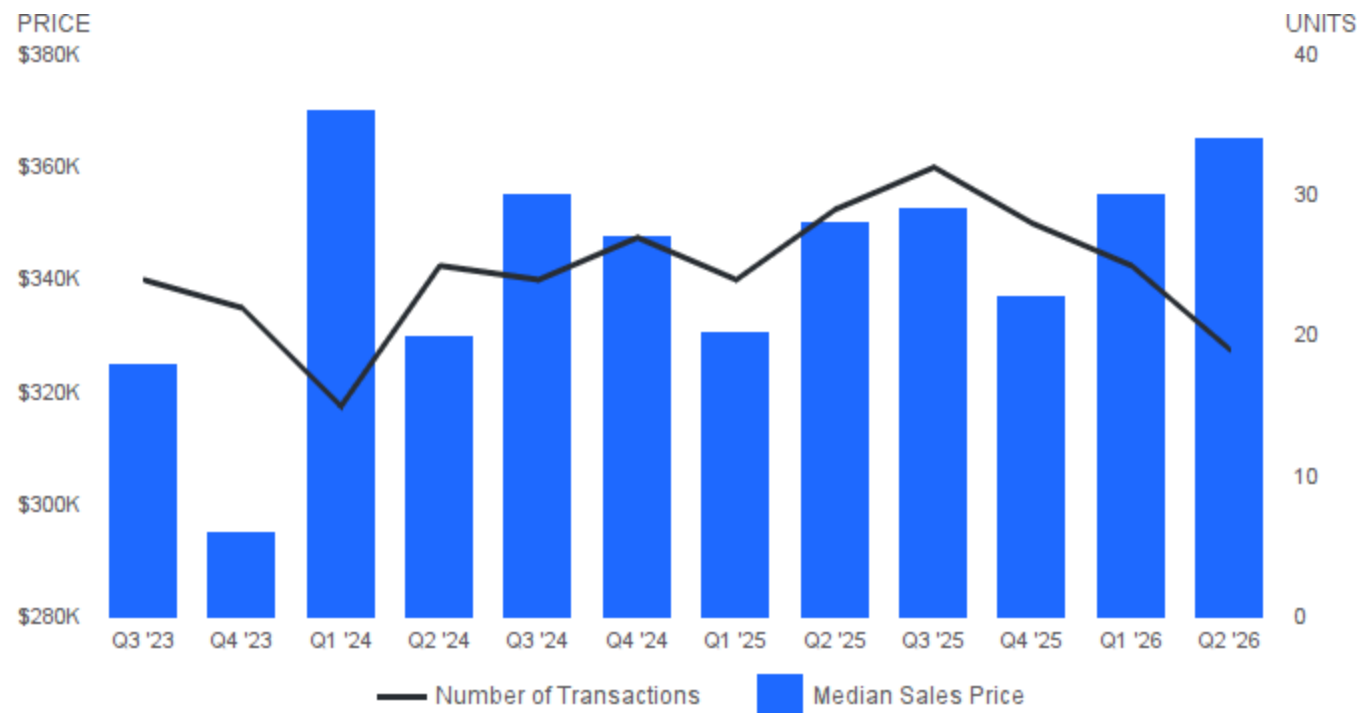
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MEDIAN SALES PRICE AND NUMBER OF SALES

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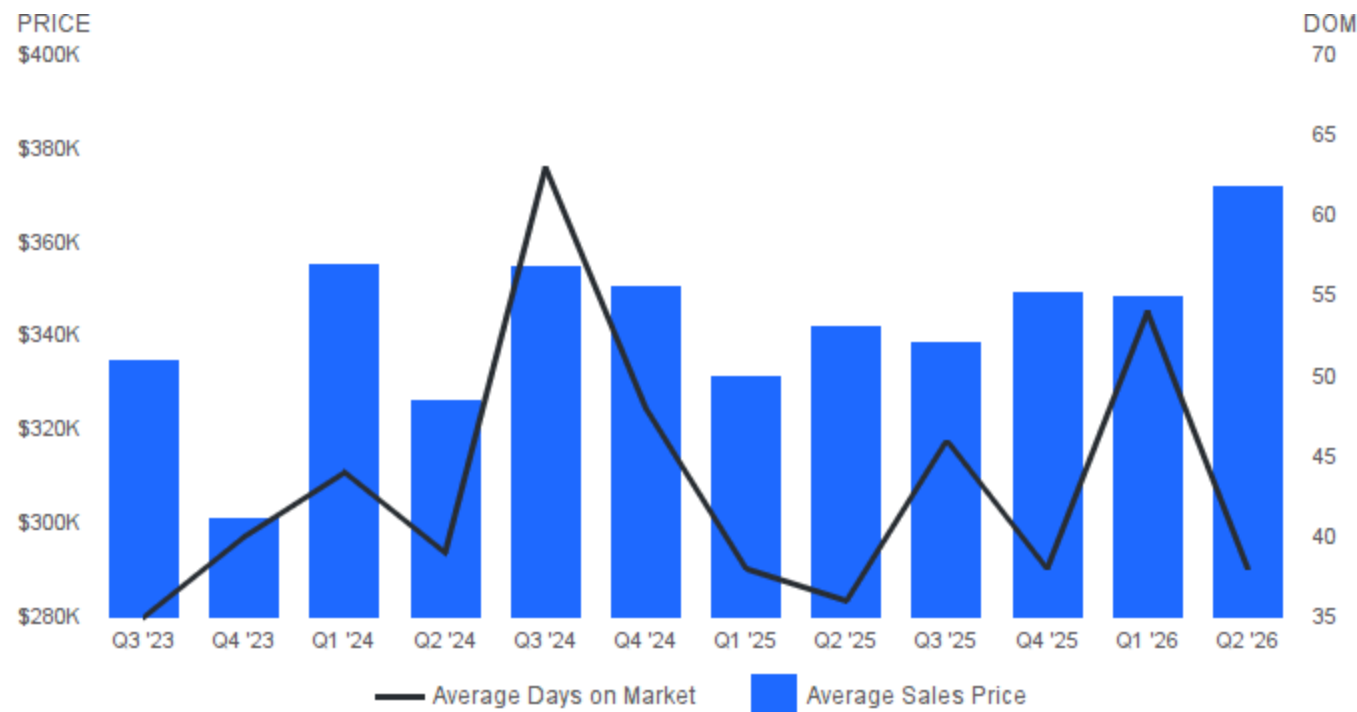
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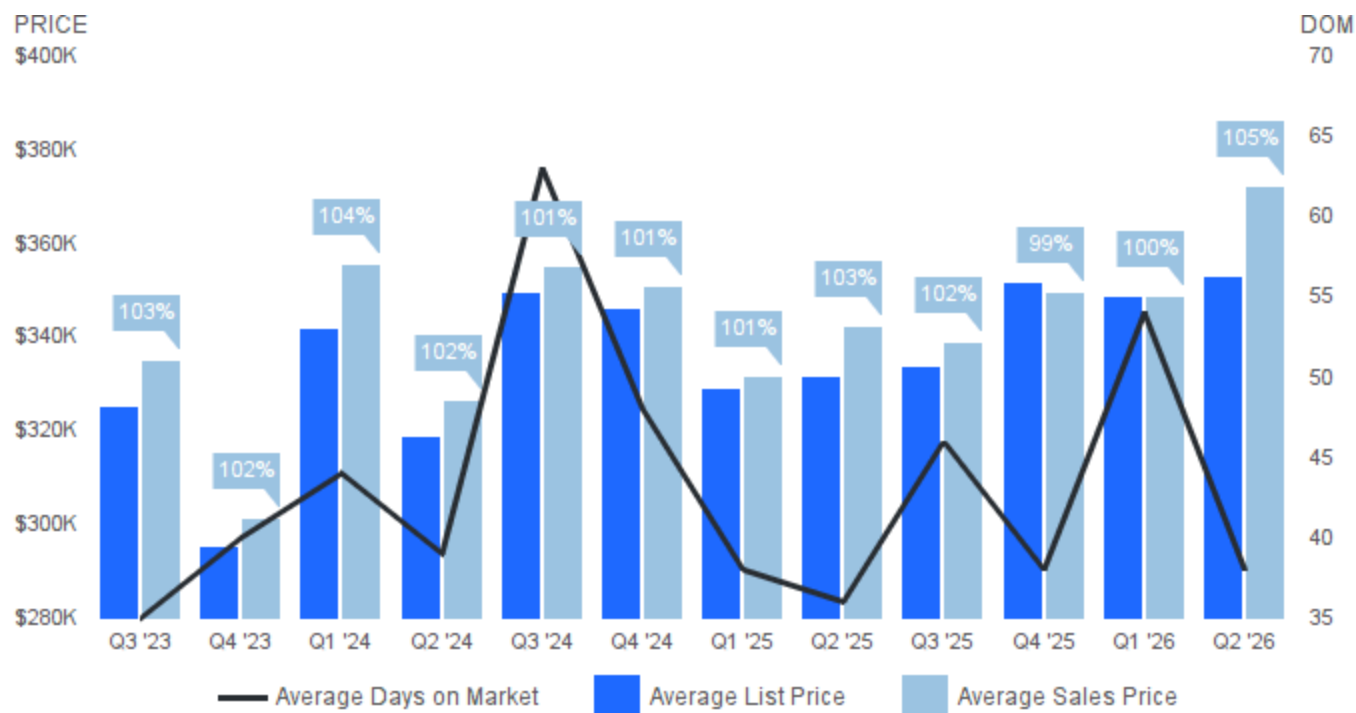
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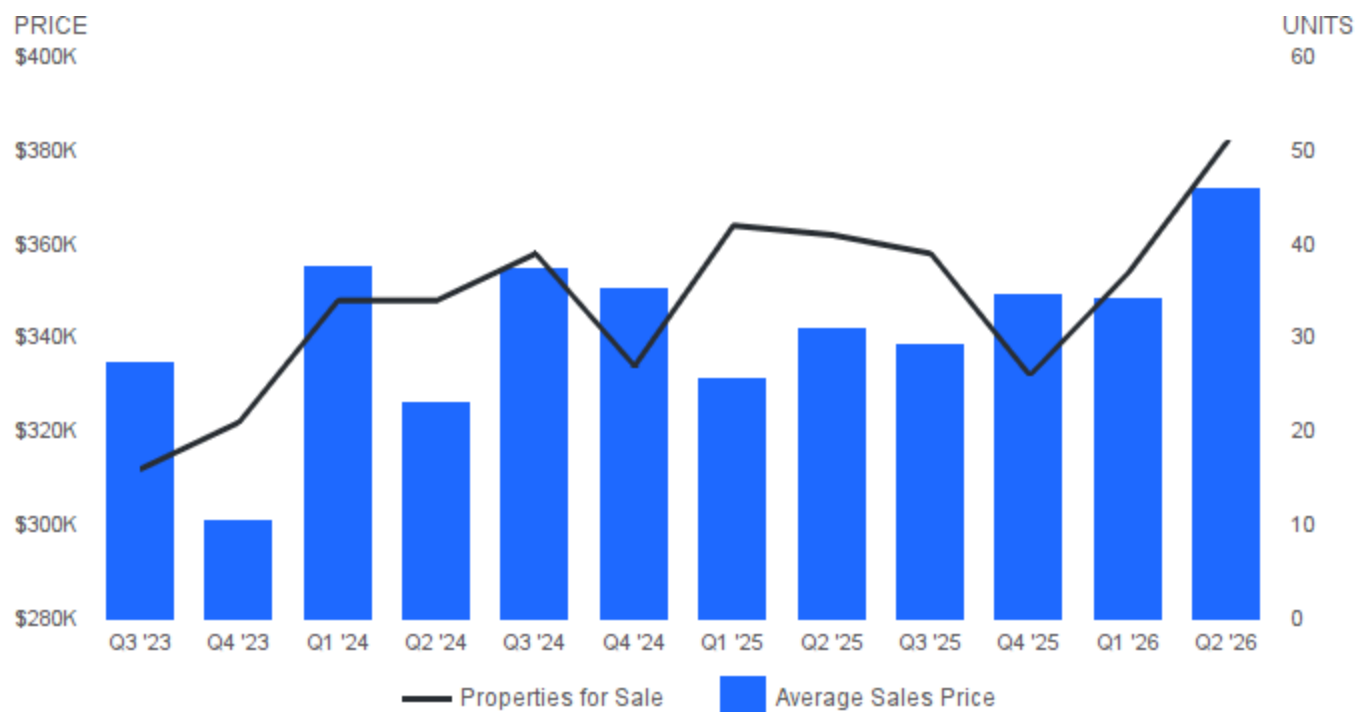
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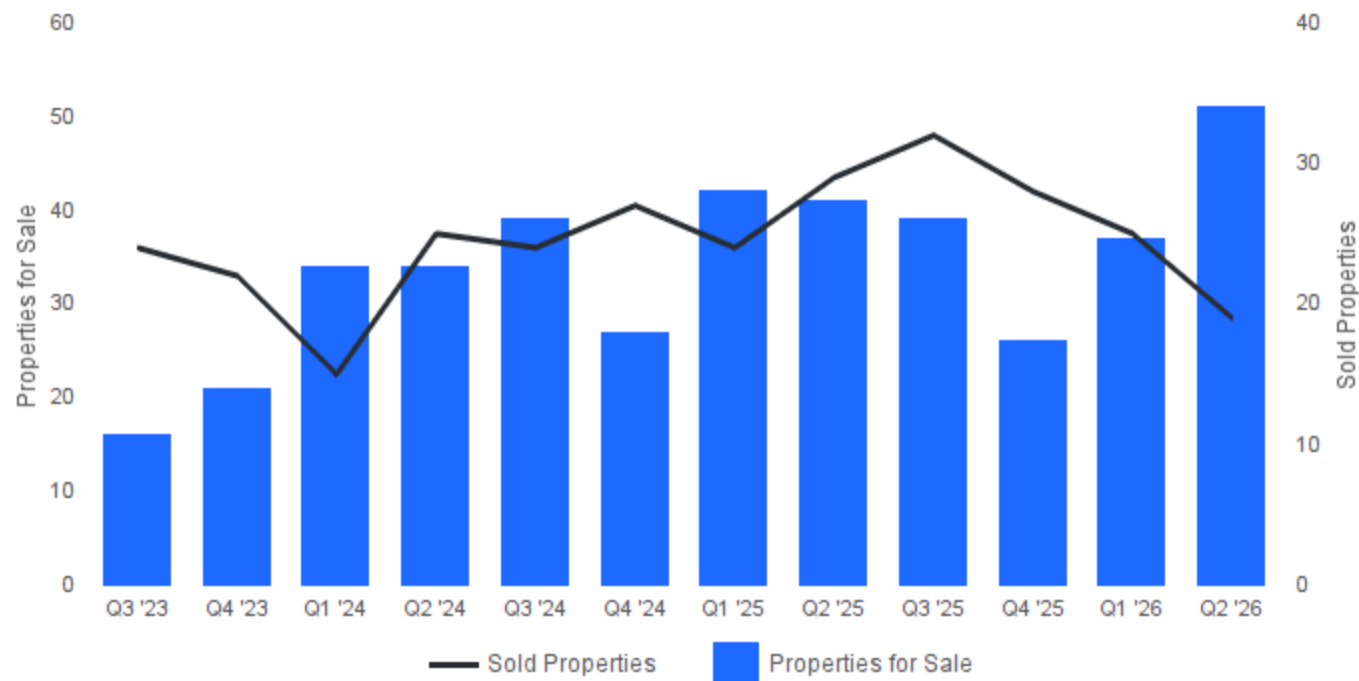
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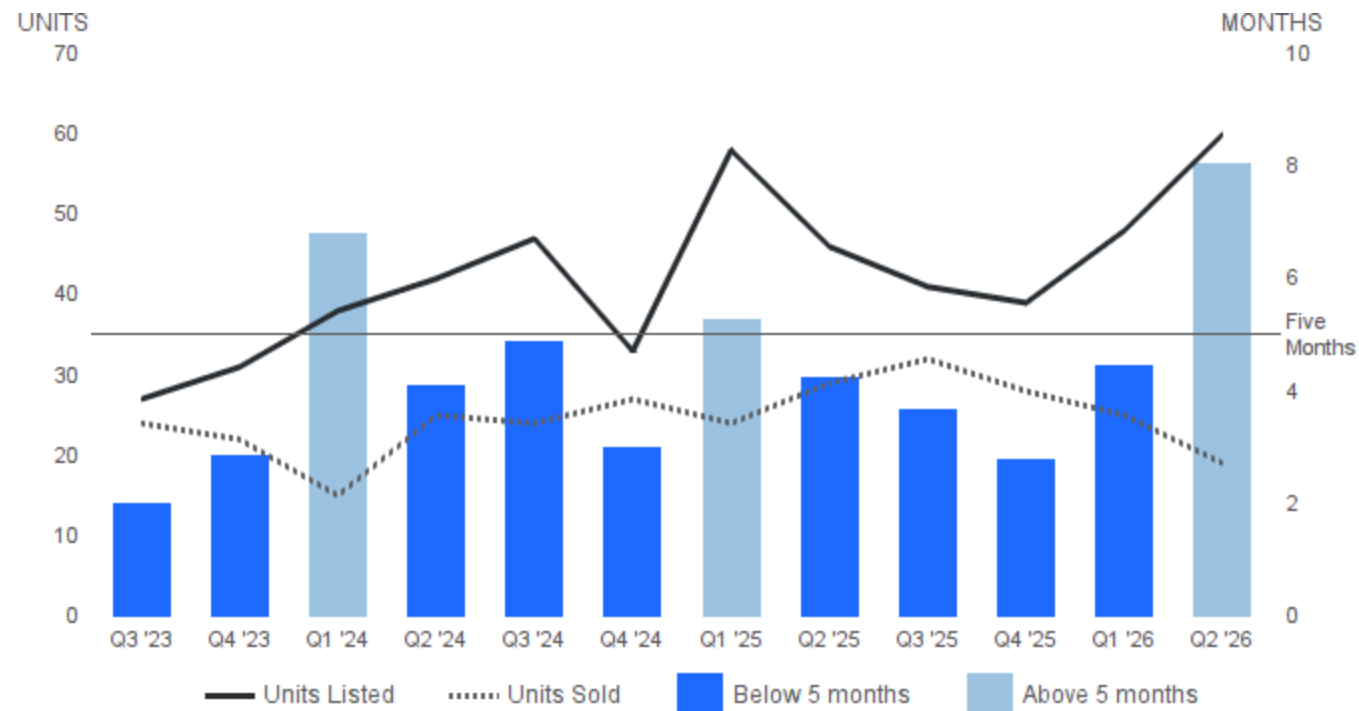
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