



February 2026

# Bergen County Market Report

COMPASS

# Bergen County Overview

Year-To-Date Sales

**967**

-5.8% Year-To-Date  
-4.6% Month-Over-Month

Year-To-Date Contracts

**1,011**

-6.1% Year-To-Date  
3.0% Month-Over-Month

Single-Family  
Average Sale Price

**\$1.0M**

-3.2% Year-To-Date  
-6.7% Month-Over-Month

Condo/Co-op/Townhouse  
Average Sale Price

**\$558K**

-8.3% Year-To-Date  
2.2% Month-Over-Month

Average Days On Market

**44**

-2.2% Year-To-Date  
-16.7% Month-Over-Month

Active Listings

**1,176**

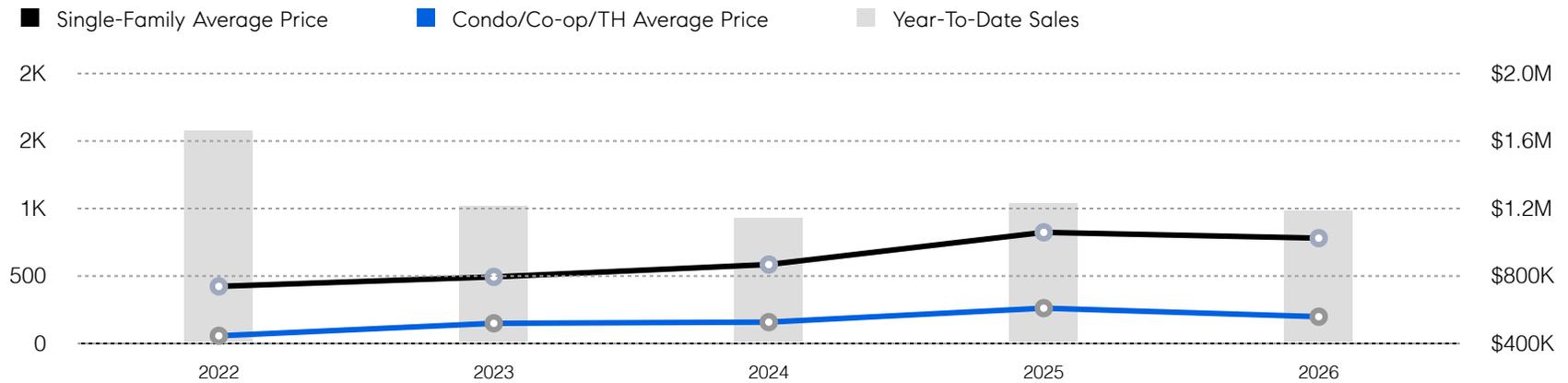
-42.2% Year-Over-Year  
-26.9% Month-Over-Month



# Bergen County Overview

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	709	671	-5.4%	375	333	-11.2%
	ACTIVE LISTINGS	1,335	713	-46.6%	1,335	713	-46.6%
	# OF SALES	729	687	-5.8%	289	325	12.5%
	SALES VOLUME	\$771,924,710	\$703,927,768	-8.8%	\$310,489,486	\$320,793,326	3.3%
	MEDIAN PRICE	\$805,000	\$770,000	-4.3%	\$839,000	\$750,000	-10.6%
	AVERAGE PRICE	\$1,058,882	\$1,024,640	-3.2%	\$1,074,358	\$987,056	-8.1%
	AVERAGE DOM	45	46	2.2%	46	45	-2.2%
Condo/Co-op/TH	CONTRACTS SIGNED	368	340	-7.6%	193	180	-6.7%
	ACTIVE LISTINGS	698	463	-33.7%	698	463	-33.7%
	# OF SALES	297	280	-5.7%	157	147	-6.4%
	SALES VOLUME	\$181,015,730	\$156,514,508	-13.5%	\$89,895,408	\$83,012,168	-7.7%
	MEDIAN PRICE	\$490,000	\$460,000	-6.1%	\$460,000	\$445,000	-3.3%
	AVERAGE PRICE	\$609,481	\$558,980	-8.3%	\$572,582	\$564,709	-1.4%
	AVERAGE DOM	59	44	-25.4%	59	48	-18.6%

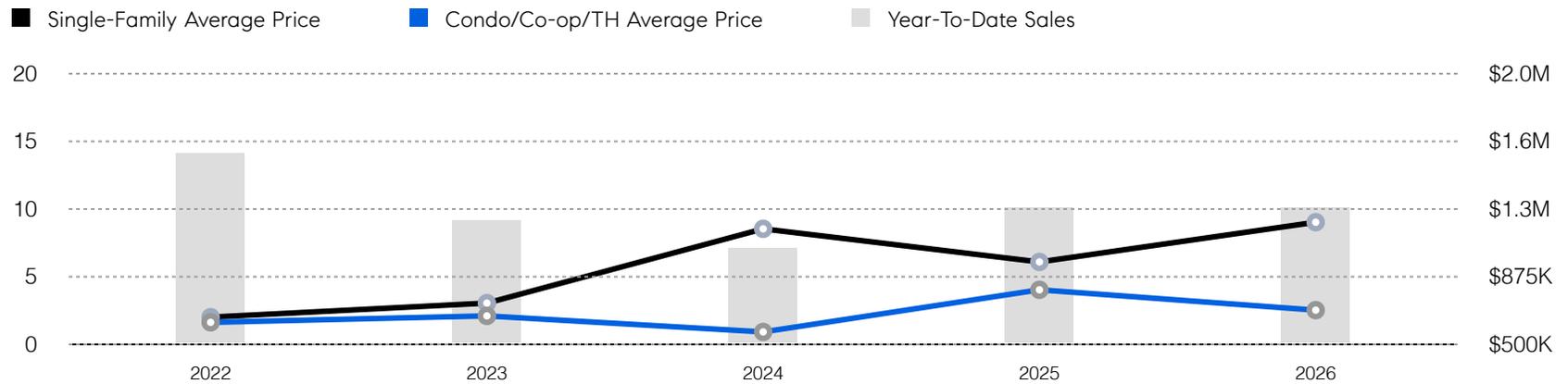
## Historic Sales Trends



# Allendale

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	9	4	-55.6%	4	3	-25.0%
	ACTIVE LISTINGS	14	2	-85.7%	14	2	-85.7%
	# OF SALES	7	9	28.6%	4	4	0.0%
	SALES VOLUME	\$6,699,000	\$10,595,000	58.2%	\$3,920,000	\$4,510,000	15.1%
	MEDIAN PRICE	\$802,000	\$855,000	6.6%	\$980,000	\$930,000	-5.1%
	AVERAGE PRICE	\$957,000	\$1,177,222	23.0%	\$980,000	\$1,127,500	15.1%
	AVERAGE DOM	67	31	-53.7%	65	35	-46.2%
Condo/Co-op/TH	CONTRACTS SIGNED	0	3	0.0%	0	3	0.0%
	ACTIVE LISTINGS	3	0	0.0%	3	0	0.0%
	# OF SALES	3	1	-66.7%	1	1	0.0%
	SALES VOLUME	\$2,408,000	\$689,900	-71.3%	\$710,000	\$689,900	-2.8%
	MEDIAN PRICE	\$849,000	\$689,900	-18.7%	\$710,000	\$689,900	-2.8%
	AVERAGE PRICE	\$802,667	\$689,900	-14.0%	\$710,000	\$689,900	-2.8%
	AVERAGE DOM	13	31	138.5%	13	31	138.5%

## Historic Sales Trends

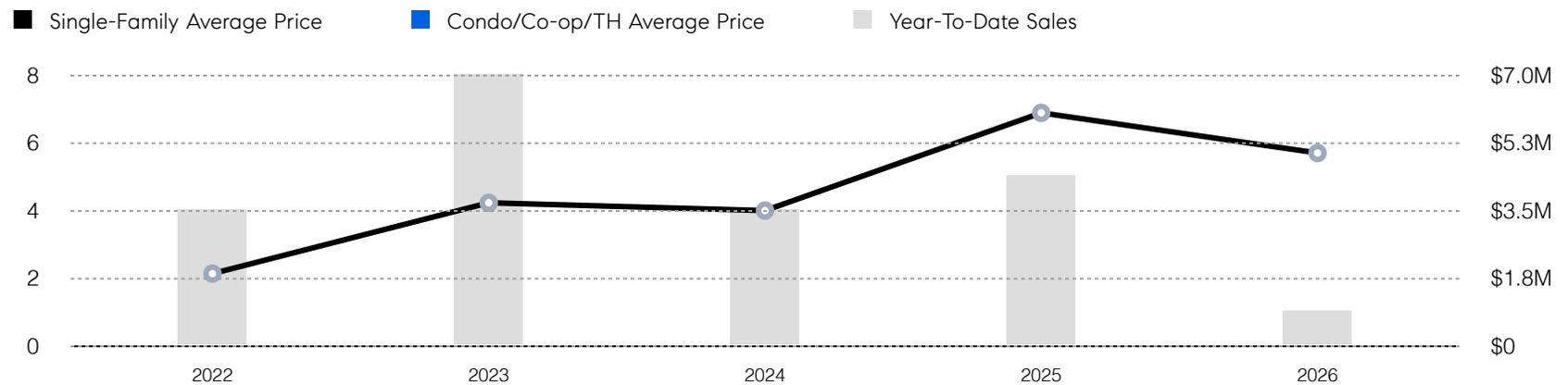


\* Line graphs may be hidden due to limited sales data

# Alpine

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	3	1	-66.7%	1	0	0.0%
	ACTIVE LISTINGS	17	20	17.6%	17	20	17.6%
	# OF SALES	5	1	-80.0%	2	1	-50.0%
	SALES VOLUME	\$30,180,000	\$4,998,000	-83.4%	\$12,400,000	\$4,998,000	-59.7%
	MEDIAN PRICE	\$5,150,000	\$4,998,000	-3.0%	\$6,200,000	\$4,998,000	-19.4%
	AVERAGE PRICE	\$6,036,000	\$4,998,000	-17.2%	\$6,200,000	\$4,998,000	-19.4%
	AVERAGE DOM	170	14	-91.8%	247	14	-94.3%
	Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0
	ACTIVE LISTINGS	2	0	0.0%	2	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

## Historic Sales Trends

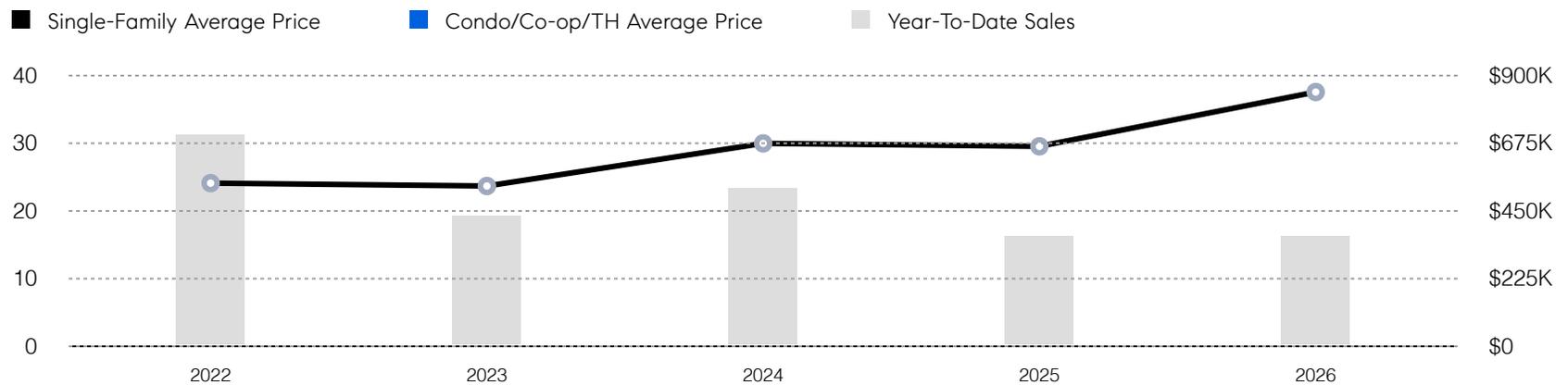


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# Bergenfield

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	19	25	31.6%	11	17	54.5%
	ACTIVE LISTINGS	33	11	-66.7%	33	11	-66.7%
	# OF SALES	16	15	-6.2%	6	10	66.7%
	SALES VOLUME	\$10,638,000	\$12,680,400	19.2%	\$4,139,000	\$9,045,500	118.5%
	MEDIAN PRICE	\$582,000	\$740,000	27.1%	\$639,500	\$746,750	16.8%
	AVERAGE PRICE	\$664,875	\$845,360	27.1%	\$689,833	\$904,550	31.1%
	AVERAGE DOM	49	68	38.8%	54	78	44.4%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	0	0.0%
	ACTIVE LISTINGS	1	3	200.0%	1	3	200.0%
	# OF SALES	0	1	0.0%	0	0	0.0%
	SALES VOLUME	-	\$200,000	-	-	-	-
	MEDIAN PRICE	-	\$200,000	-	-	-	-
	AVERAGE PRICE	-	\$200,000	-	-	-	-
	AVERAGE DOM	-	24	-	-	-	-

## Historic Sales Trends

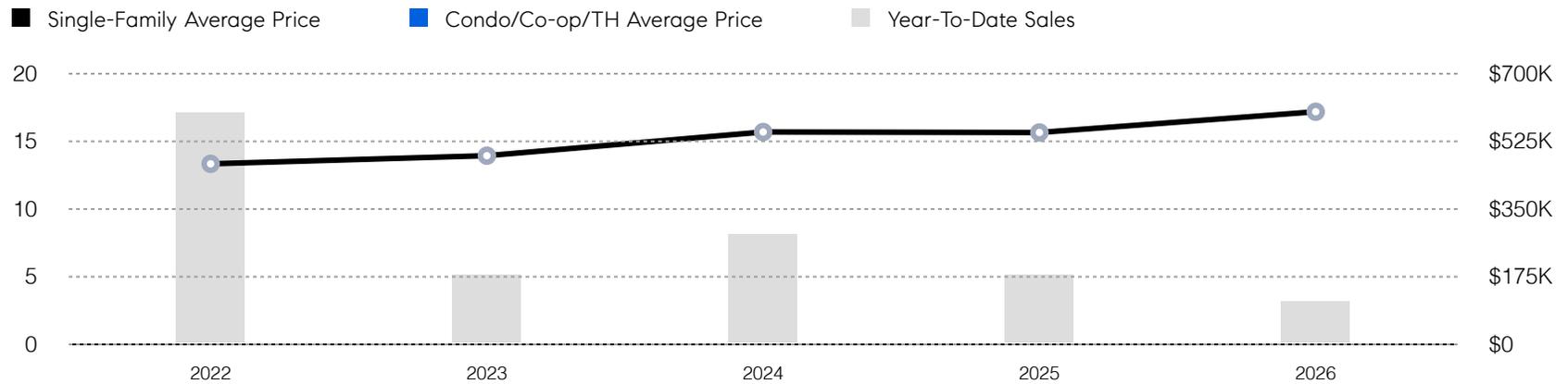


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# Bogota

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	1	11	1,000.0%	1	7	600.0%
	ACTIVE LISTINGS	4	3	-25.0%	4	3	-25.0%
	# OF SALES	5	3	-40.0%	3	1	-66.7%
	SALES VOLUME	\$2,740,000	\$1,805,000	-34.1%	\$1,600,000	\$320,000	-80.0%
	MEDIAN PRICE	\$540,000	\$685,000	26.9%	\$510,000	\$320,000	-37.3%
	AVERAGE PRICE	\$548,000	\$601,667	9.8%	\$533,333	\$320,000	-40.0%
	AVERAGE DOM	52	19	-63.5%	66	21	-68.2%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

## Historic Sales Trends

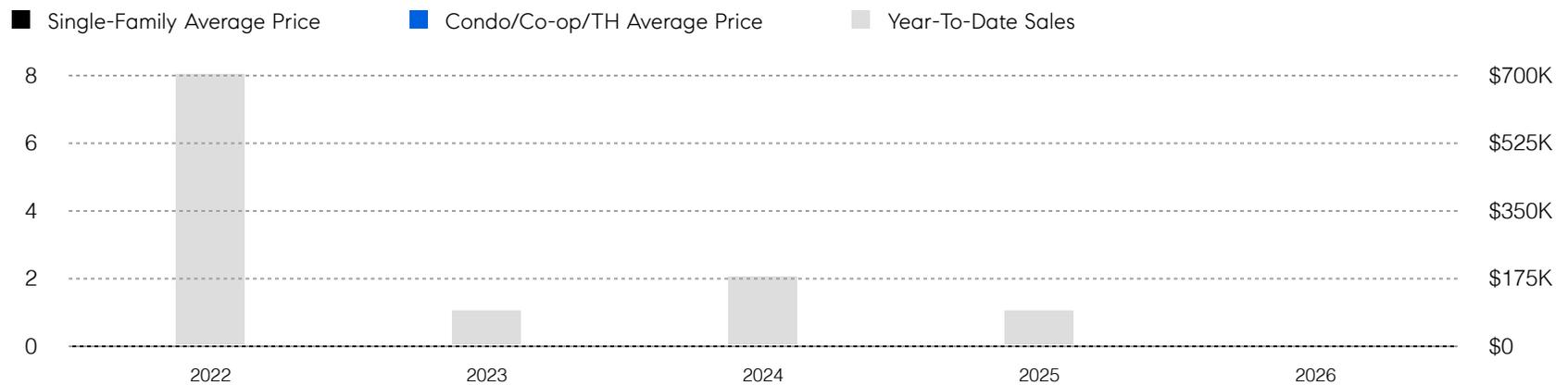


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# Carlstadt

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	0	2	0.0%	0	2	0.0%
	ACTIVE LISTINGS	6	1	-83.3%	6	1	-83.3%
	# OF SALES	1	0	0.0%	0	0	0.0%
	SALES VOLUME	\$455,000	-	-	-	-	-
	MEDIAN PRICE	\$455,000	-	-	-	-	-
	AVERAGE PRICE	\$455,000	-	-	-	-	-
	AVERAGE DOM	134	-	-	-	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

## Historic Sales Trends

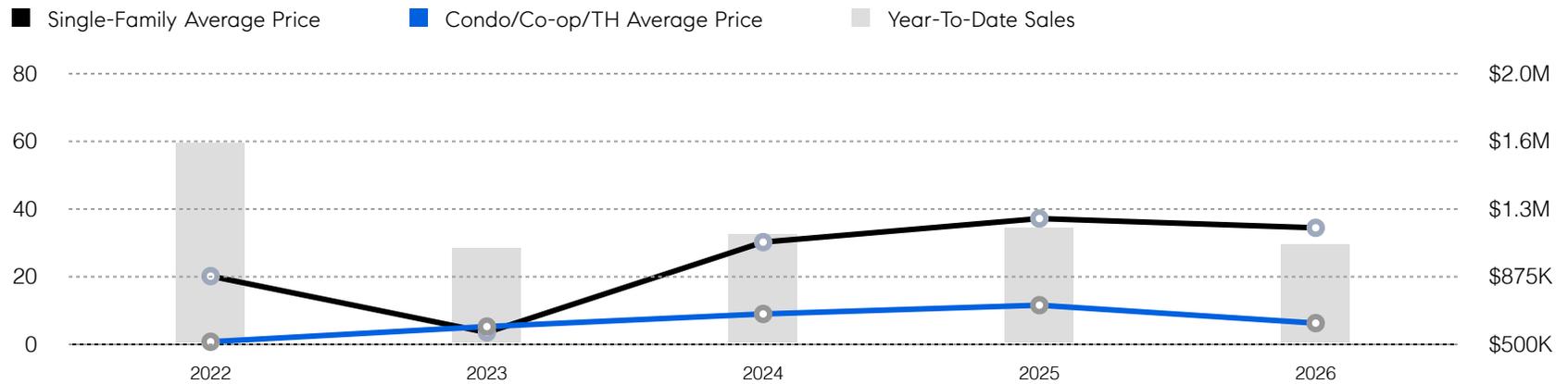


\* Line graphs may be hidden due to limited sales data

# Cliffside Park

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	7	3	-57.1%	1	0	0.0%
	ACTIVE LISTINGS	12	6	-50.0%	12	6	-50.0%
	# OF SALES	7	5	-28.6%	4	1	-75.0%
	SALES VOLUME	\$8,383,000	\$5,731,000	-31.6%	\$6,068,000	\$850,000	-86.0%
	MEDIAN PRICE	\$1,208,000	\$850,000	-29.6%	\$1,615,000	\$850,000	-47.4%
	AVERAGE PRICE	\$1,197,571	\$1,146,200	-4.3%	\$1,517,000	\$850,000	-44.0%
	AVERAGE DOM	26	48	84.6%	26	71	173.1%
Condo/Co-op/TH	CONTRACTS SIGNED	33	29	-12.1%	15	16	6.7%
	ACTIVE LISTINGS	65	43	-33.8%	65	43	-33.8%
	# OF SALES	27	24	-11.1%	15	13	-13.3%
	SALES VOLUME	\$19,368,500	\$14,830,750	-23.4%	\$10,776,000	\$8,244,250	-23.5%
	MEDIAN PRICE	\$555,000	\$460,000	-17.1%	\$555,000	\$460,000	-17.1%
	AVERAGE PRICE	\$717,352	\$617,948	-13.9%	\$718,400	\$634,173	-11.7%
	AVERAGE DOM	59	51	-13.6%	67	56	-16.4%

## Historic Sales Trends

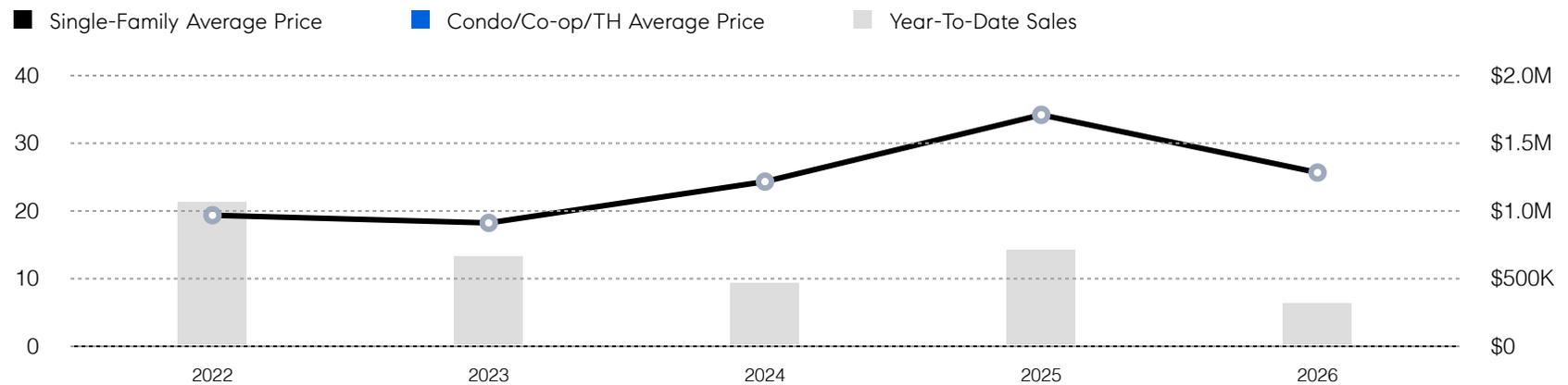


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# Cluster

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	12	3	-75.0%	4	3	-25.0%
	ACTIVE LISTINGS	18	19	5.6%	18	19	5.6%
	# OF SALES	14	6	-57.1%	5	3	-40.0%
	SALES VOLUME	\$23,941,000	\$7,701,000	-67.8%	\$8,945,000	\$4,055,000	-54.7%
	MEDIAN PRICE	\$1,866,500	\$1,123,000	-39.8%	\$2,450,000	\$925,000	-62.2%
	AVERAGE PRICE	\$1,710,071	\$1,283,500	-24.9%	\$1,789,000	\$1,351,667	-24.4%
	AVERAGE DOM	54	47	-13.0%	81	27	-66.7%
	Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

## Historic Sales Trends

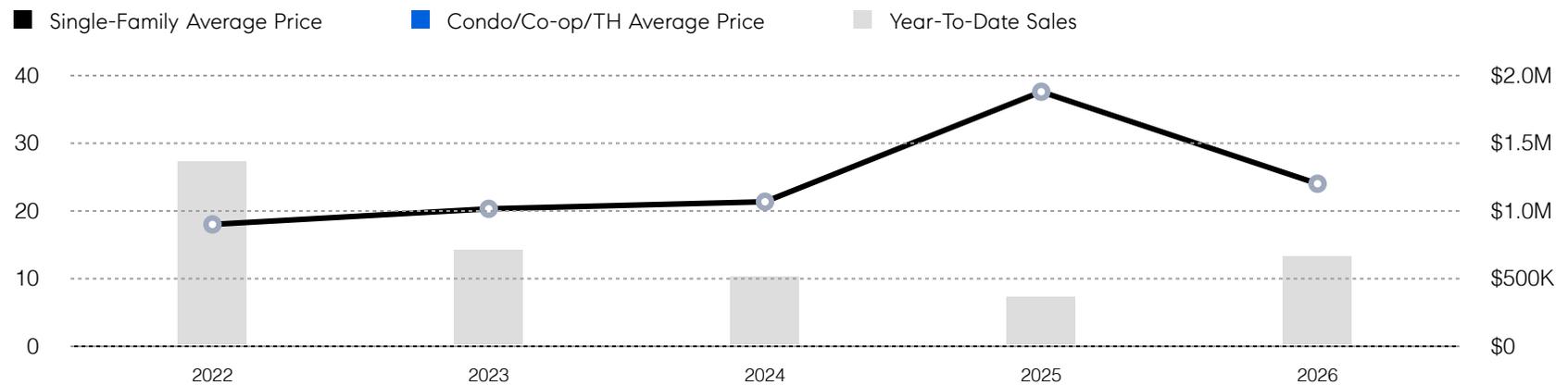


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# Cresskill

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	15	7	-53.3%	9	3	-66.7%
	ACTIVE LISTINGS	45	17	-62.2%	45	17	-62.2%
	# OF SALES	7	12	71.4%	2	4	100.0%
	SALES VOLUME	\$13,165,500	\$14,413,000	9.5%	\$4,250,000	\$5,160,000	21.4%
	MEDIAN PRICE	\$1,998,000	\$896,000	-55.2%	\$2,125,000	\$1,055,000	-50.4%
	AVERAGE PRICE	\$1,880,786	\$1,201,083	-36.1%	\$2,125,000	\$1,290,000	-39.3%
	AVERAGE DOM	30	49	63.3%	5	27	440.0%
	Condo/Co-op/TH	CONTRACTS SIGNED	0	3	0.0%	0	3
	ACTIVE LISTINGS	2	0	0.0%	2	0	0.0%
	# OF SALES	0	1	0.0%	0	0	0.0%
	SALES VOLUME	-	\$539,000	-	-	-	-
	MEDIAN PRICE	-	\$539,000	-	-	-	-
	AVERAGE PRICE	-	\$539,000	-	-	-	-
	AVERAGE DOM	-	20	-	-	-	-

## Historic Sales Trends

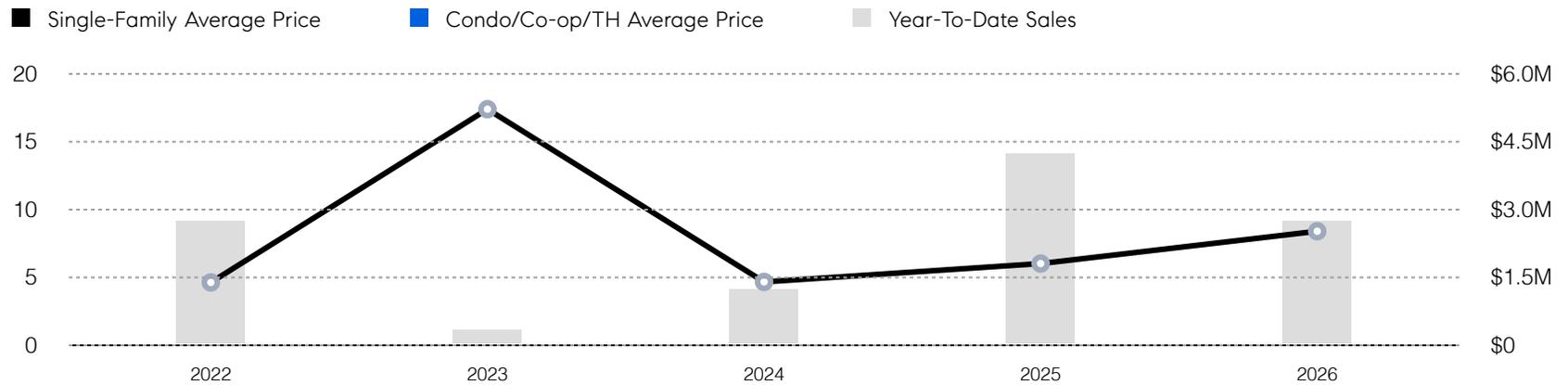


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# Demarest

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	7	7	0.0%	4	3	-25.0%
	ACTIVE LISTINGS	15	9	-40.0%	15	9	-40.0%
	# OF SALES	12	9	-25.0%	4	3	-25.0%
	SALES VOLUME	\$21,685,500	\$22,700,000	4.7%	\$6,640,000	\$9,880,000	48.8%
	MEDIAN PRICE	\$1,524,000	\$1,775,000	16.5%	\$1,545,000	\$4,375,000	183.2%
	AVERAGE PRICE	\$1,807,125	\$2,522,222	39.6%	\$1,660,000	\$3,293,333	98.4%
	AVERAGE DOM	61	61	0.0%	36	43	19.4%
Condo/Co-op/TH	CONTRACTS SIGNED	0	2	0.0%	0	1	0.0%
	ACTIVE LISTINGS	9	9	0.0%	9	9	0.0%
	# OF SALES	2	0	0.0%	2	0	0.0%
	SALES VOLUME	\$5,770,000	-	-	\$5,770,000	-	-
	MEDIAN PRICE	\$2,885,000	-	-	\$2,885,000	-	-
	AVERAGE PRICE	\$2,885,000	-	-	\$2,885,000	-	-
	AVERAGE DOM	287	-	-	287	-	-

## Historic Sales Trends

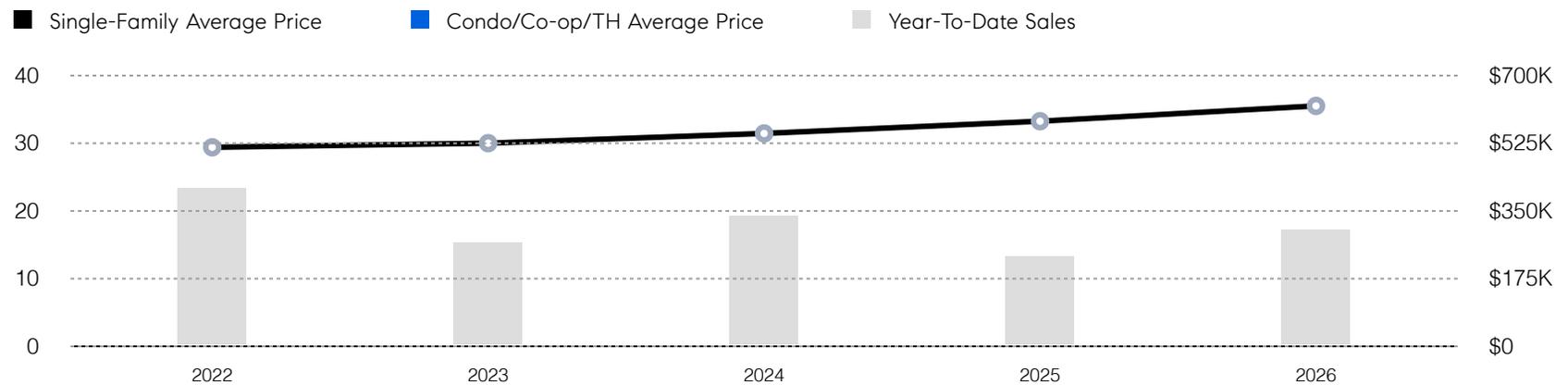


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# Dumont

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	12	14	16.7%	10	7	-30.0%
	ACTIVE LISTINGS	27	4	-85.2%	27	4	-85.2%
	# OF SALES	12	17	41.7%	4	9	125.0%
	SALES VOLUME	\$6,984,000	\$10,567,500	51.3%	\$2,263,000	\$5,875,500	159.6%
	MEDIAN PRICE	\$595,000	\$640,000	7.6%	\$576,500	\$710,000	23.2%
	AVERAGE PRICE	\$582,000	\$621,618	6.8%	\$565,750	\$652,833	15.4%
	AVERAGE DOM	26	35	34.6%	32	23	-28.1%
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	\$550,000	-	-	\$550,000	-	-
	MEDIAN PRICE	\$550,000	-	-	\$550,000	-	-
	AVERAGE PRICE	\$550,000	-	-	\$550,000	-	-
	AVERAGE DOM	11	-	-	11	-	-

## Historic Sales Trends

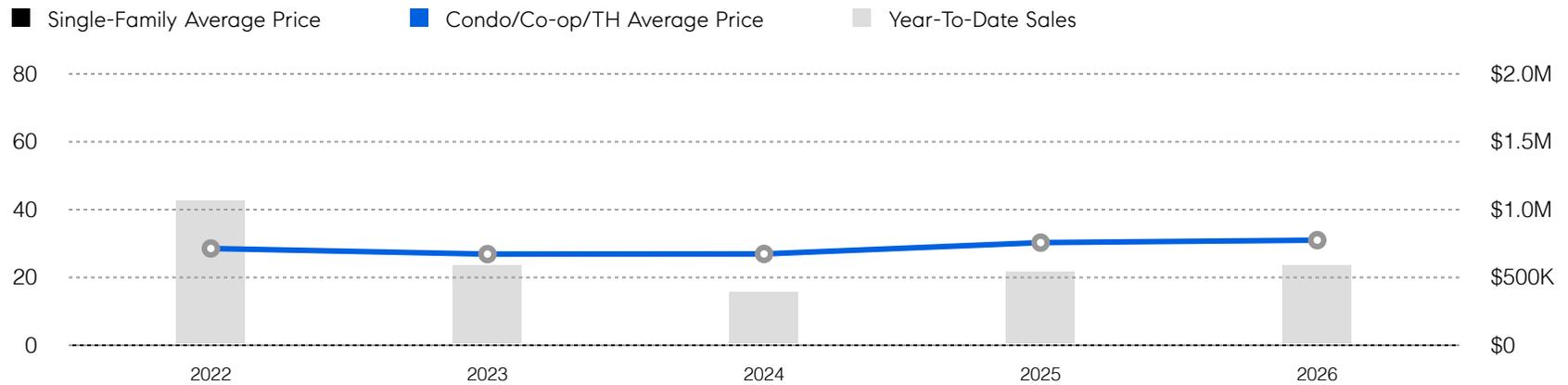


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# Edgewater

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	1	2	100.0%	1	0	0.0%
	ACTIVE LISTINGS	12	2	-83.3%	12	2	-83.3%
	# OF SALES	3	2	-33.3%	1	2	100.0%
	SALES VOLUME	\$4,930,500	\$1,660,000	-66.3%	\$1,119,000	\$1,660,000	48.3%
	MEDIAN PRICE	\$1,119,000	\$830,000	-25.8%	\$1,119,000	\$830,000	-25.8%
	AVERAGE PRICE	\$1,643,500	\$830,000	-49.5%	\$1,119,000	\$830,000	-25.8%
	AVERAGE DOM	56	169	201.8%	25	169	576.0%
Condo/Co-op/TH	CONTRACTS SIGNED	14	30	114.3%	4	16	300.0%
	ACTIVE LISTINGS	58	53	-8.6%	58	53	-8.6%
	# OF SALES	18	21	16.7%	9	11	22.2%
	SALES VOLUME	\$13,626,000	\$16,274,500	19.4%	\$6,138,000	\$8,184,500	33.3%
	MEDIAN PRICE	\$650,500	\$625,000	-3.9%	\$570,000	\$625,000	9.6%
	AVERAGE PRICE	\$757,000	\$774,976	2.4%	\$682,000	\$744,045	9.1%
	AVERAGE DOM	51	46	-9.8%	48	46	-4.2%

## Historic Sales Trends

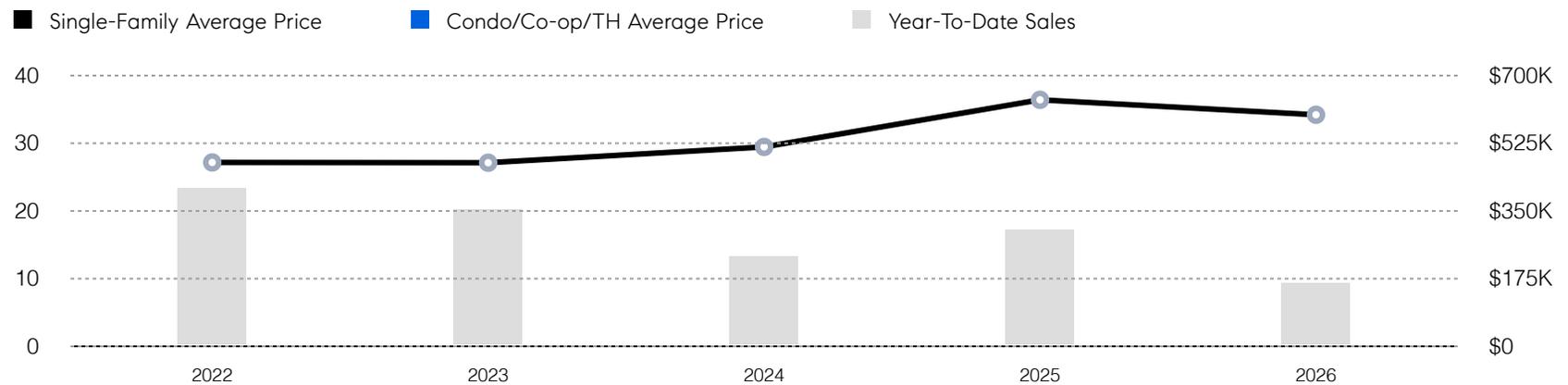


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# Elmwood Park

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	9	15	66.7%	5	8	60.0%
	ACTIVE LISTINGS	15	21	40.0%	15	21	40.0%
	# OF SALES	13	9	-30.8%	6	6	0.0%
	SALES VOLUME	\$8,285,041	\$5,388,000	-35.0%	\$3,605,000	\$3,477,000	-3.6%
	MEDIAN PRICE	\$575,000	\$570,000	-0.9%	\$557,500	\$554,000	-0.6%
	AVERAGE PRICE	\$637,311	\$598,667	-6.1%	\$600,833	\$579,500	-3.6%
	AVERAGE DOM	22	40	81.8%	18	34	88.9%
Condo/Co-op/TH	CONTRACTS SIGNED	2	1	-50.0%	0	1	0.0%
	ACTIVE LISTINGS	7	9	28.6%	7	9	28.6%
	# OF SALES	4	0	0.0%	2	0	0.0%
	SALES VOLUME	\$1,118,000	-	-	\$678,000	-	-
	MEDIAN PRICE	\$279,500	-	-	\$339,000	-	-
	AVERAGE PRICE	\$279,500	-	-	\$339,000	-	-
	AVERAGE DOM	55	-	-	33	-	-

## Historic Sales Trends

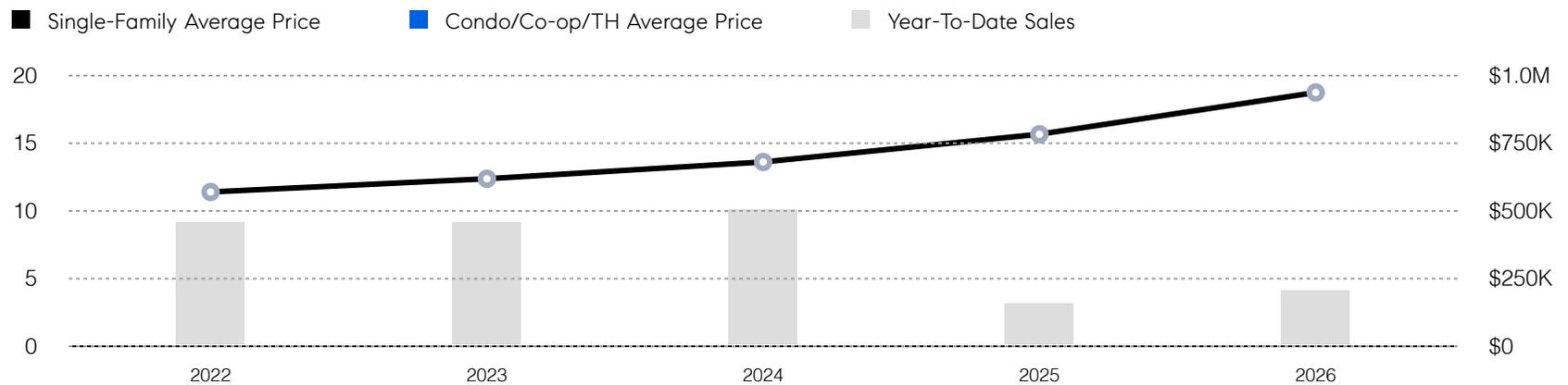


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# Emerson

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	6	11	83.3%	4	7	75.0%
	ACTIVE LISTINGS	7	9	28.6%	7	9	28.6%
	# OF SALES	3	4	33.3%	3	1	-66.7%
	SALES VOLUME	\$2,350,000	\$3,750,000	59.6%	\$2,350,000	\$825,000	-64.9%
	MEDIAN PRICE	\$710,000	\$962,500	35.6%	\$710,000	\$825,000	16.2%
	AVERAGE PRICE	\$783,333	\$937,500	19.7%	\$783,333	\$825,000	5.3%
	AVERAGE DOM	54	22	-59.3%	54	11	-79.6%
	Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

## Historic Sales Trends

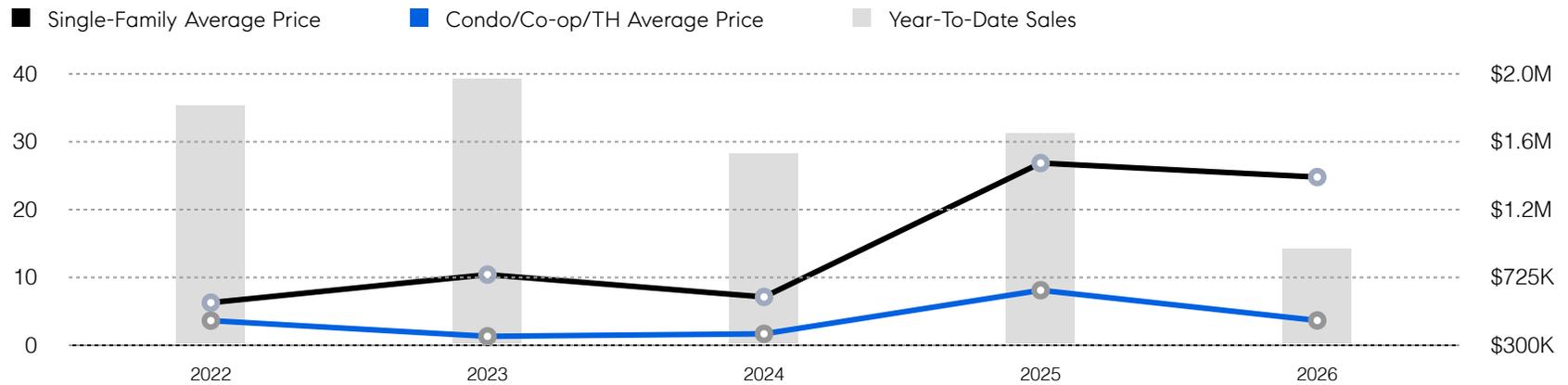


\* Line graphs may be hidden due to limited sales data

# Englewood

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	11	14	27.3%	4	8	100.0%
	ACTIVE LISTINGS	45	30	-33.3%	45	30	-33.3%
	# OF SALES	18	9	-50.0%	5	5	0.0%
	SALES VOLUME	\$25,948,032	\$12,182,500	-53.1%	\$5,860,000	\$4,592,500	-21.6%
	MEDIAN PRICE	\$1,200,000	\$645,000	-46.2%	\$1,175,000	\$645,000	-45.1%
	AVERAGE PRICE	\$1,441,557	\$1,353,611	-6.1%	\$1,172,000	\$918,500	-21.6%
	AVERAGE DOM	66	132	100.0%	44	57	29.5%
Condo/Co-op/TH	CONTRACTS SIGNED	13	7	-46.2%	7	6	-14.3%
	ACTIVE LISTINGS	29	23	-20.7%	29	23	-20.7%
	# OF SALES	13	5	-61.5%	6	3	-50.0%
	SALES VOLUME	\$8,383,000	\$2,278,000	-72.8%	\$3,864,000	\$1,288,000	-66.7%
	MEDIAN PRICE	\$510,000	\$368,000	-27.8%	\$544,500	\$368,000	-32.4%
	AVERAGE PRICE	\$644,846	\$455,600	-29.3%	\$644,000	\$429,333	-33.3%
	AVERAGE DOM	74	43	-41.9%	61	43	-29.5%

## Historic Sales Trends

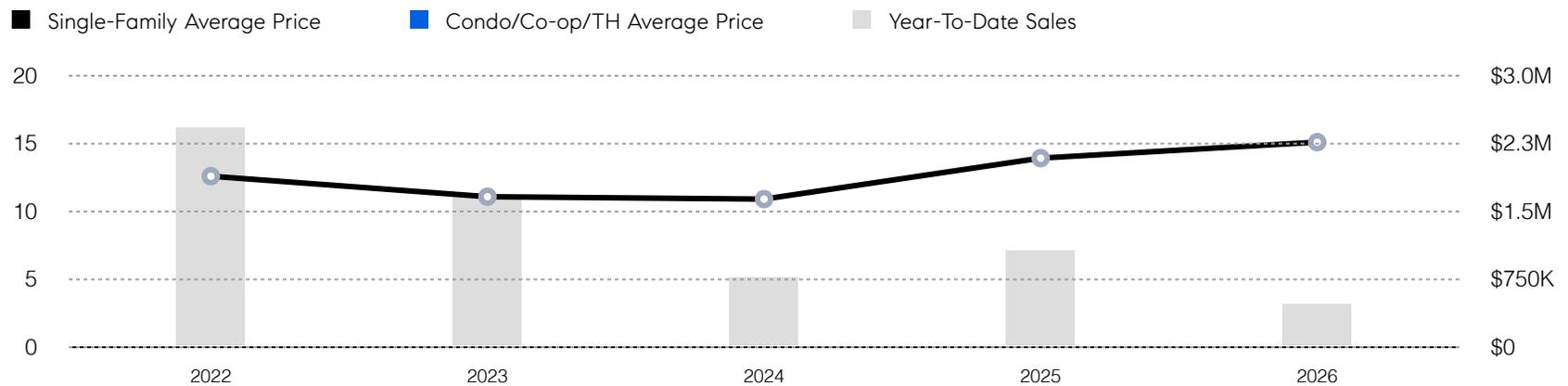


\* Line graphs may be hidden due to limited sales data

# Englewood Cliffs

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	5	4	-20.0%	2	3	50.0%
	ACTIVE LISTINGS	27	21	-22.2%	27	21	-22.2%
	# OF SALES	7	3	-57.1%	2	1	-50.0%
	SALES VOLUME	\$14,627,776	\$6,798,888	-53.5%	\$3,588,888	\$3,100,000	-13.6%
	MEDIAN PRICE	\$1,925,000	\$2,200,000	14.3%	\$1,794,444	\$3,100,000	72.8%
	AVERAGE PRICE	\$2,089,682	\$2,266,296	8.5%	\$1,794,444	\$3,100,000	72.8%
	AVERAGE DOM	29	49	69.0%	25	34	36.0%
	<hr/>						
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

## Historic Sales Trends

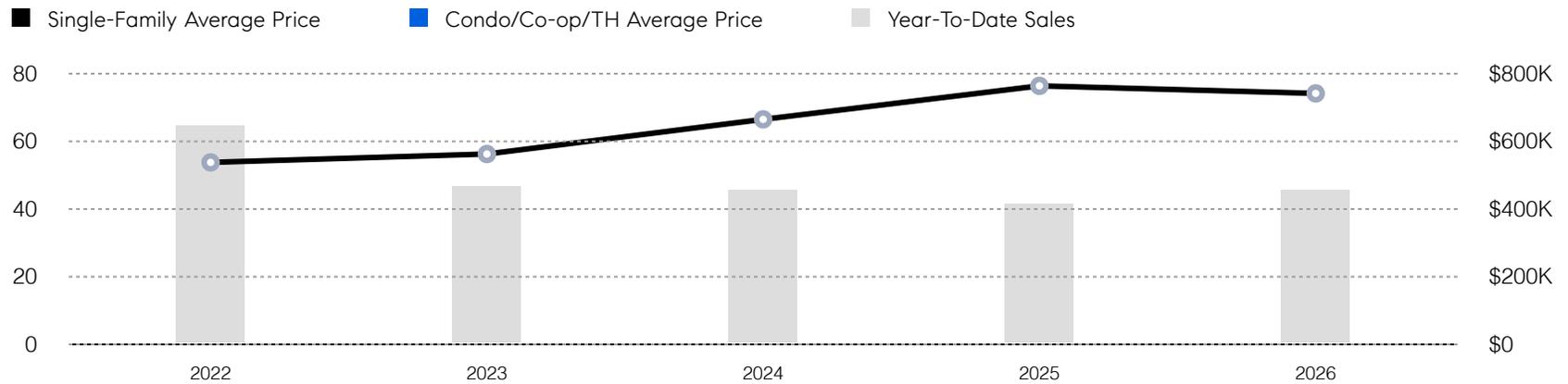


\* Line graphs may be hidden due to limited sales data

# Fair Lawn

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	37	32	-13.5%	15	15	0.0%
	ACTIVE LISTINGS	49	27	-44.9%	49	27	-44.9%
	# OF SALES	41	40	-2.4%	13	22	69.2%
	SALES VOLUME	\$31,329,433	\$29,673,500	-5.3%	\$11,473,000	\$15,146,000	32.0%
	MEDIAN PRICE	\$700,000	\$677,500	-3.2%	\$700,000	\$647,500	-7.5%
	AVERAGE PRICE	\$764,133	\$741,838	-2.9%	\$882,538	\$688,455	-22.0%
	AVERAGE DOM	47	30	-36.2%	41	33	-19.5%
Condo/Co-op/TH	CONTRACTS SIGNED	3	5	66.7%	3	0	0.0%
	ACTIVE LISTINGS	6	5	-16.7%	6	5	-16.7%
	# OF SALES	0	5	0.0%	0	4	0.0%
	SALES VOLUME	-	\$2,265,050	-	-	\$1,865,000	-
	MEDIAN PRICE	-	\$340,000	-	-	\$340,000	-
	AVERAGE PRICE	-	\$453,010	-	-	\$466,250	-
	AVERAGE DOM	-	19	-	-	20	-

## Historic Sales Trends

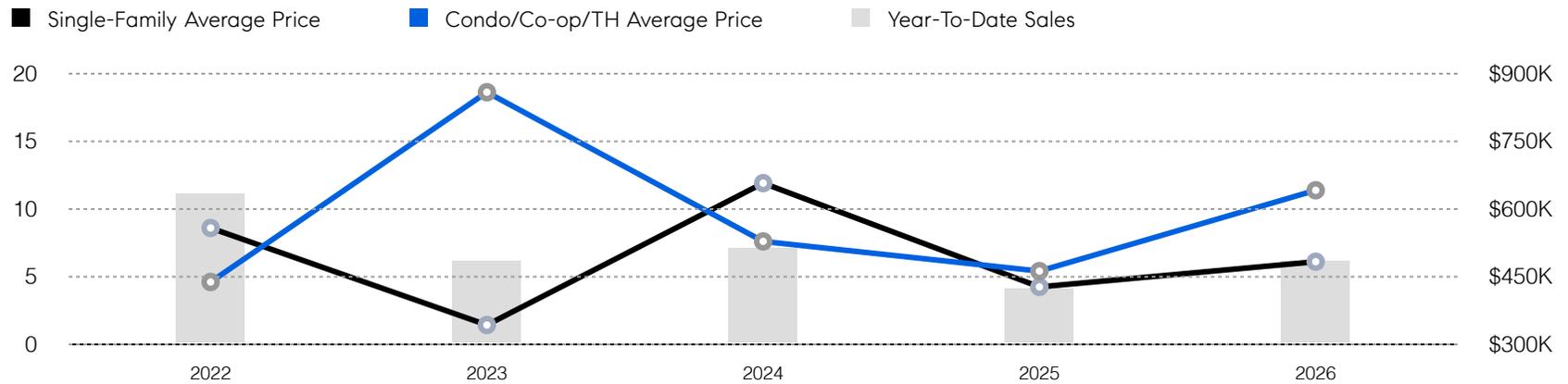


\* Line graphs may be hidden due to limited sales data

# Fairview

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	3	2	-33.3%	2	1	-50.0%
	ACTIVE LISTINGS	7	3	-57.1%	7	3	-57.1%
	# OF SALES	2	3	50.0%	2	1	-50.0%
	SALES VOLUME	\$855,000	\$1,450,000	69.6%	\$855,000	\$670,000	-21.6%
	MEDIAN PRICE	\$427,500	\$420,000	-1.8%	\$427,500	\$670,000	56.7%
	AVERAGE PRICE	\$427,500	\$483,333	13.1%	\$427,500	\$670,000	56.7%
	AVERAGE DOM	101	18	-82.2%	101	13	-87.1%
Condo/Co-op/TH	CONTRACTS SIGNED	2	5	150.0%	2	3	50.0%
	ACTIVE LISTINGS	2	8	300.0%	2	8	300.0%
	# OF SALES	2	3	50.0%	2	3	50.0%
	SALES VOLUME	\$925,000	\$1,925,000	108.1%	\$925,000	\$1,925,000	108.1%
	MEDIAN PRICE	\$462,500	\$655,000	41.6%	\$462,500	\$655,000	41.6%
	AVERAGE PRICE	\$462,500	\$641,667	38.7%	\$462,500	\$641,667	38.7%
	AVERAGE DOM	89	40	-55.1%	89	40	-55.1%

## Historic Sales Trends

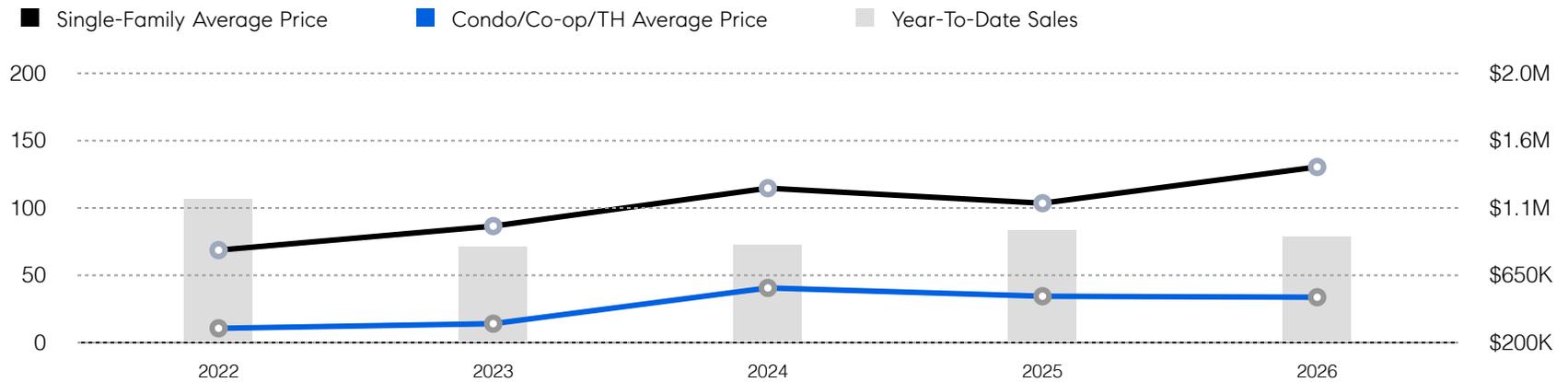


\* Line graphs may be hidden due to limited sales data

# Fort Lee

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	9	5	-44.4%	5	2	-60.0%
	ACTIVE LISTINGS	24	7	-70.8%	24	7	-70.8%
	# OF SALES	9	10	11.1%	3	6	100.0%
	SALES VOLUME	\$10,187,100	\$13,740,000	34.9%	\$2,350,000	\$6,960,000	196.2%
	MEDIAN PRICE	\$950,000	\$1,005,000	5.8%	\$940,000	\$1,005,000	6.9%
	AVERAGE PRICE	\$1,131,900	\$1,374,000	21.4%	\$783,333	\$1,160,000	48.1%
	AVERAGE DOM	79	100	26.6%	109	108	-0.9%
Condo/Co-op/TH	CONTRACTS SIGNED	85	78	-8.2%	44	41	-6.8%
	ACTIVE LISTINGS	174	146	-16.1%	174	146	-16.1%
	# OF SALES	73	67	-8.2%	39	36	-7.7%
	SALES VOLUME	\$37,229,095	\$33,729,500	-9.4%	\$20,004,000	\$18,590,500	-7.1%
	MEDIAN PRICE	\$378,500	\$359,000	-5.2%	\$360,000	\$355,000	-1.4%
	AVERAGE PRICE	\$509,988	\$503,425	-1.3%	\$512,923	\$516,403	0.7%
	AVERAGE DOM	66	58	-12.1%	58	63	8.6%

## Historic Sales Trends

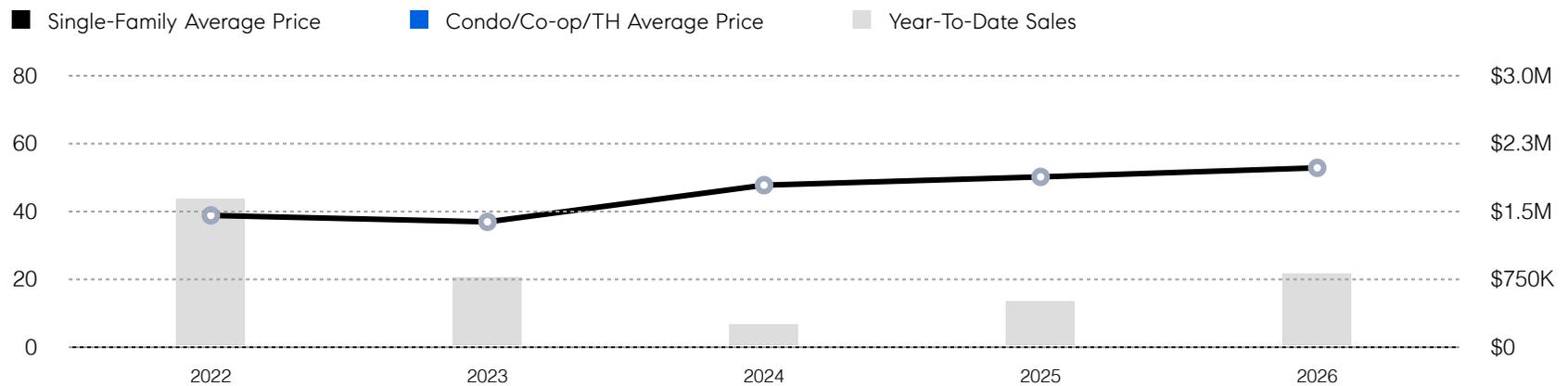


\* Line graphs may be hidden due to limited sales data

# Franklin Lakes

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	27	13	-51.9%	15	7	-53.3%
	ACTIVE LISTINGS	50	32	-36.0%	50	32	-36.0%
	# OF SALES	13	20	53.8%	8	14	75.0%
	SALES VOLUME	\$24,472,000	\$39,644,734	62.0%	\$14,213,000	\$25,689,688	80.7%
	MEDIAN PRICE	\$1,850,000	\$1,475,000	-20.3%	\$1,975,000	\$1,437,500	-27.2%
	AVERAGE PRICE	\$1,882,462	\$1,982,237	5.3%	\$1,776,625	\$1,834,978	3.3%
	AVERAGE DOM	65	28	-56.9%	72	31	-56.9%
Condo/Co-op/TH	CONTRACTS SIGNED	0	2	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	0	1	0.0%	0	1	0.0%
	SALES VOLUME	-	\$2,150,000	-	-	\$2,150,000	-
	MEDIAN PRICE	-	\$2,150,000	-	-	\$2,150,000	-
	AVERAGE PRICE	-	\$2,150,000	-	-	\$2,150,000	-
	AVERAGE DOM	-	11	-	-	11	-

## Historic Sales Trends

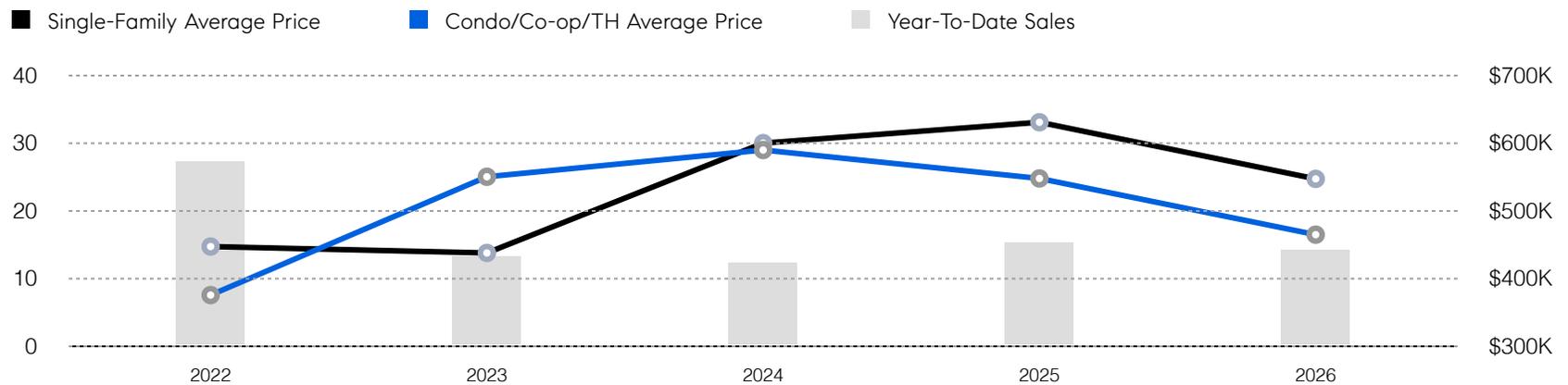


\* Line graphs may be hidden due to limited sales data

# Garfield City

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	15	10	-33.3%	11	3	-72.7%
	ACTIVE LISTINGS	29	10	-65.5%	29	10	-65.5%
	# OF SALES	12	13	8.3%	8	7	-12.5%
	SALES VOLUME	\$7,572,550	\$7,116,000	-6.0%	\$5,220,550	\$4,010,000	-23.2%
	MEDIAN PRICE	\$670,000	\$565,000	-15.7%	\$670,000	\$565,000	-15.7%
	AVERAGE PRICE	\$631,046	\$547,385	-13.3%	\$652,569	\$572,857	-12.2%
	AVERAGE DOM	32	45	40.6%	32	50	56.3%
Condo/Co-op/TH	CONTRACTS SIGNED	13	4	-69.2%	10	3	-70.0%
	ACTIVE LISTINGS	11	4	-63.6%	11	4	-63.6%
	# OF SALES	3	1	-66.7%	3	0	0.0%
	SALES VOLUME	\$1,644,000	\$465,000	-71.7%	\$1,644,000	-	-
	MEDIAN PRICE	\$510,000	\$465,000	-8.8%	\$510,000	-	-
	AVERAGE PRICE	\$548,000	\$465,000	-15.1%	\$548,000	-	-
	AVERAGE DOM	42	51	21.4%	42	-	-

## Historic Sales Trends

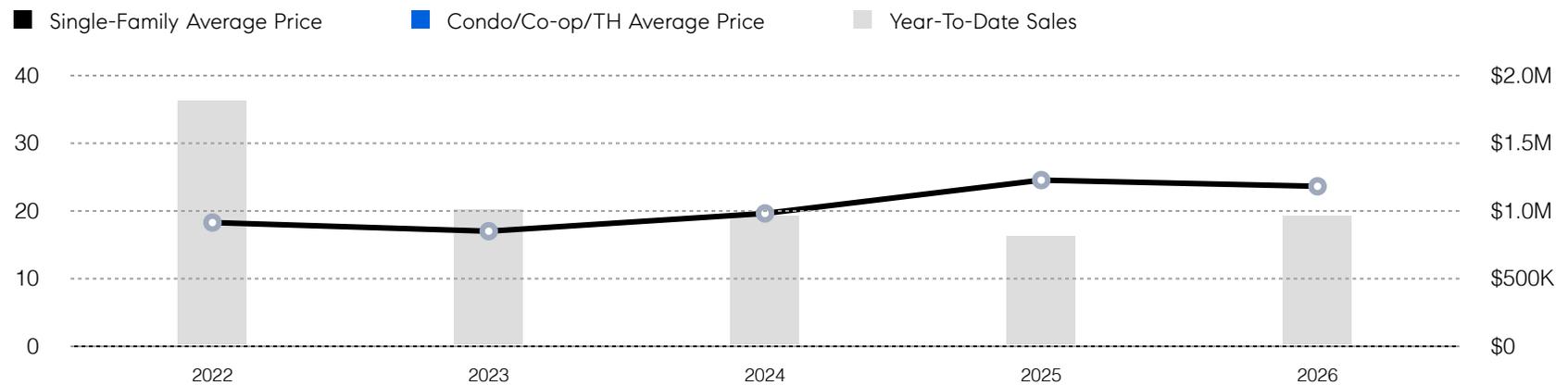


\* Line graphs may be hidden due to limited sales data

# Glen Rock

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	17	24	41.2%	12	15	25.0%
	ACTIVE LISTINGS	21	10	-52.4%	21	10	-52.4%
	# OF SALES	16	19	18.8%	3	7	133.3%
	SALES VOLUME	\$19,641,998	\$22,460,000	14.3%	\$4,615,000	\$7,685,000	66.5%
	MEDIAN PRICE	\$1,140,000	\$910,000	-20.2%	\$1,120,000	\$910,000	-18.7%
	AVERAGE PRICE	\$1,227,625	\$1,182,105	-3.7%	\$1,538,333	\$1,097,857	-28.6%
	AVERAGE DOM	20	40	100.0%	20	25	25.0%
	Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	0
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

## Historic Sales Trends

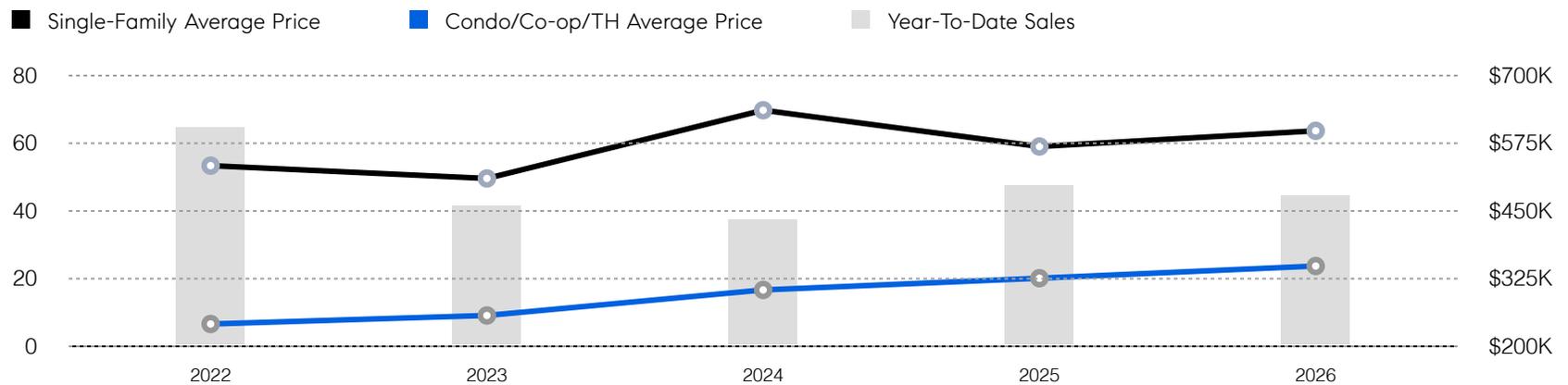


\* Line graphs may be hidden due to limited sales data

# Hackensack

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	8	18	125.0%	2	6	200.0%
	ACTIVE LISTINGS	19	23	21.1%	19	23	21.1%
	# OF SALES	18	14	-22.2%	8	4	-50.0%
	SALES VOLUME	\$10,242,000	\$8,371,999	-18.3%	\$4,532,000	\$2,165,000	-52.2%
	MEDIAN PRICE	\$566,500	\$600,000	5.9%	\$550,000	\$555,000	0.9%
	AVERAGE PRICE	\$569,000	\$598,000	5.1%	\$566,500	\$541,250	-4.5%
	AVERAGE DOM	31	59	90.3%	27	85	214.8%
Condo/Co-op/TH	CONTRACTS SIGNED	46	42	-8.7%	26	24	-7.7%
	ACTIVE LISTINGS	76	35	-53.9%	76	35	-53.9%
	# OF SALES	29	30	3.4%	17	20	17.6%
	SALES VOLUME	\$9,448,500	\$10,450,150	10.6%	\$5,714,000	\$7,467,150	30.7%
	MEDIAN PRICE	\$310,000	\$327,000	5.5%	\$310,000	\$328,500	6.0%
	AVERAGE PRICE	\$325,810	\$348,338	6.9%	\$336,118	\$373,358	11.1%
	AVERAGE DOM	49	52	6.1%	46	52	13.0%

## Historic Sales Trends

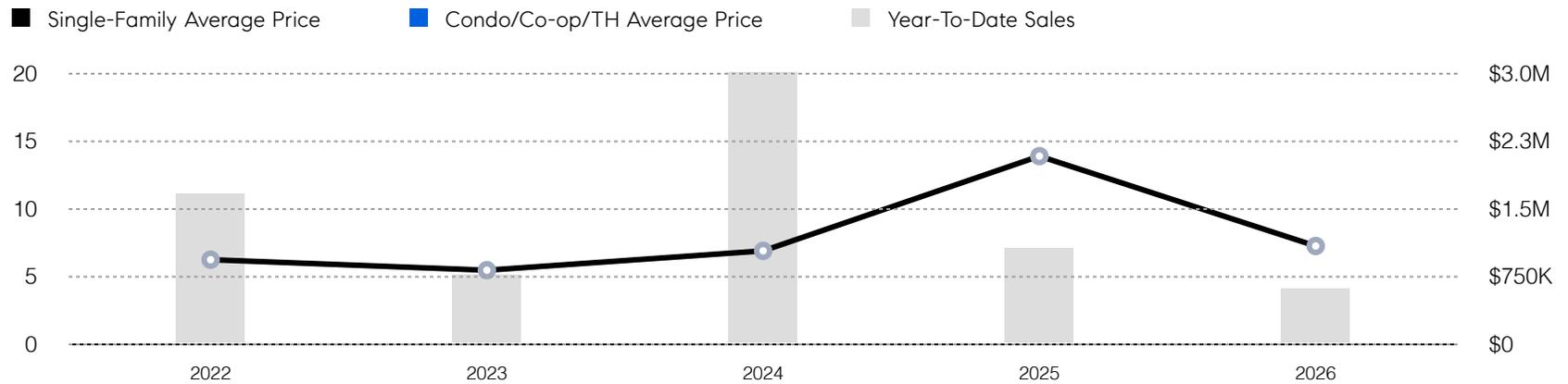


\* Line graphs may be hidden due to limited sales data

# Haworth

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	3	4	33.3%	1	1	0.0%
	ACTIVE LISTINGS	5	5	0.0%	5	5	0.0%
	# OF SALES	5	4	-20.0%	3	1	-66.7%
	SALES VOLUME	\$10,432,000	\$4,363,020	-58.2%	\$8,674,000	\$1,460,000	-83.2%
	MEDIAN PRICE	\$2,699,000	\$1,164,510	-56.9%	\$2,725,000	\$1,460,000	-46.4%
	AVERAGE PRICE	\$2,086,400	\$1,090,755	-47.7%	\$2,891,333	\$1,460,000	-49.5%
	AVERAGE DOM	40	19	-52.5%	58	10	-82.8%
Condo/Co-op/TH	CONTRACTS SIGNED	3	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	3	1	-66.7%	3	1	-66.7%
	# OF SALES	2	0	0.0%	1	0	0.0%
	SALES VOLUME	\$2,395,000	-	-	\$1,145,000	-	-
	MEDIAN PRICE	\$1,197,500	-	-	\$1,145,000	-	-
	AVERAGE PRICE	\$1,197,500	-	-	\$1,145,000	-	-
	AVERAGE DOM	33	-	-	12	-	-

## Historic Sales Trends

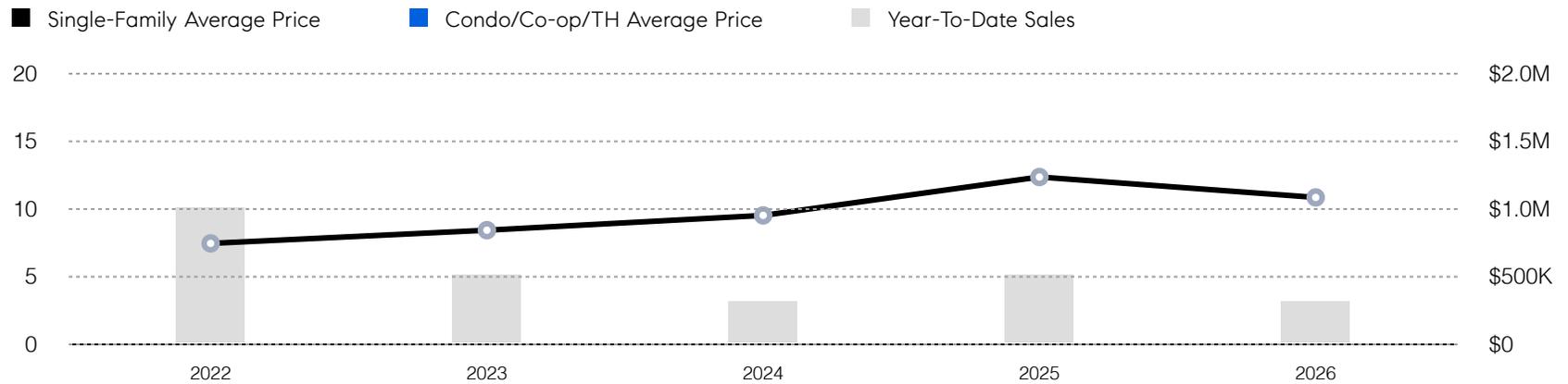


\* Line graphs may be hidden due to limited sales data

# Harrington Park

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	3	5	66.7%	1	3	200.0%
	ACTIVE LISTINGS	5	2	-60.0%	5	2	-60.0%
	# OF SALES	5	3	-40.0%	2	1	-50.0%
	SALES VOLUME	\$6,184,000	\$3,258,000	-47.3%	\$3,225,000	\$1,070,000	-66.8%
	MEDIAN PRICE	\$1,049,000	\$1,070,000	2.0%	\$1,612,500	\$1,070,000	-33.6%
	AVERAGE PRICE	\$1,236,800	\$1,086,000	-12.2%	\$1,612,500	\$1,070,000	-33.6%
	AVERAGE DOM	18	10	-44.4%	10	6	-40.0%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

## Historic Sales Trends

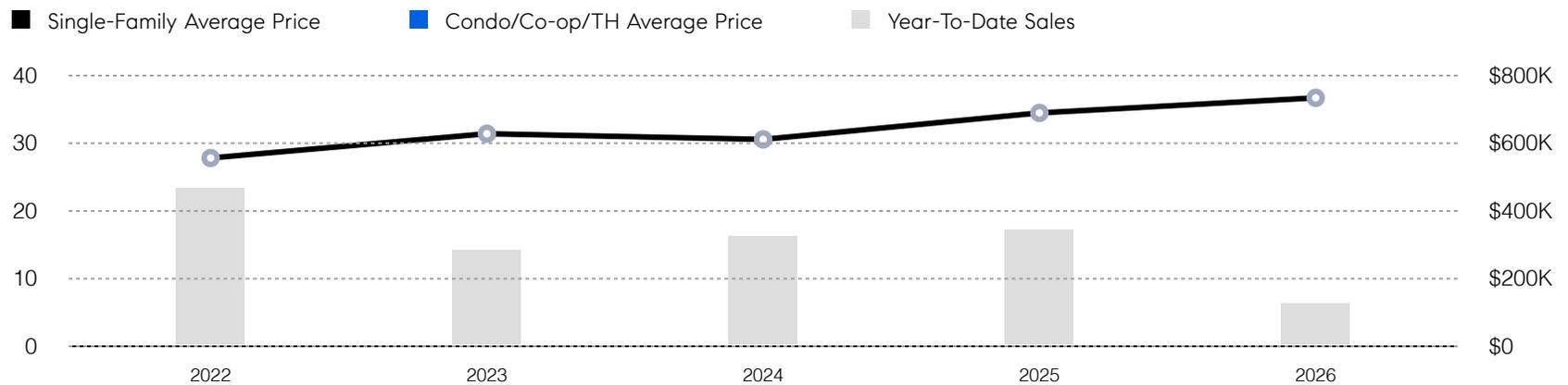


\* Line graphs may be hidden due to limited sales data

# Hasbrouck Heights

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	9	5	-44.4%	4	3	-25.0%
	ACTIVE LISTINGS	15	11	-26.7%	15	11	-26.7%
	# OF SALES	17	6	-64.7%	2	2	0.0%
	SALES VOLUME	\$11,725,000	\$4,405,000	-62.4%	\$1,105,000	\$1,600,000	44.8%
	MEDIAN PRICE	\$675,000	\$727,500	7.8%	\$552,500	\$800,000	44.8%
	AVERAGE PRICE	\$689,706	\$734,167	6.4%	\$552,500	\$800,000	44.8%
	AVERAGE DOM	42	59	40.5%	96	61	-36.5%
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Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

## Historic Sales Trends

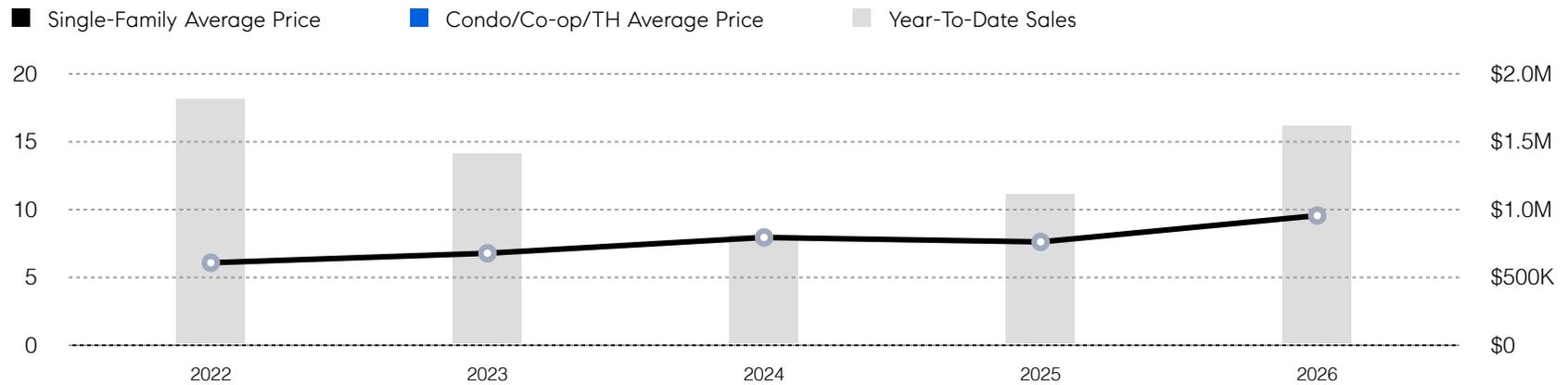


\* Line graphs may be hidden due to limited sales data

# Hillsdale

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	2	11	450.0%	2	7	250.0%
	ACTIVE LISTINGS	8	3	-62.5%	8	3	-62.5%
	# OF SALES	11	15	36.4%	2	6	200.0%
	SALES VOLUME	\$8,384,285	\$14,340,999	71.0%	\$2,160,000	\$6,145,999	184.5%
	MEDIAN PRICE	\$705,335	\$880,000	24.8%	\$1,080,000	\$940,000	-13.0%
	AVERAGE PRICE	\$762,208	\$956,067	25.4%	\$1,080,000	\$1,024,333	-5.2%
	AVERAGE DOM	64	50	-21.9%	137	30	-78.1%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	2	0	0.0%	2	0	0.0%
	# OF SALES	0	1	0.0%	0	1	0.0%
	SALES VOLUME	-	\$1,295,000	-	-	\$1,295,000	-
	MEDIAN PRICE	-	\$1,295,000	-	-	\$1,295,000	-
	AVERAGE PRICE	-	\$1,295,000	-	-	\$1,295,000	-
	AVERAGE DOM	-	174	-	-	174	-

## Historic Sales Trends

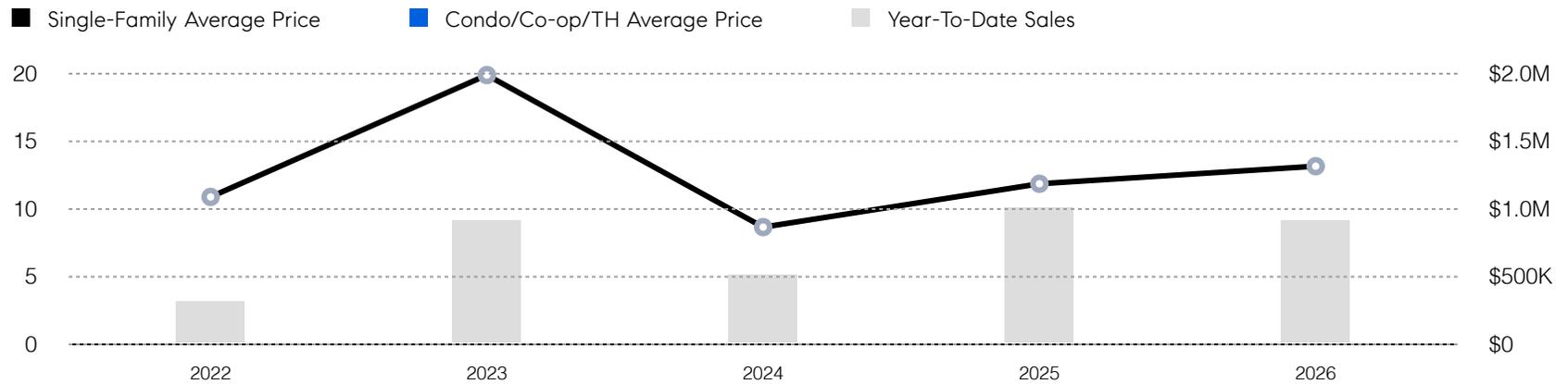


\* Line graphs may be hidden due to limited sales data

# Ho-Ho-Kus

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	10	8	-20.0%	2	2	0.0%
	ACTIVE LISTINGS	8	4	-50.0%	8	4	-50.0%
	# OF SALES	9	9	0.0%	4	6	50.0%
	SALES VOLUME	\$10,680,554	\$11,849,000	10.9%	\$4,689,554	\$7,089,000	51.2%
	MEDIAN PRICE	\$1,156,000	\$1,090,000	-5.7%	\$1,172,389	\$1,090,000	-7.0%
	AVERAGE PRICE	\$1,186,728	\$1,316,556	10.9%	\$1,172,389	\$1,181,500	0.8%
	AVERAGE DOM	13	44	238.5%	11	38	245.5%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	1	0	0.0%	1	0	0.0%
	SALES VOLUME	\$1,100,000	-	-	\$1,100,000	-	-
	MEDIAN PRICE	\$1,100,000	-	-	\$1,100,000	-	-
	AVERAGE PRICE	\$1,100,000	-	-	\$1,100,000	-	-
	AVERAGE DOM	298	-	-	298	-	-

## Historic Sales Trends

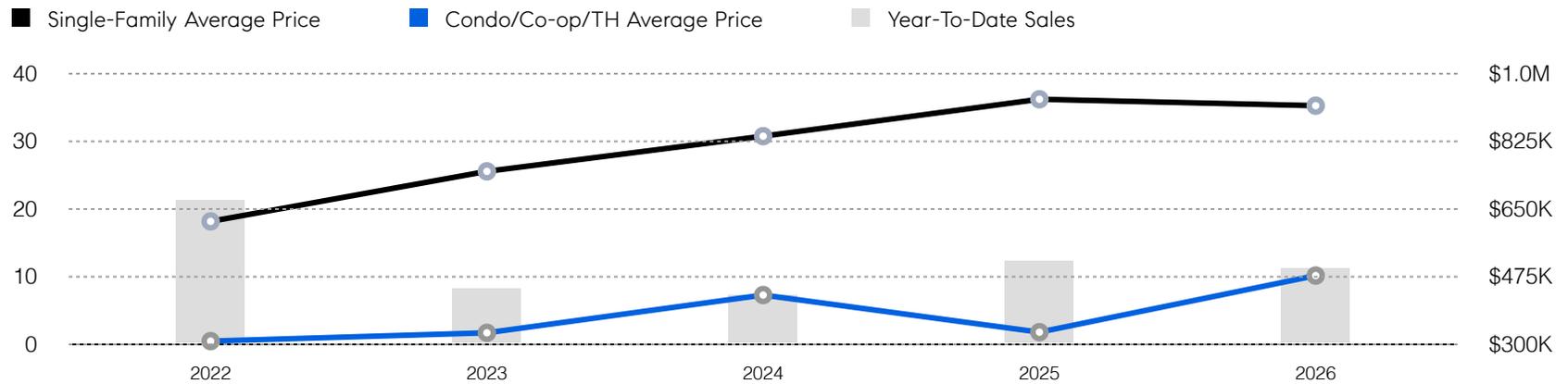


\* Line graphs may be hidden due to limited sales data

# Leonia

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	2	3	50.0%	1	1	0.0%
	ACTIVE LISTINGS	9	6	-33.3%	9	6	-33.3%
	# OF SALES	9	8	-11.1%	3	5	66.7%
	SALES VOLUME	\$8,405,400	\$7,338,900	-12.7%	\$2,595,500	\$4,323,900	66.6%
	MEDIAN PRICE	\$850,000	\$890,000	4.7%	\$857,500	\$825,000	-3.8%
	AVERAGE PRICE	\$933,933	\$917,363	-1.8%	\$865,167	\$864,780	0.0%
	AVERAGE DOM	36	63	75.0%	28	52	85.7%
Condo/Co-op/TH	CONTRACTS SIGNED	2	4	100.0%	1	2	100.0%
	ACTIVE LISTINGS	2	0	0.0%	2	0	0.0%
	# OF SALES	3	3	0.0%	2	2	0.0%
	SALES VOLUME	\$995,000	\$1,434,000	44.1%	\$730,000	\$754,000	3.3%
	MEDIAN PRICE	\$360,000	\$429,000	19.2%	\$365,000	\$377,000	3.3%
	AVERAGE PRICE	\$331,667	\$478,000	44.1%	\$365,000	\$377,000	3.3%
	AVERAGE DOM	72	54	-25.0%	80	64	-20.0%

## Historic Sales Trends

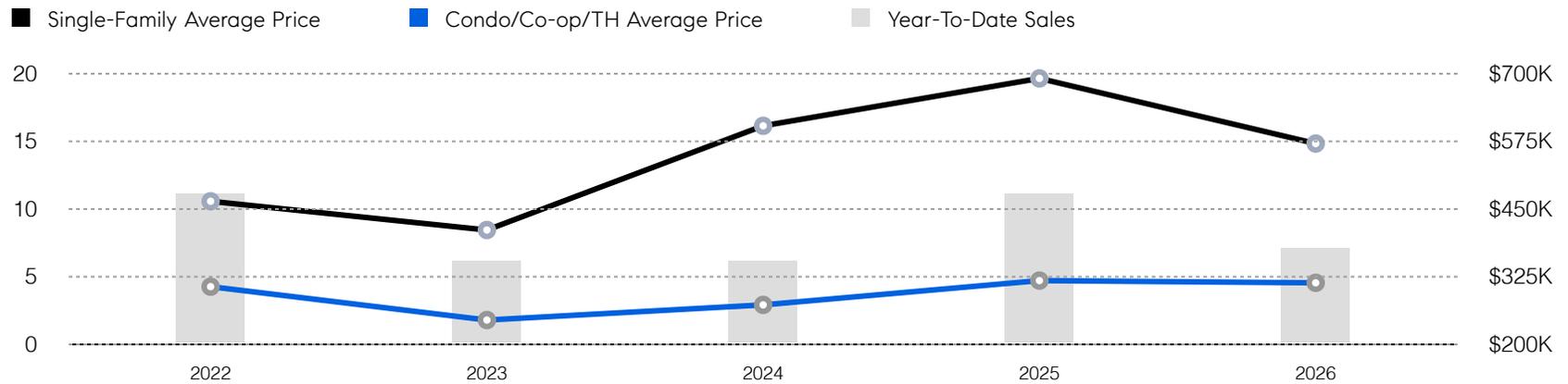


\* Line graphs may be hidden due to limited sales data

# Little Ferry

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	4	7	75.0%	0	5	0.0%
	ACTIVE LISTINGS	7	6	-14.3%	7	6	-14.3%
	# OF SALES	8	3	-62.5%	3	0	0.0%
	SALES VOLUME	\$5,530,976	\$1,712,934	-69.0%	\$2,647,976	-	-
	MEDIAN PRICE	\$630,000	\$583,000	-7.5%	\$1,149,000	-	-
	AVERAGE PRICE	\$691,372	\$570,978	-17.4%	\$882,659	-	-
	AVERAGE DOM	23	52	126.1%	30	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	5	5	0.0%	3	2	-33.3%
	ACTIVE LISTINGS	5	6	20.0%	5	6	20.0%
	# OF SALES	3	4	33.3%	2	1	-50.0%
	SALES VOLUME	\$953,700	\$1,255,000	31.6%	\$550,000	\$290,000	-47.3%
	MEDIAN PRICE	\$275,000	\$290,000	5.5%	\$275,000	\$290,000	5.5%
	AVERAGE PRICE	\$317,900	\$313,750	-1.3%	\$275,000	\$290,000	5.5%
	AVERAGE DOM	61	32	-47.5%	57	27	-52.6%

## Historic Sales Trends

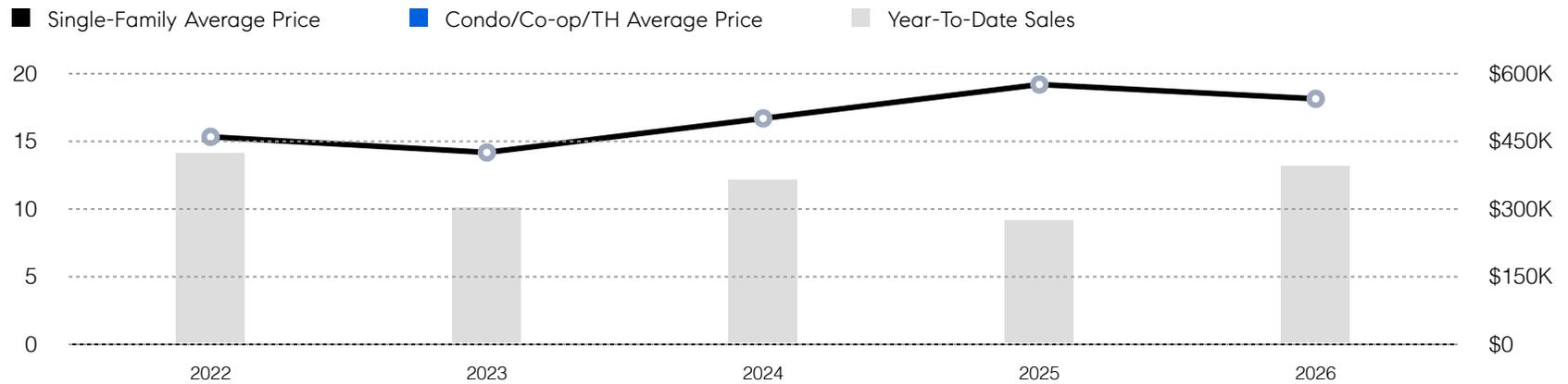


\* Line graphs may be hidden due to limited sales data

# Lodi

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	8	12	50.0%	1	7	600.0%
	ACTIVE LISTINGS	21	12	-42.9%	21	12	-42.9%
	# OF SALES	9	12	33.3%	4	6	50.0%
	SALES VOLUME	\$5,185,000	\$6,533,000	26.0%	\$1,945,000	\$3,625,000	86.4%
	MEDIAN PRICE	\$605,000	\$584,500	-3.4%	\$435,000	\$640,000	47.1%
	AVERAGE PRICE	\$576,111	\$544,417	-5.5%	\$486,250	\$604,167	24.3%
	AVERAGE DOM	25	38	52.0%	22	54	145.5%
Condo/Co-op/TH	CONTRACTS SIGNED	5	1	-80.0%	1	0	0.0%
	ACTIVE LISTINGS	10	2	-80.0%	10	2	-80.0%
	# OF SALES	0	1	0.0%	0	1	0.0%
	SALES VOLUME	-	\$495,000	-	-	\$495,000	-
	MEDIAN PRICE	-	\$495,000	-	-	\$495,000	-
	AVERAGE PRICE	-	\$495,000	-	-	\$495,000	-
	AVERAGE DOM	-	22	-	-	22	-

## Historic Sales Trends

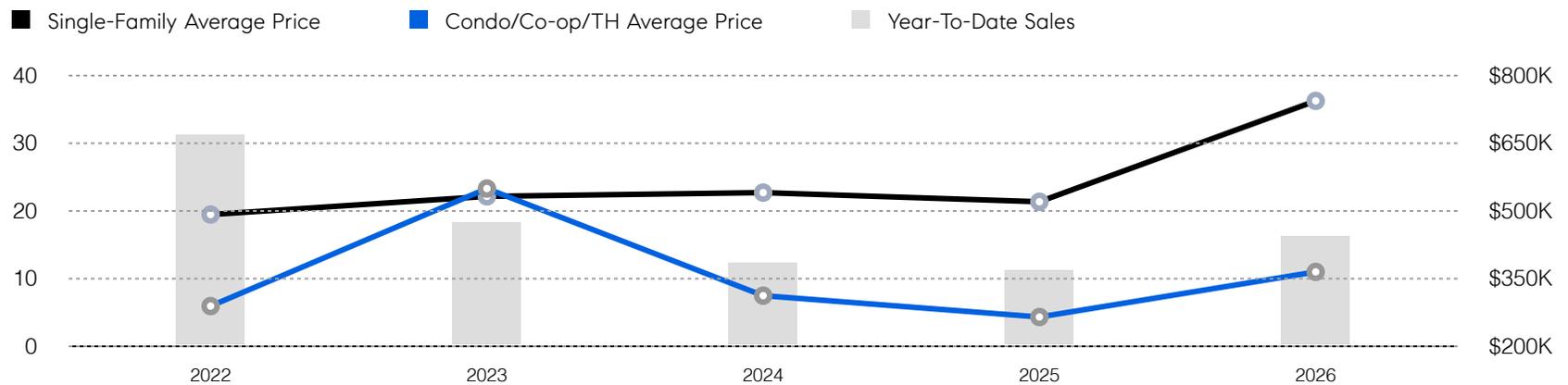


\* Line graphs may be hidden due to limited sales data

# Lyndhurst

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	7	18	157.1%	3	5	66.7%
	ACTIVE LISTINGS	18	12	-33.3%	18	12	-33.3%
	# OF SALES	9	14	55.6%	5	9	80.0%
	SALES VOLUME	\$4,683,400	\$10,415,000	122.4%	\$2,613,400	\$6,280,000	140.3%
	MEDIAN PRICE	\$535,000	\$725,000	35.5%	\$530,000	\$716,000	35.1%
	AVERAGE PRICE	\$520,378	\$743,929	43.0%	\$522,680	\$697,778	33.5%
	AVERAGE DOM	58	53	-8.6%	52	68	30.8%
Condo/Co-op/TH	CONTRACTS SIGNED	3	3	0.0%	1	3	200.0%
	ACTIVE LISTINGS	1	2	100.0%	1	2	100.0%
	# OF SALES	2	2	0.0%	2	2	0.0%
	SALES VOLUME	\$530,000	\$730,000	37.7%	\$530,000	\$730,000	37.7%
	MEDIAN PRICE	\$265,000	\$365,000	37.7%	\$265,000	\$365,000	37.7%
	AVERAGE PRICE	\$265,000	\$365,000	37.7%	\$265,000	\$365,000	37.7%
	AVERAGE DOM	11	12	9.1%	11	12	9.1%

## Historic Sales Trends

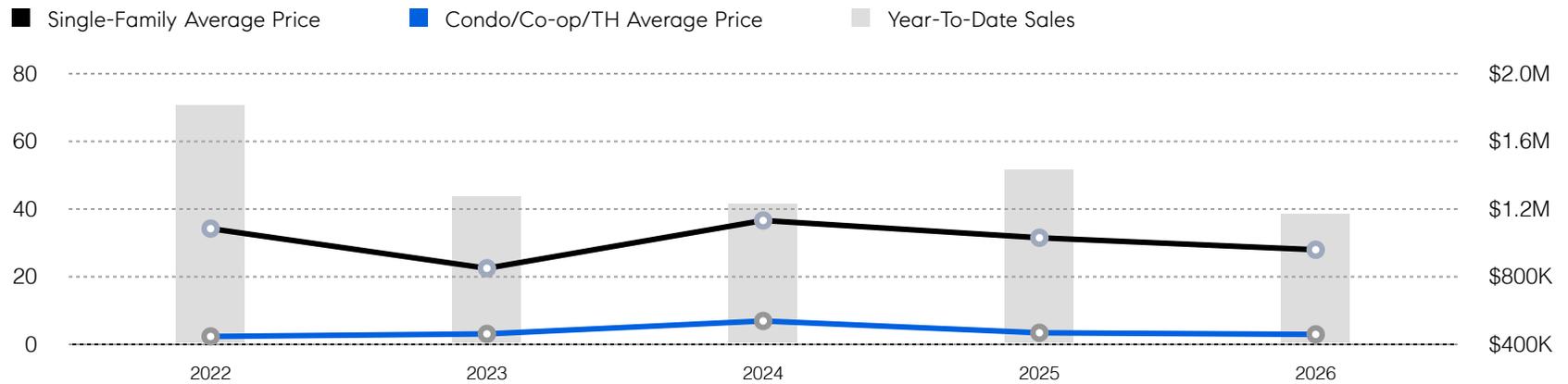


\* Line graphs may be hidden due to limited sales data

# Mahwah

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	11	14	27.3%	4	12	200.0%
	ACTIVE LISTINGS	37	18	-51.4%	37	18	-51.4%
	# OF SALES	23	11	-52.2%	7	3	-57.1%
	SALES VOLUME	\$23,698,249	\$10,555,500	-55.5%	\$7,803,499	\$1,769,000	-77.3%
	MEDIAN PRICE	\$965,000	\$1,235,000	28.0%	\$1,140,000	\$110,000	-90.4%
	AVERAGE PRICE	\$1,030,359	\$959,591	-6.9%	\$1,114,786	\$589,667	-47.1%
	AVERAGE DOM	27	40	48.1%	31	27	-12.9%
Condo/Co-op/TH	CONTRACTS SIGNED	43	29	-32.6%	27	12	-55.6%
	ACTIVE LISTINGS	44	21	-52.3%	44	21	-52.3%
	# OF SALES	28	27	-3.6%	13	15	15.4%
	SALES VOLUME	\$13,123,500	\$12,397,490	-5.5%	\$6,115,000	\$6,647,990	8.7%
	MEDIAN PRICE	\$455,000	\$415,000	-8.8%	\$465,000	\$415,000	-10.8%
	AVERAGE PRICE	\$468,696	\$459,166	-2.0%	\$470,385	\$443,199	-5.8%
	AVERAGE DOM	31	31	0.0%	38	40	5.3%

## Historic Sales Trends

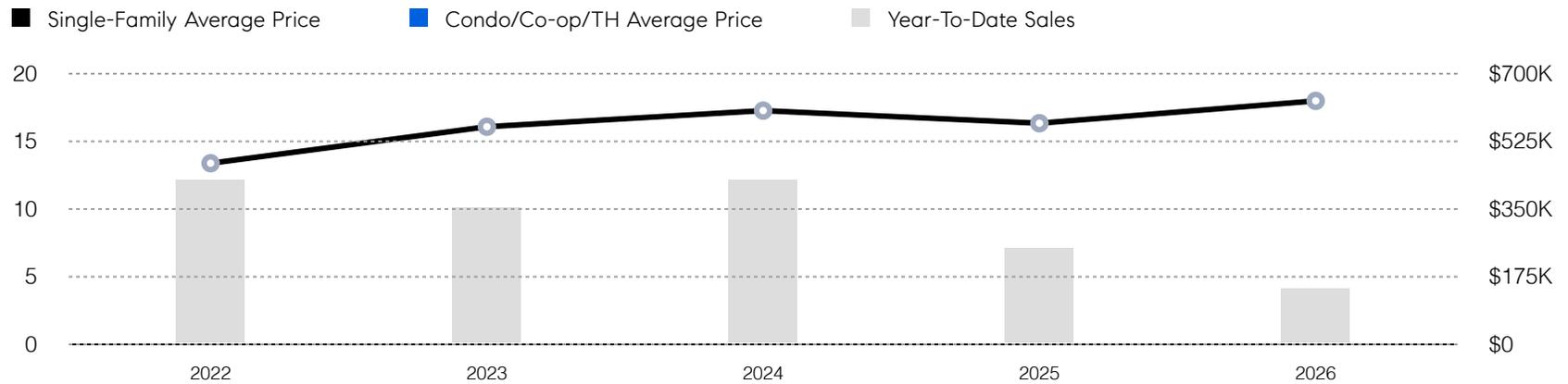


\* Line graphs may be hidden due to limited sales data

# Maywood

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	10	4	-60.0%	3	4	33.3%
	ACTIVE LISTINGS	13	3	-76.9%	13	3	-76.9%
	# OF SALES	7	4	-42.9%	3	0	0.0%
	SALES VOLUME	\$4,004,000	\$2,519,000	-37.1%	\$1,535,000	-	-
	MEDIAN PRICE	\$625,000	\$620,000	-0.8%	\$470,000	-	-
	AVERAGE PRICE	\$572,000	\$629,750	10.1%	\$511,667	-	-
	AVERAGE DOM	31	18	-41.9%	46	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

## Historic Sales Trends

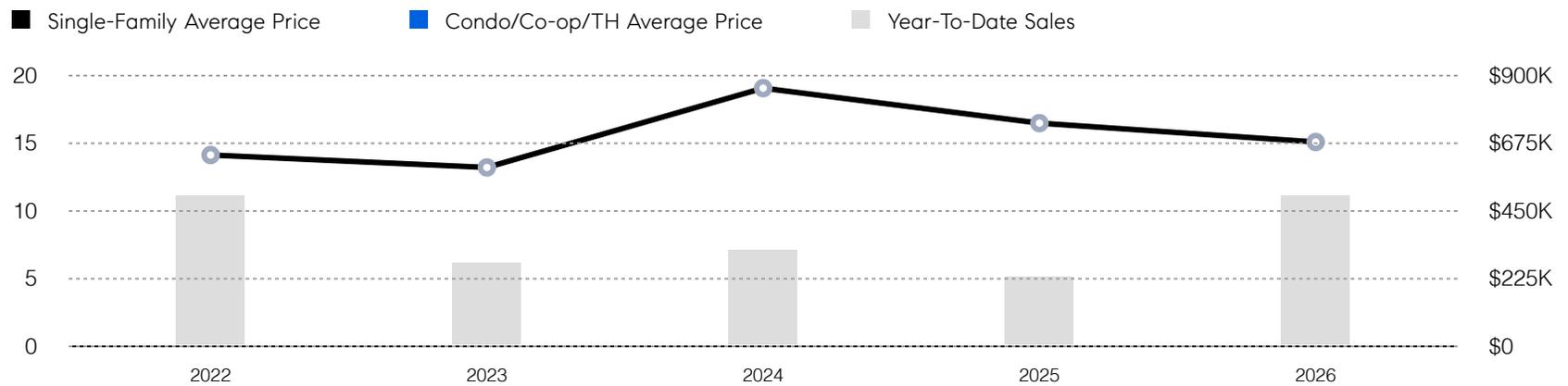


\* Line graphs may be hidden due to limited sales data

# Midland Park

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	5	8	60.0%	2	6	200.0%
	ACTIVE LISTINGS	10	6	-40.0%	10	6	-40.0%
	# OF SALES	5	11	120.0%	3	1	-66.7%
	SALES VOLUME	\$3,710,000	\$7,472,028	101.4%	\$1,959,000	\$460,000	-76.5%
	MEDIAN PRICE	\$851,000	\$647,528	-23.9%	\$560,000	\$460,000	-17.9%
	AVERAGE PRICE	\$742,000	\$679,275	-8.5%	\$653,000	\$460,000	-29.6%
	AVERAGE DOM	22	91	313.6%	33	9	-72.7%
	Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

## Historic Sales Trends

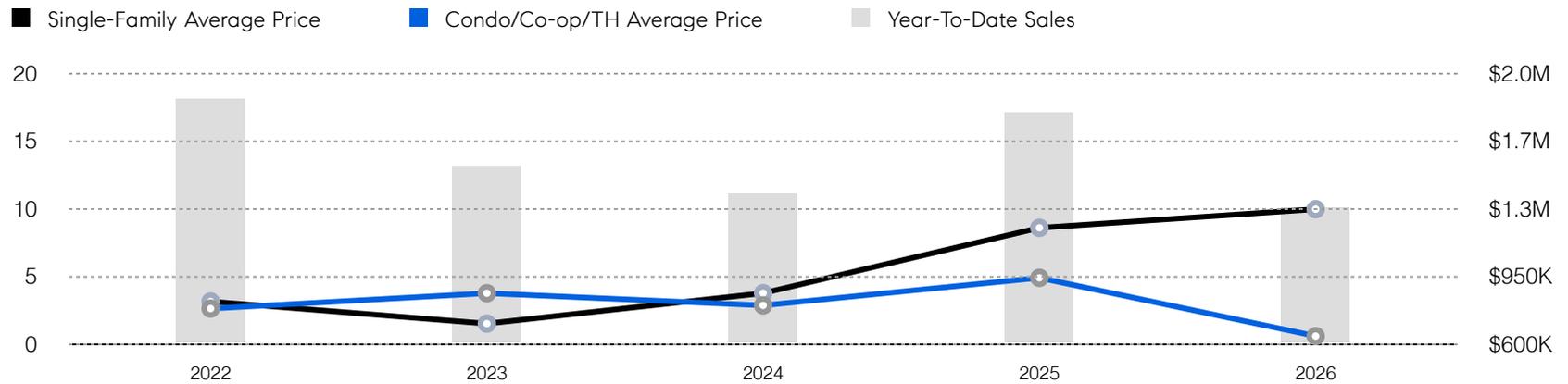


\* Line graphs may be hidden due to limited sales data

# Montvale

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	10	3	-70.0%	3	1	-66.7%
	ACTIVE LISTINGS	16	4	-75.0%	16	4	-75.0%
	# OF SALES	10	6	-40.0%	3	4	33.3%
	SALES VOLUME	\$12,030,316	\$7,796,000	-35.2%	\$2,960,316	\$5,595,000	89.0%
	MEDIAN PRICE	\$1,110,000	\$1,100,000	-0.9%	\$1,115,000	\$1,100,000	-1.3%
	AVERAGE PRICE	\$1,203,032	\$1,299,333	8.0%	\$986,772	\$1,398,750	41.8%
	AVERAGE DOM	133	26	-80.5%	64	30	-53.1%
Condo/Co-op/TH	CONTRACTS SIGNED	3	2	-33.3%	1	2	100.0%
	ACTIVE LISTINGS	2	3	50.0%	2	3	50.0%
	# OF SALES	7	4	-42.9%	2	2	0.0%
	SALES VOLUME	\$6,611,000	\$2,572,000	-61.1%	\$1,964,000	\$1,560,000	-20.6%
	MEDIAN PRICE	\$950,000	\$686,000	-27.8%	\$982,000	\$780,000	-20.6%
	AVERAGE PRICE	\$944,429	\$643,000	-31.9%	\$982,000	\$780,000	-20.6%
	AVERAGE DOM	23	19	-17.4%	12	33	175.0%

## Historic Sales Trends

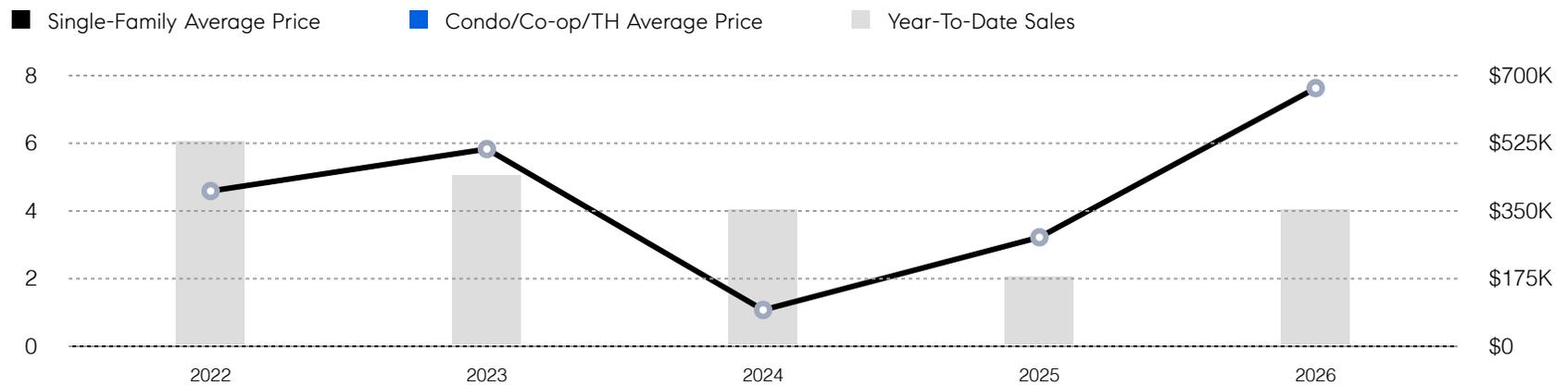


\* Line graphs may be hidden due to limited sales data

# Moonachie

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	4	2	-50.0%	2	0	0.0%
	ACTIVE LISTINGS	7	8	14.3%	7	8	14.3%
	# OF SALES	2	4	100.0%	1	2	100.0%
	SALES VOLUME	\$564,000	\$2,670,000	373.4%	\$500,000	\$1,170,000	134.0%
	MEDIAN PRICE	\$282,000	\$667,500	136.7%	\$500,000	\$585,000	17.0%
	AVERAGE PRICE	\$282,000	\$667,500	136.7%	\$500,000	\$585,000	17.0%
	AVERAGE DOM	23	22	-4.3%	18	11	-38.9%
	<hr/>						
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

## Historic Sales Trends

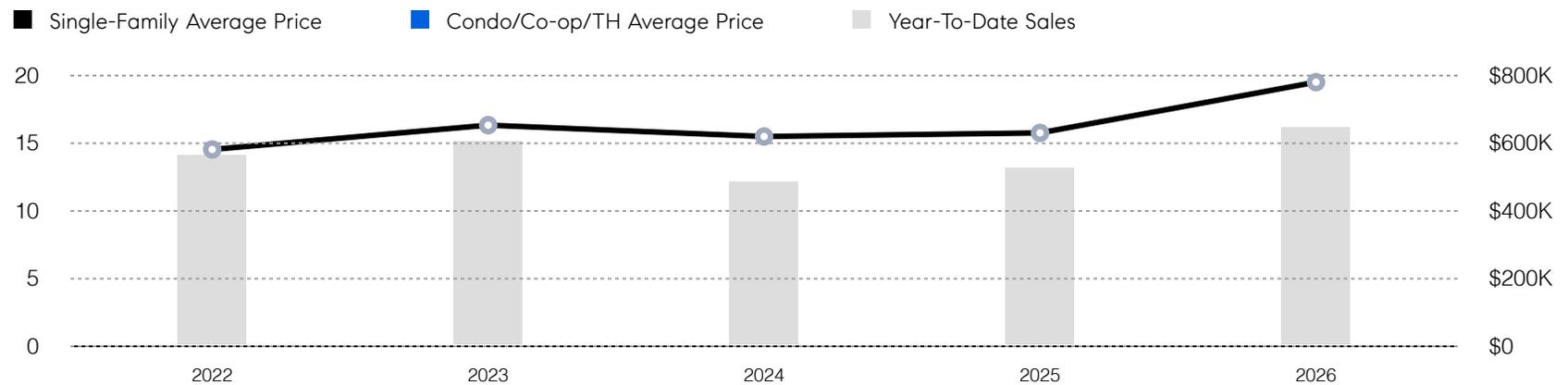


\* Line graphs may be hidden due to limited sales data

# New Milford

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	21	9	-57.1%	11	4	-63.6%
	ACTIVE LISTINGS	29	12	-58.6%	29	12	-58.6%
	# OF SALES	13	14	7.7%	6	6	0.0%
	SALES VOLUME	\$8,197,750	\$10,929,000	33.3%	\$4,044,000	\$3,789,000	-6.3%
	MEDIAN PRICE	\$600,000	\$675,000	12.5%	\$600,000	\$675,000	12.5%
	AVERAGE PRICE	\$630,596	\$780,643	23.8%	\$674,000	\$631,500	-6.3%
	AVERAGE DOM	48	46	-4.2%	46	44	-4.3%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	2	0.0%	0	0	0.0%
	SALES VOLUME	-	\$1,270,000	-	-	-	-
	MEDIAN PRICE	-	\$635,000	-	-	-	-
	AVERAGE PRICE	-	\$635,000	-	-	-	-
	AVERAGE DOM	-	17	-	-	-	-

## Historic Sales Trends

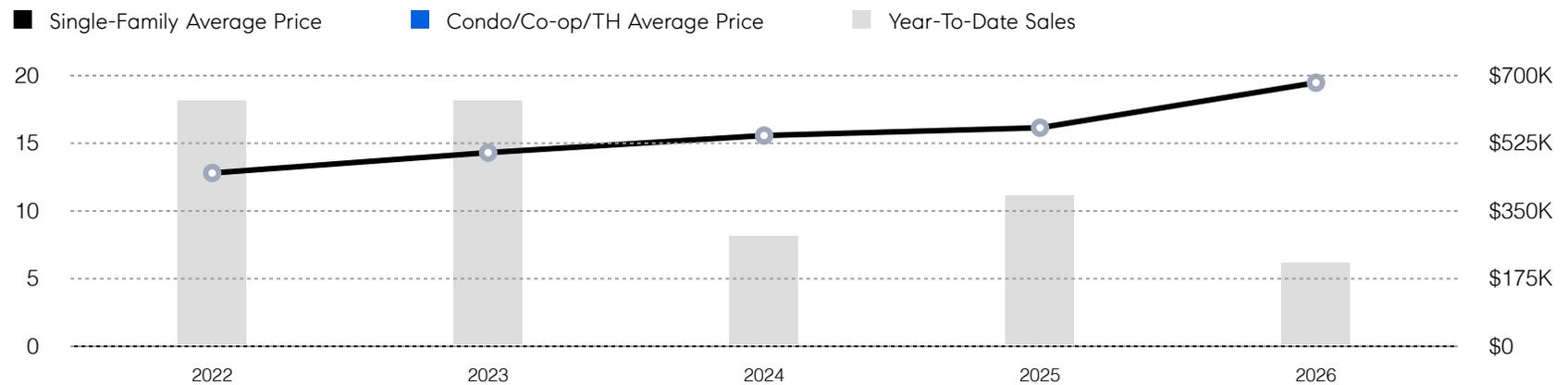


\* Line graphs may be hidden due to limited sales data

# North Arlington

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	11	21	90.9%	6	12	100.0%
	ACTIVE LISTINGS	15	11	-26.7%	15	11	-26.7%
	# OF SALES	11	6	-45.5%	4	2	-50.0%
	SALES VOLUME	\$6,215,999	\$4,090,000	-34.2%	\$2,326,000	\$1,100,000	-52.7%
	MEDIAN PRICE	\$550,000	\$645,000	17.3%	\$515,500	\$550,000	6.7%
	AVERAGE PRICE	\$565,091	\$681,667	20.6%	\$581,500	\$550,000	-5.4%
	AVERAGE DOM	35	22	-37.1%	39	10	-74.4%
Condo/Co-op/TH	CONTRACTS SIGNED	0	2	0.0%	0	1	0.0%
	ACTIVE LISTINGS	0	4	0.0%	0	4	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

## Historic Sales Trends

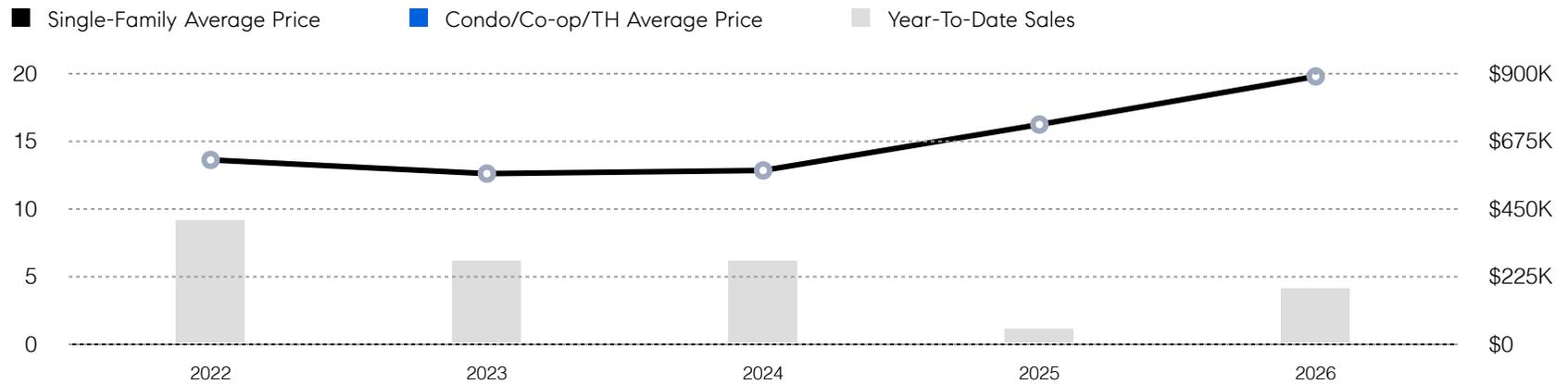


\* Line graphs may be hidden due to limited sales data

# Northvale

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	4	8	100.0%	3	3	0.0%
	ACTIVE LISTINGS	8	1	-87.5%	8	1	-87.5%
	# OF SALES	1	4	300.0%	0	2	0.0%
	SALES VOLUME	\$731,000	\$3,564,000	387.6%	-	\$2,074,000	-
	MEDIAN PRICE	\$731,000	\$924,500	26.5%	-	\$1,037,000	-
	AVERAGE PRICE	\$731,000	\$891,000	21.9%	-	\$1,037,000	-
	AVERAGE DOM	11	18	63.6%	-	20	-
Condo/Co-op/TH	CONTRACTS SIGNED	1	0	0.0%	1	0	0.0%
	ACTIVE LISTINGS	4	7	75.0%	4	7	75.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

## Historic Sales Trends

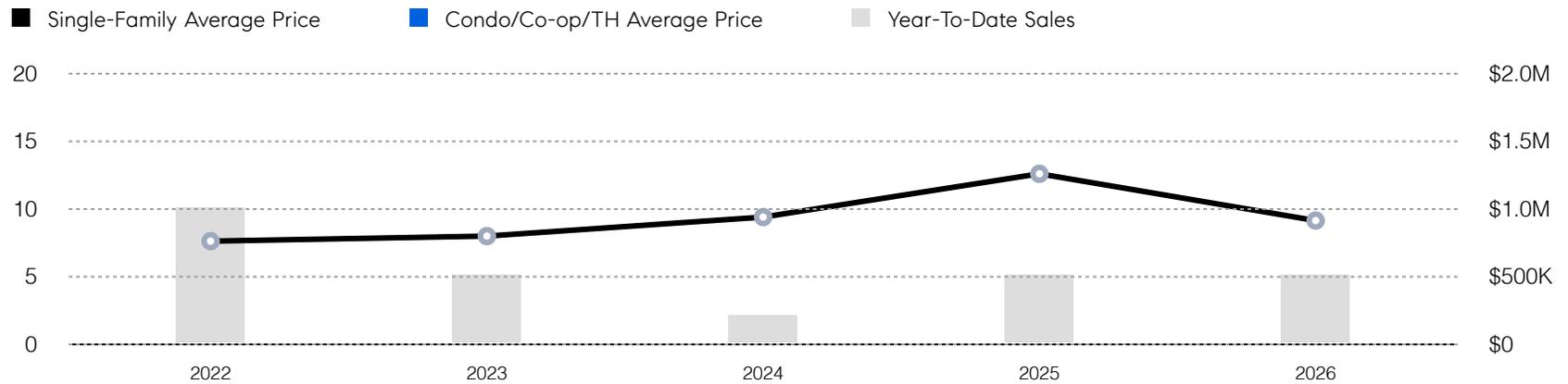


\* Line graphs may be hidden due to limited sales data

# Norwood

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	1	6	500.0%	0	5	0.0%
	ACTIVE LISTINGS	11	4	-63.6%	11	4	-63.6%
	# OF SALES	4	1	-75.0%	1	0	0.0%
	SALES VOLUME	\$5,042,000	\$915,000	-81.9%	\$585,000	-	-
	MEDIAN PRICE	\$1,049,500	\$915,000	-12.8%	\$585,000	-	-
	AVERAGE PRICE	\$1,260,500	\$915,000	-27.4%	\$585,000	-	-
	AVERAGE DOM	41	56	36.6%	26	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	1	1	0.0%	0	0	0.0%
	ACTIVE LISTINGS	7	2	-71.4%	7	2	-71.4%
	# OF SALES	1	4	300.0%	1	2	100.0%
	SALES VOLUME	\$278,180	\$2,811,190	910.6%	\$278,180	\$1,725,000	520.1%
	MEDIAN PRICE	\$278,180	\$825,000	196.6%	\$278,180	\$862,500	210.1%
	AVERAGE PRICE	\$278,180	\$702,798	152.6%	\$278,180	\$862,500	210.1%
	AVERAGE DOM	8	32	300.0%	8	33	312.5%

## Historic Sales Trends

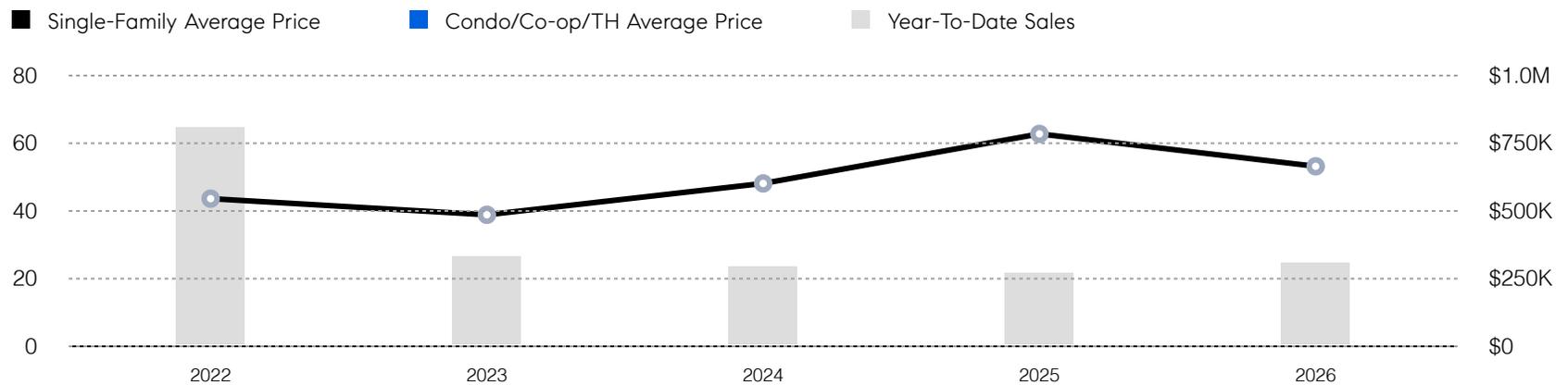


\* Line graphs may be hidden due to limited sales data

# Oakland

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	28	17	-39.3%	20	8	-60.0%
	ACTIVE LISTINGS	30	20	-33.3%	30	20	-33.3%
	# OF SALES	21	22	4.8%	14	12	-14.3%
	SALES VOLUME	\$16,474,900	\$14,628,000	-11.2%	\$11,444,900	\$8,179,000	-28.5%
	MEDIAN PRICE	\$780,000	\$728,500	-6.6%	\$790,000	\$731,000	-7.5%
	AVERAGE PRICE	\$784,519	\$664,909	-15.2%	\$817,493	\$681,583	-16.6%
	AVERAGE DOM	47	32	-31.9%	62	20	-67.7%
Condo/Co-op/TH	CONTRACTS SIGNED	2	2	0.0%	0	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	0	2	0.0%	0	2	0.0%
	SALES VOLUME	-	\$1,966,990	-	-	\$1,966,990	-
	MEDIAN PRICE	-	\$983,495	-	-	\$983,495	-
	AVERAGE PRICE	-	\$983,495	-	-	\$983,495	-
	AVERAGE DOM	-	27	-	-	27	-

## Historic Sales Trends

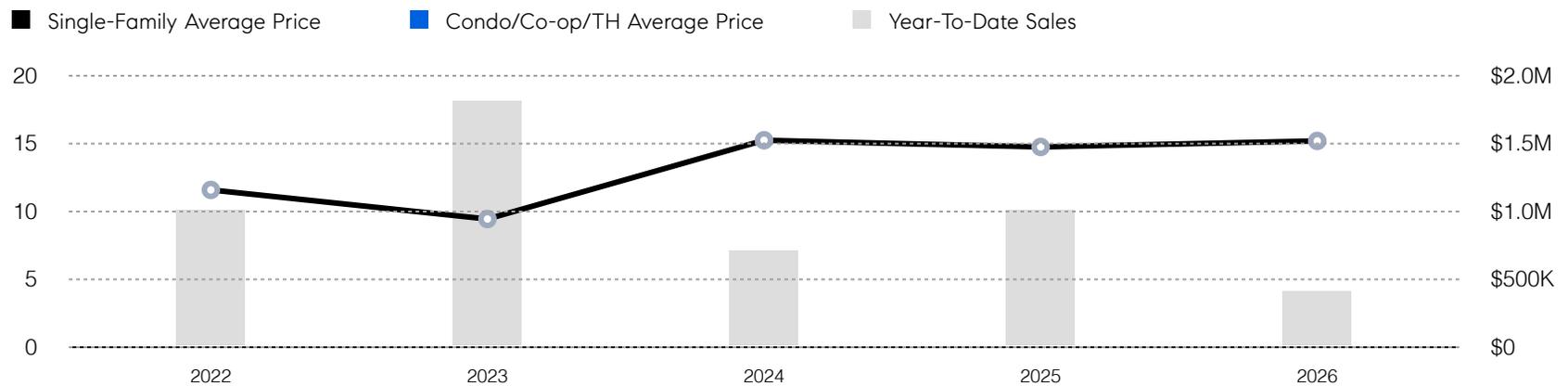


\* Line graphs may be hidden due to limited sales data

# Old Tappan

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	4	6	50.0%	4	2	-50.0%
	ACTIVE LISTINGS	19	15	-21.1%	19	15	-21.1%
	# OF SALES	6	1	-83.3%	2	0	0.0%
	SALES VOLUME	\$8,853,000	\$1,520,000	-82.8%	\$4,149,000	-	-
	MEDIAN PRICE	\$1,152,500	\$1,520,000	31.9%	\$2,074,500	-	-
	AVERAGE PRICE	\$1,475,500	\$1,520,000	3.0%	\$2,074,500	-	-
	AVERAGE DOM	37	68	83.8%	19	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	4	6	50.0%	2	3	50.0%
	ACTIVE LISTINGS	4	1	-75.0%	4	1	-75.0%
	# OF SALES	4	3	-25.0%	0	1	0.0%
	SALES VOLUME	\$3,412,000	\$2,723,000	-20.2%	-	\$725,000	-
	MEDIAN PRICE	\$857,500	\$999,000	16.5%	-	\$725,000	-
	AVERAGE PRICE	\$853,000	\$907,667	6.4%	-	\$725,000	-
	AVERAGE DOM	63	68	7.9%	-	15	-

## Historic Sales Trends

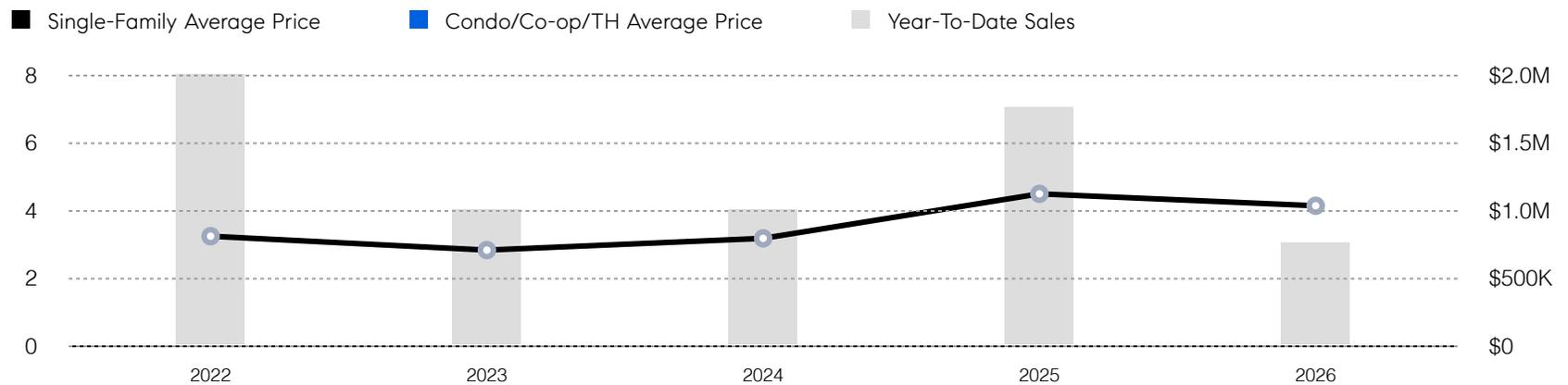


\* Line graphs may be hidden due to limited sales data

# Oradell

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	8	3	-62.5%	3	3	0.0%
	ACTIVE LISTINGS	8	4	-50.0%	8	4	-50.0%
	# OF SALES	7	3	-57.1%	3	1	-66.7%
	SALES VOLUME	\$7,885,000	\$3,115,000	-60.5%	\$4,035,000	\$1,050,000	-74.0%
	MEDIAN PRICE	\$1,120,000	\$1,050,000	-6.2%	\$1,450,000	\$1,050,000	-27.6%
	AVERAGE PRICE	\$1,126,429	\$1,038,333	-7.8%	\$1,345,000	\$1,050,000	-21.9%
	AVERAGE DOM	40	24	-40.0%	43	12	-72.1%
Condo/Co-op/TH	CONTRACTS SIGNED	0	3	0.0%	0	1	0.0%
	ACTIVE LISTINGS	0	3	0.0%	0	3	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

## Historic Sales Trends

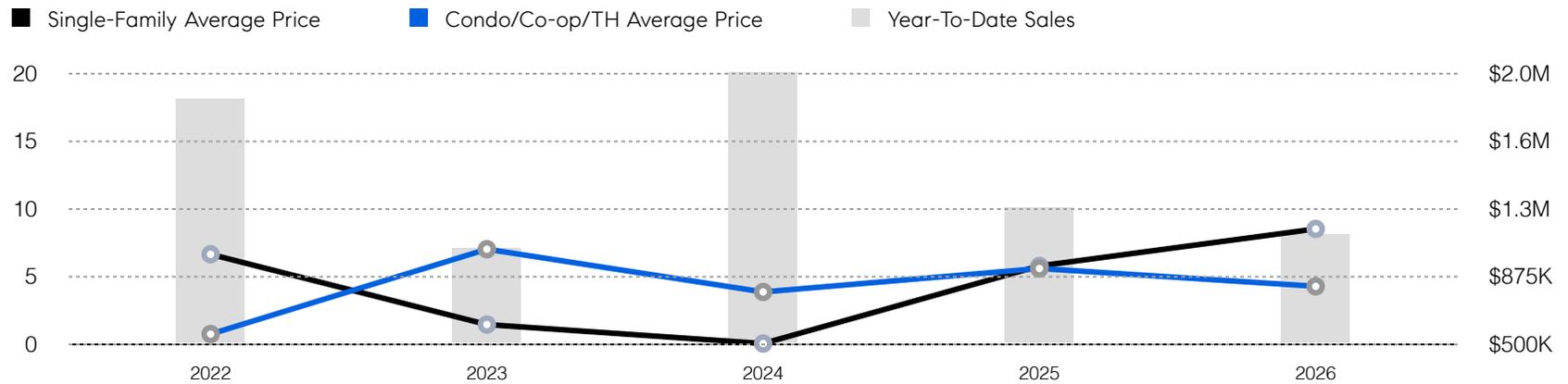


\* Line graphs may be hidden due to limited sales data

# Palisades Park

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	1	3	200.0%	1	3	200.0%
	ACTIVE LISTINGS	8	3	-62.5%	8	3	-62.5%
	# OF SALES	1	1	0.0%	1	1	0.0%
	SALES VOLUME	\$935,000	\$1,140,000	21.9%	\$935,000	\$1,140,000	21.9%
	MEDIAN PRICE	\$935,000	\$1,140,000	21.9%	\$935,000	\$1,140,000	21.9%
	AVERAGE PRICE	\$935,000	\$1,140,000	21.9%	\$935,000	\$1,140,000	21.9%
	AVERAGE DOM	11	16	45.5%	11	16	45.5%
Condo/Co-op/TH	CONTRACTS SIGNED	8	9	12.5%	4	4	0.0%
	ACTIVE LISTINGS	20	18	-10.0%	20	18	-10.0%
	# OF SALES	9	7	-22.2%	4	4	0.0%
	SALES VOLUME	\$8,288,000	\$5,753,600	-30.6%	\$3,325,000	\$2,840,000	-14.6%
	MEDIAN PRICE	\$978,000	\$950,000	-2.9%	\$922,500	\$687,500	-25.5%
	AVERAGE PRICE	\$920,889	\$821,943	-10.7%	\$831,250	\$710,000	-14.6%
	AVERAGE DOM	83	56	-32.5%	104	49	-52.9%

## Historic Sales Trends

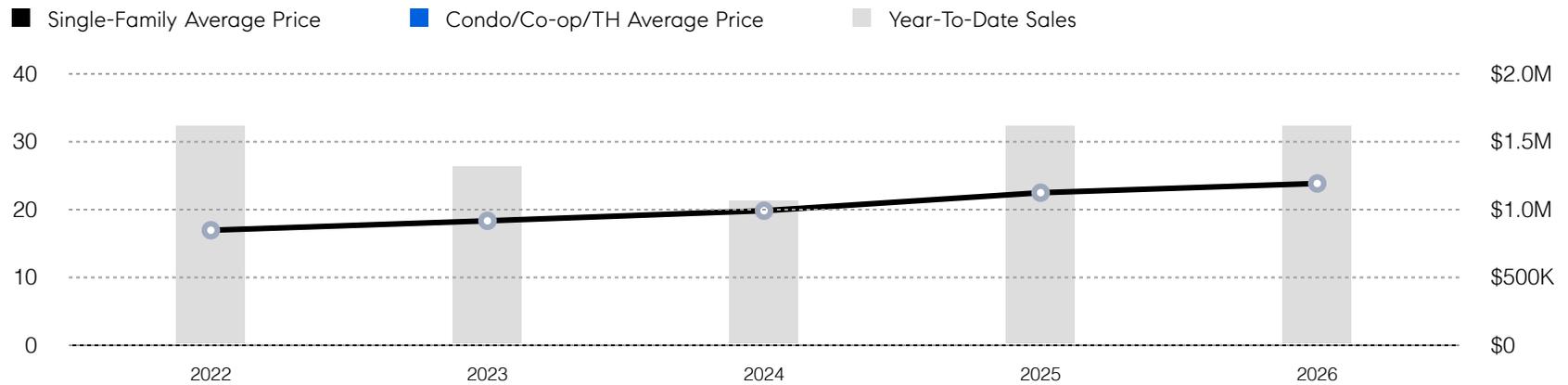


\* Line graphs may be hidden due to limited sales data

# Paramus

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	32	29	-9.4%	23	12	-47.8%
	ACTIVE LISTINGS	53	39	-26.4%	53	39	-26.4%
	# OF SALES	24	29	20.8%	11	14	27.3%
	SALES VOLUME	\$26,987,500	\$34,582,998	28.1%	\$15,948,500	\$15,632,998	-2.0%
	MEDIAN PRICE	\$927,500	\$999,999	7.8%	\$1,200,000	\$930,000	-22.5%
	AVERAGE PRICE	\$1,124,479	\$1,192,517	6.1%	\$1,449,864	\$1,116,643	-23.0%
	AVERAGE DOM	38	36	-5.3%	46	44	-4.3%
Condo/Co-op/TH	CONTRACTS SIGNED	2	7	250.0%	0	1	0.0%
	ACTIVE LISTINGS	3	2	-33.3%	3	2	-33.3%
	# OF SALES	8	3	-62.5%	2	2	0.0%
	SALES VOLUME	\$8,731,000	\$2,624,000	-69.9%	\$1,914,000	\$2,144,000	12.0%
	MEDIAN PRICE	\$1,065,000	\$1,065,000	-	\$957,000	\$1,072,000	12.0%
	AVERAGE PRICE	\$1,091,375	\$874,667	-19.9%	\$957,000	\$1,072,000	12.0%
	AVERAGE DOM	36	77	113.9%	36	55	52.8%

## Historic Sales Trends

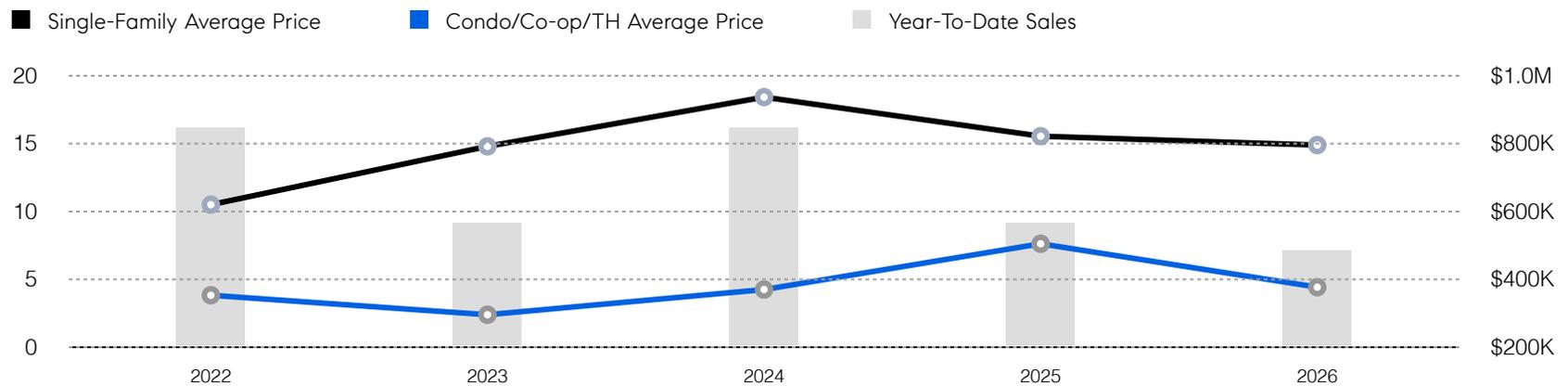


\* Line graphs may be hidden due to limited sales data

# Park Ridge

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	11	8	-27.3%	6	4	-33.3%
	ACTIVE LISTINGS	15	6	-60.0%	15	6	-60.0%
	# OF SALES	8	5	-37.5%	3	2	-33.3%
	SALES VOLUME	\$6,575,000	\$3,979,000	-39.5%	\$2,380,000	\$1,453,000	-38.9%
	MEDIAN PRICE	\$785,000	\$826,000	5.2%	\$800,000	\$726,500	-9.2%
	AVERAGE PRICE	\$821,875	\$795,800	-3.2%	\$793,333	\$726,500	-8.4%
	AVERAGE DOM	43	18	-58.1%	12	17	41.7%
Condo/Co-op/TH	CONTRACTS SIGNED	3	2	-33.3%	0	1	0.0%
	ACTIVE LISTINGS	3	2	-33.3%	3	2	-33.3%
	# OF SALES	1	2	100.0%	0	0	0.0%
	SALES VOLUME	\$505,000	\$754,000	49.3%	-	-	-
	MEDIAN PRICE	\$505,000	\$377,000	-25.3%	-	-	-
	AVERAGE PRICE	\$505,000	\$377,000	-25.3%	-	-	-
	AVERAGE DOM	9	20	122.2%	-	-	-

## Historic Sales Trends

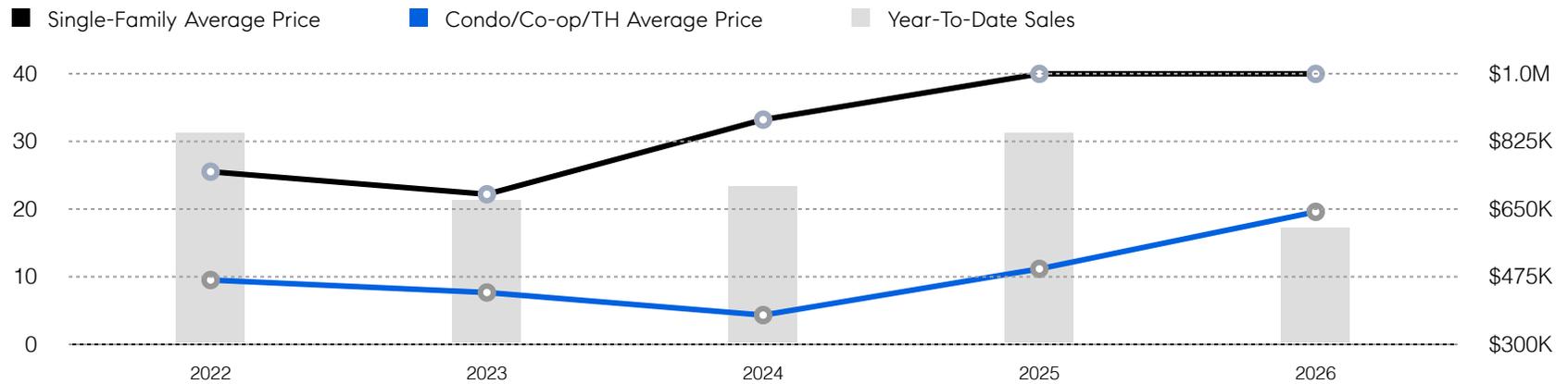


\* Line graphs may be hidden due to limited sales data

# Ramsey

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	14	11	-21.4%	7	7	0.0%
	ACTIVE LISTINGS	25	3	-88.0%	25	3	-88.0%
	# OF SALES	16	10	-37.5%	6	2	-66.7%
	SALES VOLUME	\$15,994,990	\$9,996,000	-37.5%	\$6,624,990	\$3,071,000	-53.6%
	MEDIAN PRICE	\$890,000	\$870,000	-2.2%	\$912,498	\$1,535,500	68.3%
	AVERAGE PRICE	\$999,687	\$999,600	0.0%	\$1,104,165	\$1,535,500	39.1%
	AVERAGE DOM	36	51	41.7%	30	105	250.0%
Condo/Co-op/TH	CONTRACTS SIGNED	24	8	-66.7%	12	4	-66.7%
	ACTIVE LISTINGS	17	5	-70.6%	17	5	-70.6%
	# OF SALES	15	7	-53.3%	10	2	-80.0%
	SALES VOLUME	\$7,431,000	\$4,500,000	-39.4%	\$4,180,000	\$1,205,000	-71.2%
	MEDIAN PRICE	\$470,000	\$605,000	28.7%	\$445,000	\$602,500	35.4%
	AVERAGE PRICE	\$495,400	\$642,857	29.8%	\$418,000	\$602,500	44.1%
	AVERAGE DOM	52	25	-51.9%	51	36	-29.4%

## Historic Sales Trends

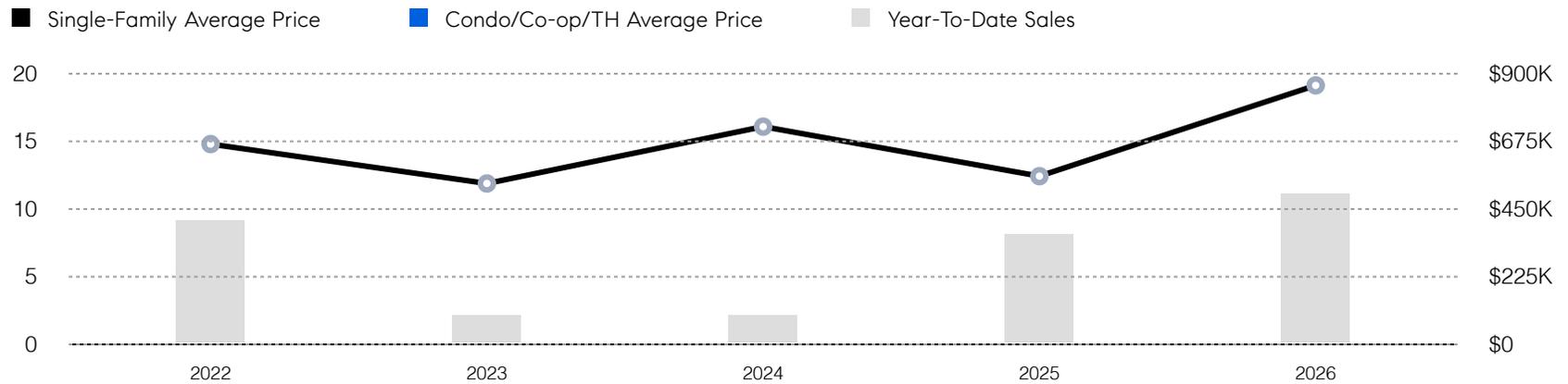


\* Line graphs may be hidden due to limited sales data

# Ridgefield

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	3	9	200.0%	1	4	300.0%
	ACTIVE LISTINGS	12	5	-58.3%	12	5	-58.3%
	# OF SALES	7	8	14.3%	4	4	0.0%
	SALES VOLUME	\$3,915,500	\$6,890,000	76.0%	\$2,475,500	\$3,235,000	30.7%
	MEDIAN PRICE	\$500,000	\$780,000	56.0%	\$591,250	\$695,000	17.5%
	AVERAGE PRICE	\$559,357	\$861,250	54.0%	\$618,875	\$808,750	30.7%
	AVERAGE DOM	95	41	-56.8%	108	38	-64.8%
Condo/Co-op/TH	CONTRACTS SIGNED	1	2	100.0%	0	1	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	1	3	200.0%	1	3	200.0%
	SALES VOLUME	\$779,000	\$1,428,888	83.4%	\$779,000	\$1,428,888	83.4%
	MEDIAN PRICE	\$779,000	\$370,000	-52.5%	\$779,000	\$370,000	-52.5%
	AVERAGE PRICE	\$779,000	\$476,296	-38.9%	\$779,000	\$476,296	-38.9%
	AVERAGE DOM	27	34	25.9%	27	34	25.9%

## Historic Sales Trends

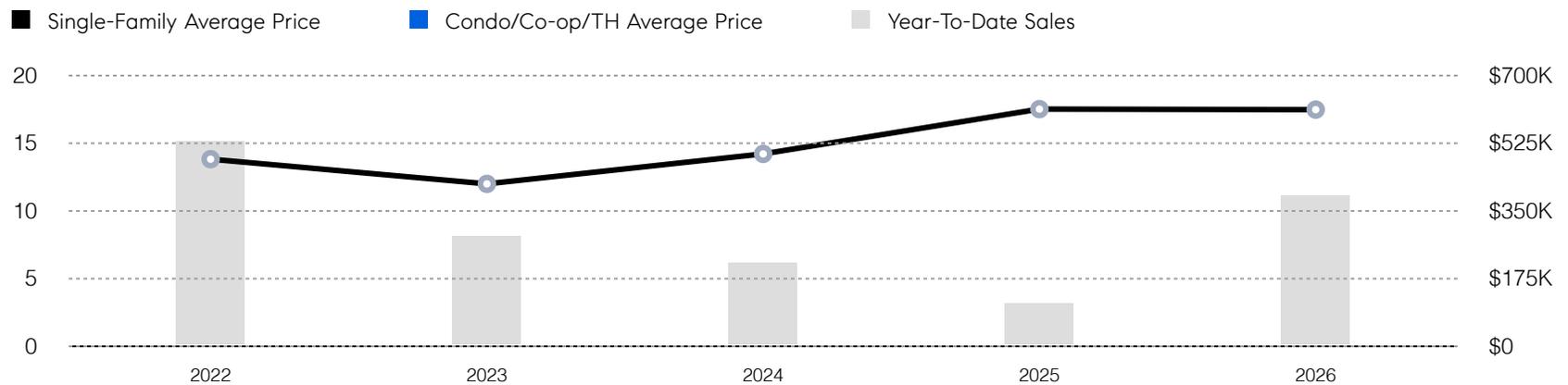


\* Line graphs may be hidden due to limited sales data

# Ridgefield Park

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	3	7	133.3%	1	3	200.0%
	ACTIVE LISTINGS	8	11	37.5%	8	11	37.5%
	# OF SALES	3	8	166.7%	1	4	300.0%
	SALES VOLUME	\$1,840,000	\$4,896,000	166.1%	\$660,000	\$2,490,000	277.3%
	MEDIAN PRICE	\$660,000	\$615,500	-6.7%	\$660,000	\$632,500	-4.2%
	AVERAGE PRICE	\$613,333	\$612,000	-0.2%	\$660,000	\$622,500	-5.7%
	AVERAGE DOM	49	58	18.4%	61	64	4.9%
Condo/Co-op/TH	CONTRACTS SIGNED	3	1	-66.7%	3	0	0.0%
	ACTIVE LISTINGS	4	12	200.0%	4	12	200.0%
	# OF SALES	0	3	0.0%	0	0	0.0%
	SALES VOLUME	-	\$895,000	-	-	-	-
	MEDIAN PRICE	-	\$270,000	-	-	-	-
	AVERAGE PRICE	-	\$298,333	-	-	-	-
	AVERAGE DOM	-	60	-	-	-	-

## Historic Sales Trends

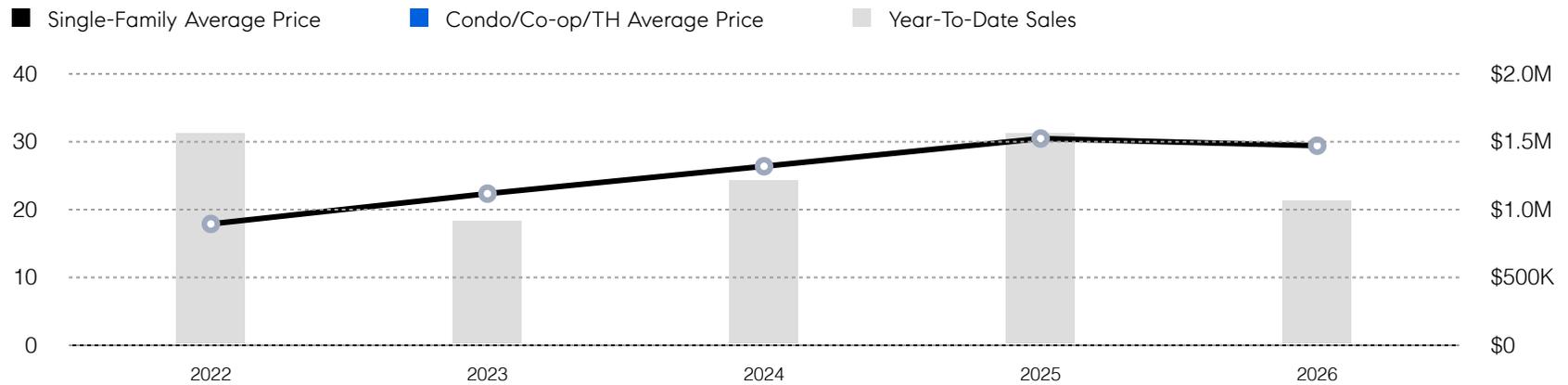


\* Line graphs may be hidden due to limited sales data

# Ridgewood

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	39	16	-59.0%	20	11	-45.0%
	ACTIVE LISTINGS	46	12	-73.9%	46	12	-73.9%
	# OF SALES	30	20	-33.3%	15	5	-66.7%
	SALES VOLUME	\$45,708,500	\$29,418,626	-35.6%	\$23,301,000	\$5,779,999	-75.2%
	MEDIAN PRICE	\$1,362,500	\$1,055,500	-22.5%	\$1,320,000	\$900,000	-31.8%
	AVERAGE PRICE	\$1,523,617	\$1,470,931	-3.5%	\$1,553,400	\$1,156,000	-25.6%
	AVERAGE DOM	35	35	0.0%	30	39	30.0%
	<hr/>						
Condo/Co-op/TH	CONTRACTS SIGNED	2	1	-50.0%	2	0	0.0%
	ACTIVE LISTINGS	3	0	0.0%	3	0	0.0%
	# OF SALES	1	1	0.0%	0	1	0.0%
	SALES VOLUME	\$641,000	\$599,000	-6.6%	-	\$599,000	-
	MEDIAN PRICE	\$641,000	\$599,000	-6.6%	-	\$599,000	-
	AVERAGE PRICE	\$641,000	\$599,000	-6.6%	-	\$599,000	-
	AVERAGE DOM	15	21	40.0%	-	21	-

## Historic Sales Trends

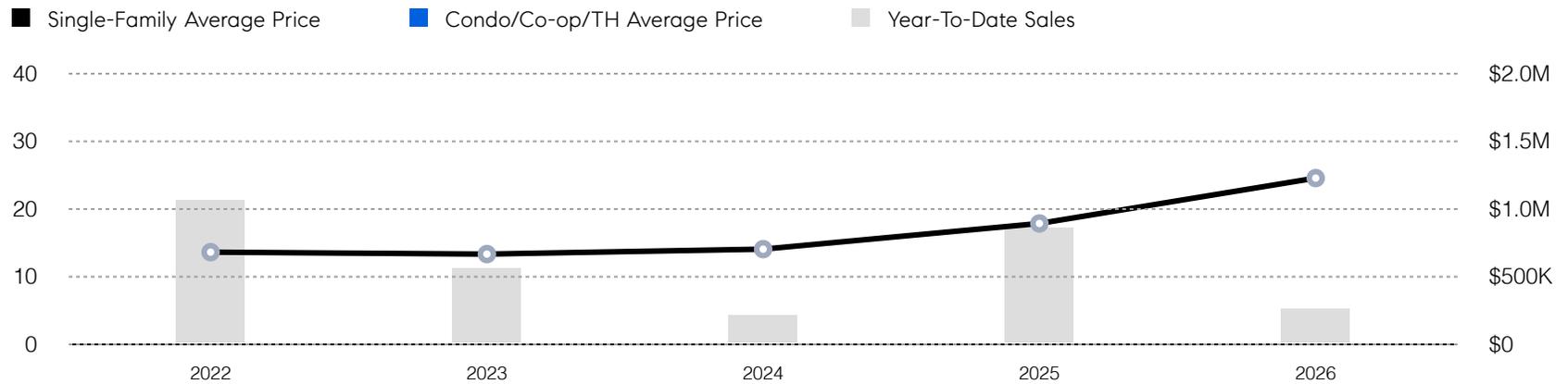


\* Line graphs may be hidden due to limited sales data

# River Edge

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	17	6	-64.7%	6	4	-33.3%
	ACTIVE LISTINGS	13	15	15.4%	13	15	15.4%
	# OF SALES	17	5	-70.6%	13	5	-61.5%
	SALES VOLUME	\$15,194,999	\$6,144,000	-59.6%	\$11,180,999	\$6,144,000	-45.0%
	MEDIAN PRICE	\$760,000	\$1,035,000	36.2%	\$750,000	\$1,035,000	38.0%
	AVERAGE PRICE	\$893,823	\$1,228,800	37.5%	\$860,077	\$1,228,800	42.9%
	AVERAGE DOM	43	36	-16.3%	34	36	5.9%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	1	0.0%
	ACTIVE LISTINGS	2	3	50.0%	2	3	50.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

## Historic Sales Trends

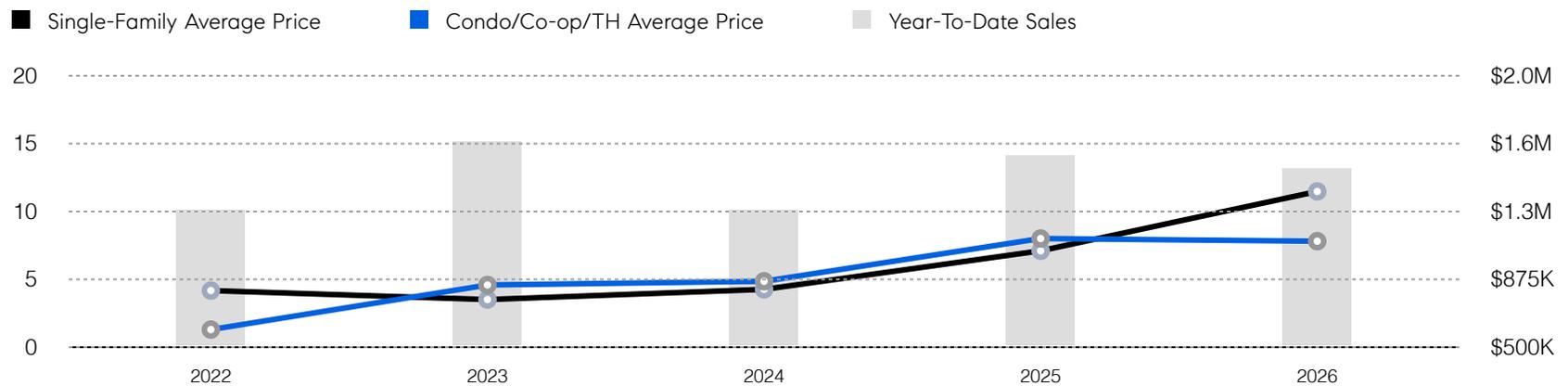


\* Line graphs may be hidden due to limited sales data

# River Vale

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	15	13	-13.3%	9	4	-55.6%
	ACTIVE LISTINGS	20	9	-55.0%	20	9	-55.0%
	# OF SALES	9	10	11.1%	2	7	250.0%
	SALES VOLUME	\$9,296,000	\$13,608,500	46.4%	\$1,810,000	\$10,518,500	481.1%
	MEDIAN PRICE	\$905,000	\$1,232,500	36.2%	\$905,000	\$1,475,000	63.0%
	AVERAGE PRICE	\$1,032,889	\$1,360,850	31.8%	\$905,000	\$1,502,643	66.0%
	AVERAGE DOM	49	19	-61.2%	120	17	-85.8%
Condo/Co-op/TH	CONTRACTS SIGNED	3	8	166.7%	2	6	200.0%
	ACTIVE LISTINGS	35	5	-85.7%	35	5	-85.7%
	# OF SALES	5	3	-40.0%	3	1	-66.7%
	SALES VOLUME	\$5,503,772	\$3,258,000	-40.8%	\$3,089,348	\$350,000	-88.7%
	MEDIAN PRICE	\$935,000	\$1,439,000	53.9%	\$935,000	\$350,000	-62.6%
	AVERAGE PRICE	\$1,100,754	\$1,086,000	-1.3%	\$1,029,783	\$350,000	-66.0%
	AVERAGE DOM	114	28	-75.4%	175	21	-88.0%

## Historic Sales Trends

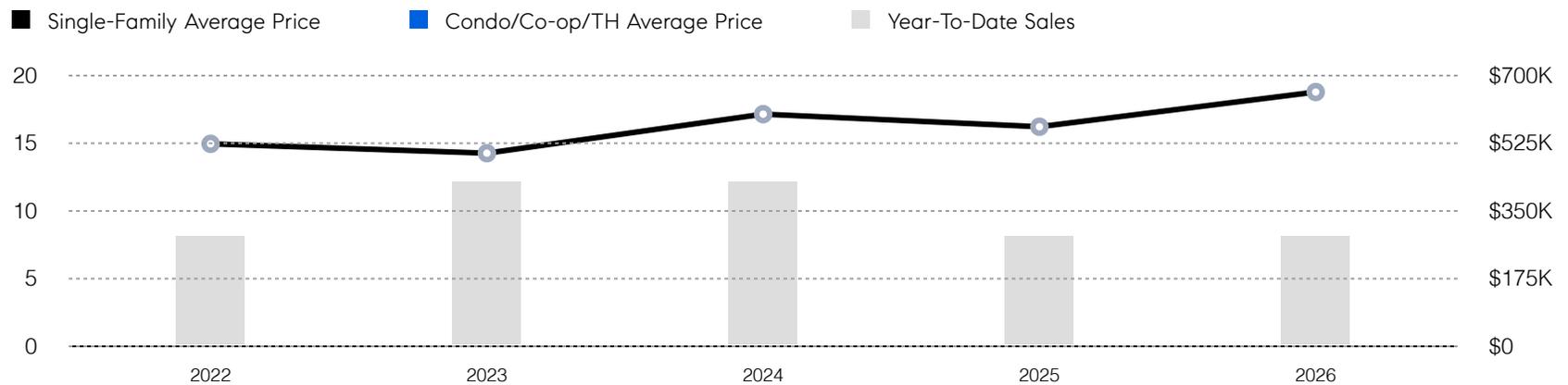


\* Line graphs may be hidden due to limited sales data

# Rochelle Park

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	7	10	42.9%	3	8	166.7%
	ACTIVE LISTINGS	13	4	-69.2%	13	4	-69.2%
	# OF SALES	8	6	-25.0%	3	0	0.0%
	SALES VOLUME	\$4,542,000	\$3,945,000	-13.1%	\$1,795,000	-	-
	MEDIAN PRICE	\$543,500	\$680,000	25.1%	\$645,000	-	-
	AVERAGE PRICE	\$567,750	\$657,500	15.8%	\$598,333	-	-
	AVERAGE DOM	28	18	-35.7%	51	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	1	0	0.0%	1	0	0.0%
	ACTIVE LISTINGS	2	0	0.0%	2	0	0.0%
	# OF SALES	0	2	0.0%	0	0	0.0%
	SALES VOLUME	-	\$1,200,000	-	-	-	-
	MEDIAN PRICE	-	\$600,000	-	-	-	-
	AVERAGE PRICE	-	\$600,000	-	-	-	-
	AVERAGE DOM	-	14	-	-	-	-

## Historic Sales Trends

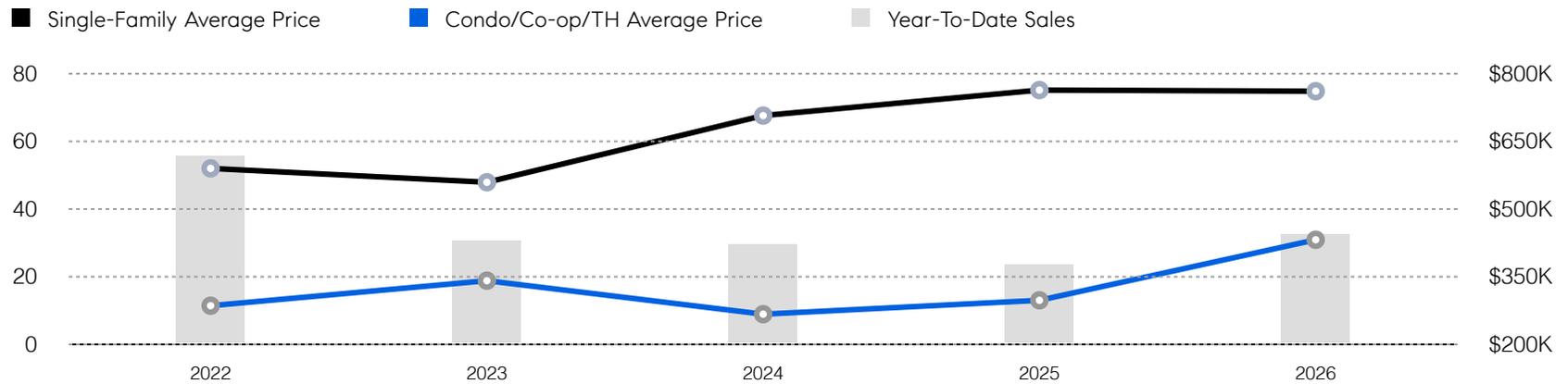


\* Line graphs may be hidden due to limited sales data

# Rutherford

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	22	22	0.0%	14	7	-50.0%
	ACTIVE LISTINGS	34	21	-38.2%	34	21	-38.2%
	# OF SALES	15	23	53.3%	7	9	28.6%
	SALES VOLUME	\$11,456,100	\$17,509,000	52.8%	\$4,251,300	\$6,600,000	55.2%
	MEDIAN PRICE	\$740,000	\$710,000	-4.1%	\$510,000	\$755,000	48.0%
	AVERAGE PRICE	\$763,740	\$761,261	-0.3%	\$607,329	\$733,333	20.7%
	AVERAGE DOM	37	52	40.5%	26	70	169.2%
Condo/Co-op/TH	CONTRACTS SIGNED	7	6	-14.3%	4	6	50.0%
	ACTIVE LISTINGS	8	6	-25.0%	8	6	-25.0%
	# OF SALES	8	9	12.5%	6	4	-33.3%
	SALES VOLUME	\$2,381,880	\$3,888,000	63.2%	\$1,865,880	\$1,915,000	2.6%
	MEDIAN PRICE	\$275,500	\$420,000	52.5%	\$321,470	\$530,000	64.9%
	AVERAGE PRICE	\$297,735	\$432,000	45.1%	\$310,980	\$478,750	53.9%
	AVERAGE DOM	35	29	-17.1%	30	36	20.0%

## Historic Sales Trends

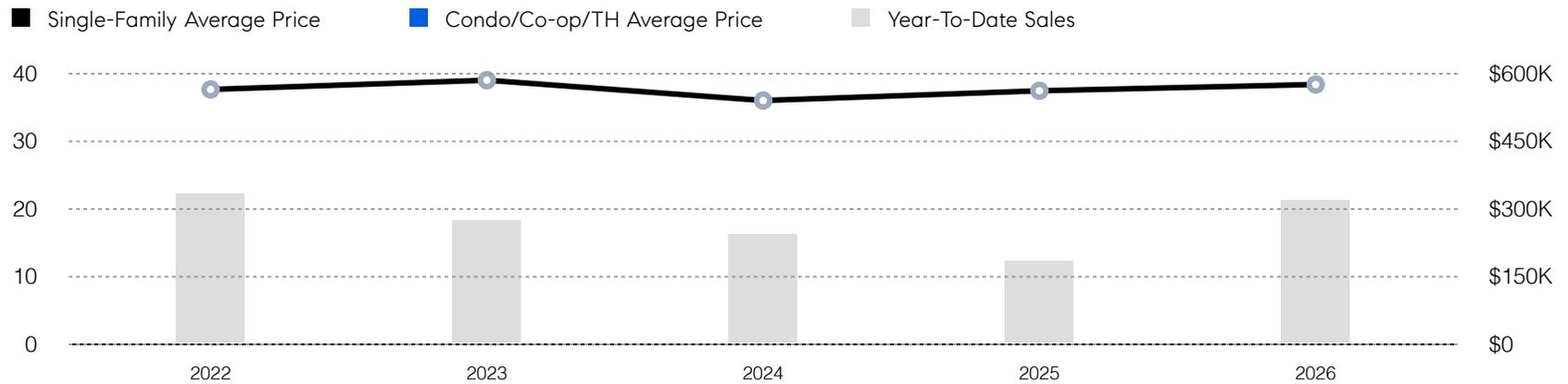


\* Line graphs may be hidden due to limited sales data

# Saddle Brook

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	17	14	-17.6%	11	6	-45.5%
	ACTIVE LISTINGS	27	4	-85.2%	27	4	-85.2%
	# OF SALES	12	17	41.7%	2	6	200.0%
	SALES VOLUME	\$6,746,000	\$9,794,000	45.2%	\$840,000	\$3,290,000	291.7%
	MEDIAN PRICE	\$580,000	\$555,000	-4.3%	\$420,000	\$562,500	33.9%
	AVERAGE PRICE	\$562,167	\$576,118	2.5%	\$420,000	\$548,333	30.6%
	AVERAGE DOM	40	43	7.5%	16	30	87.5%
Condo/Co-op/TH	CONTRACTS SIGNED	5	3	-40.0%	0	3	0.0%
	ACTIVE LISTINGS	5	2	-60.0%	5	2	-60.0%
	# OF SALES	0	4	0.0%	0	1	0.0%
	SALES VOLUME	-	\$1,980,000	-	-	\$505,000	-
	MEDIAN PRICE	-	\$527,500	-	-	\$505,000	-
	AVERAGE PRICE	-	\$495,000	-	-	\$505,000	-
	AVERAGE DOM	-	26	-	-	18	-

## Historic Sales Trends

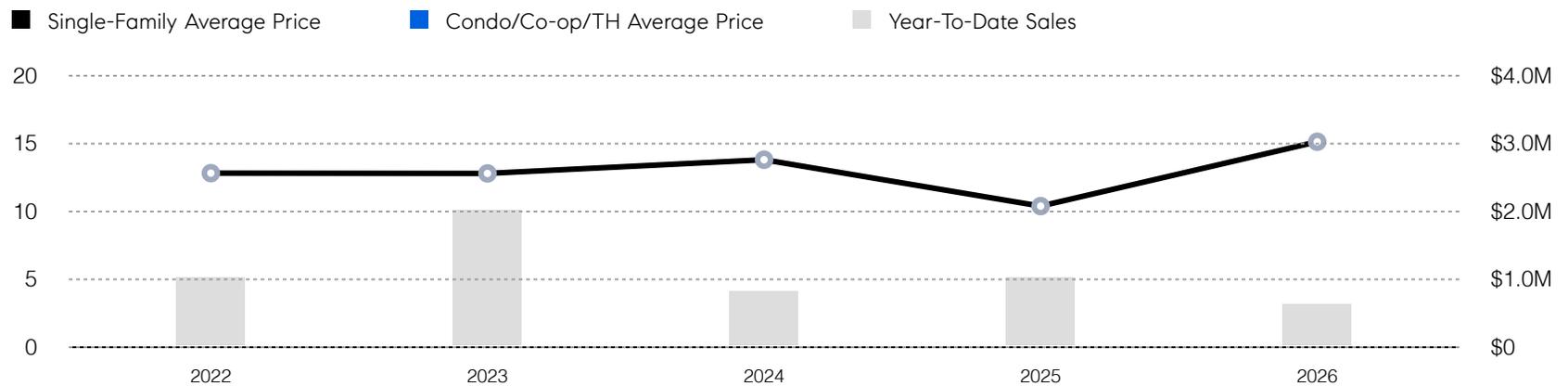


\* Line graphs may be hidden due to limited sales data

# Saddle River

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	5	5	0.0%	2	4	100.0%
	ACTIVE LISTINGS	25	28	12.0%	25	28	12.0%
	# OF SALES	5	3	-40.0%	2	0	0.0%
	SALES VOLUME	\$10,398,000	\$9,082,500	-12.7%	\$4,925,000	-	-
	MEDIAN PRICE	\$2,200,000	\$2,742,500	24.7%	\$2,462,500	-	-
	AVERAGE PRICE	\$2,079,600	\$3,027,500	45.6%	\$2,462,500	-	-
	AVERAGE DOM	38	96	152.6%	72	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	2	0	0.0%	2	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

## Historic Sales Trends

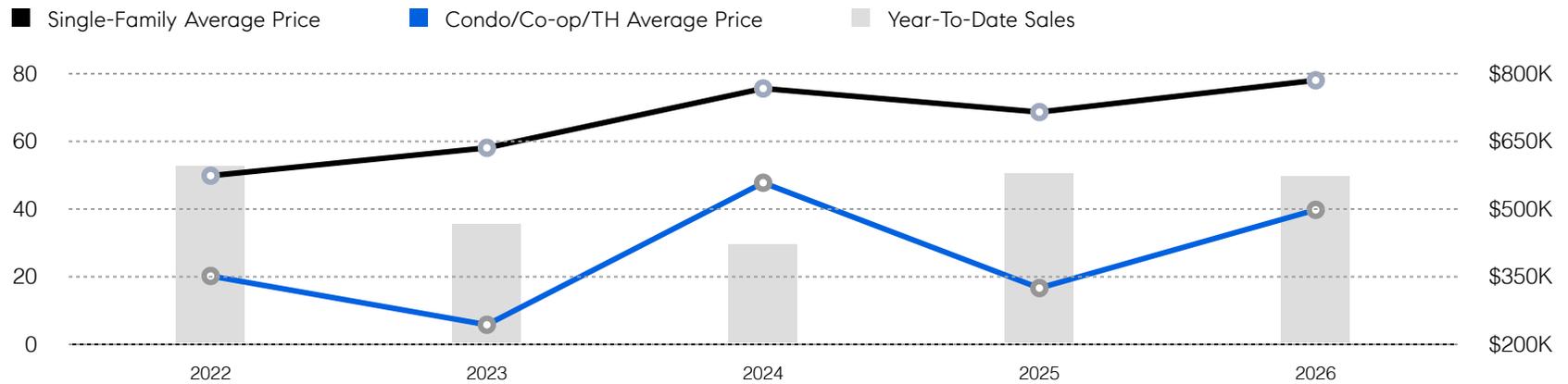


\* Line graphs may be hidden due to limited sales data

# Teaneck

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	34	40	17.6%	20	12	-40.0%
	ACTIVE LISTINGS	73	36	-50.7%	73	36	-50.7%
	# OF SALES	46	44	-4.3%	19	25	31.6%
	SALES VOLUME	\$32,888,923	\$34,557,900	5.1%	\$13,201,998	\$19,128,900	44.9%
	MEDIAN PRICE	\$680,000	\$665,950	-2.1%	\$680,000	\$668,000	-1.8%
	AVERAGE PRICE	\$714,977	\$785,407	9.9%	\$694,842	\$765,156	10.1%
	AVERAGE DOM	42	55	31.0%	37	60	62.2%
Condo/Co-op/TH	CONTRACTS SIGNED	5	2	-60.0%	3	0	0.0%
	ACTIVE LISTINGS	18	2	-88.9%	18	2	-88.9%
	# OF SALES	4	5	25.0%	2	1	-50.0%
	SALES VOLUME	\$1,299,668	\$2,491,500	91.7%	\$437,000	\$625,000	43.0%
	MEDIAN PRICE	\$228,500	\$500,000	118.8%	\$218,500	\$625,000	186.0%
	AVERAGE PRICE	\$324,917	\$498,300	53.4%	\$218,500	\$625,000	186.0%
	AVERAGE DOM	177	29	-83.6%	44	15	-65.9%

## Historic Sales Trends

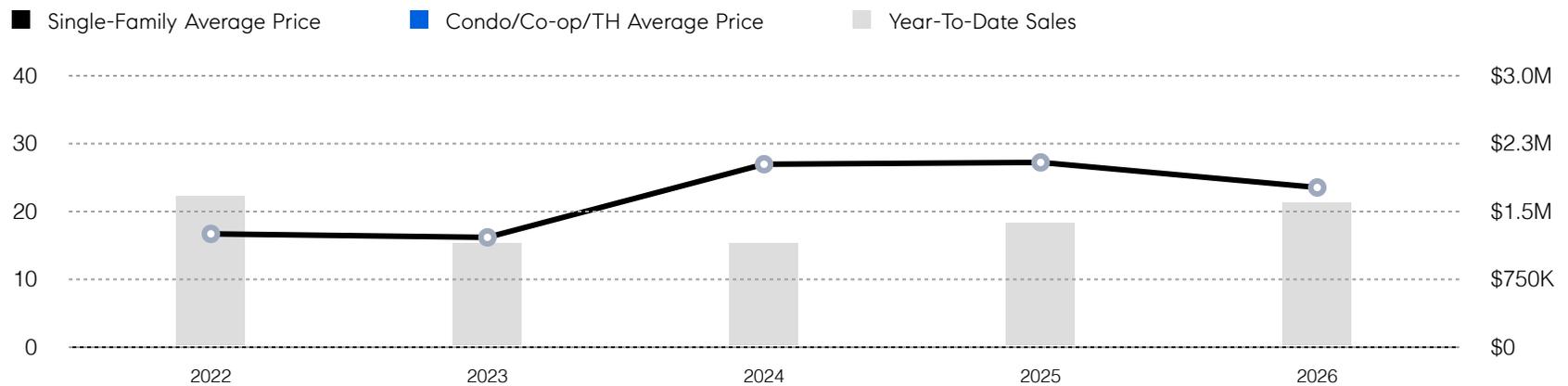


\* Line graphs may be hidden due to limited sales data

# Tenafly

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	19	9	-52.6%	11	4	-63.6%
	ACTIVE LISTINGS	36	12	-66.7%	36	12	-66.7%
	# OF SALES	15	21	40.0%	4	7	75.0%
	SALES VOLUME	\$30,637,500	\$37,073,842	21.0%	\$8,120,000	\$11,657,342	43.6%
	MEDIAN PRICE	\$1,700,000	\$1,625,000	-4.4%	\$1,610,000	\$1,448,062	-10.1%
	AVERAGE PRICE	\$2,042,500	\$1,765,421	-13.6%	\$2,030,000	\$1,665,335	-18.0%
	AVERAGE DOM	64	65	1.6%	89	50	-43.8%
Condo/Co-op/TH	CONTRACTS SIGNED	5	0	0.0%	2	0	0.0%
	ACTIVE LISTINGS	7	0	0.0%	7	0	0.0%
	# OF SALES	3	0	0.0%	2	0	0.0%
	SALES VOLUME	\$2,148,000	-	-	\$1,199,000	-	-
	MEDIAN PRICE	\$750,000	-	-	\$599,500	-	-
	AVERAGE PRICE	\$716,000	-	-	\$599,500	-	-
	AVERAGE DOM	99	-	-	138	-	-

## Historic Sales Trends

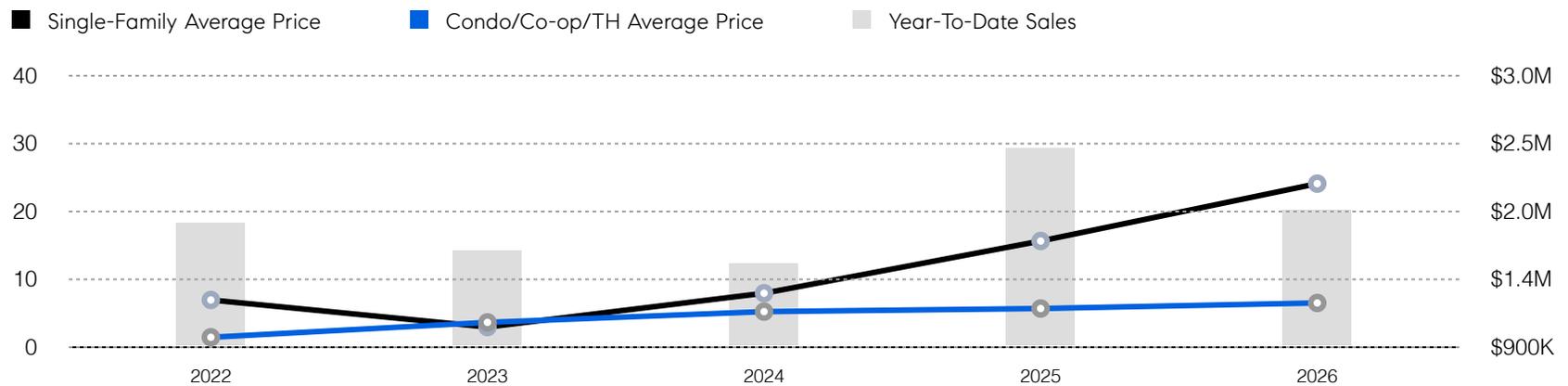


\* Line graphs may be hidden due to limited sales data

# Upper Saddle River

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	16	11	-31.2%	4	5	25.0%
	ACTIVE LISTINGS	30	15	-50.0%	30	15	-50.0%
	# OF SALES	23	18	-21.7%	6	5	-16.7%
	SALES VOLUME	\$39,600,116	\$38,980,000	-1.6%	\$8,820,116	\$13,495,000	53.0%
	MEDIAN PRICE	\$1,680,000	\$1,687,500	0.4%	\$1,680,000	\$2,850,000	69.6%
	AVERAGE PRICE	\$1,721,744	\$2,165,556	25.8%	\$1,470,019	\$2,699,000	83.6%
	AVERAGE DOM	48	68	41.7%	78	132	69.2%
Condo/Co-op/TH	CONTRACTS SIGNED	3	0	0.0%	3	0	0.0%
	ACTIVE LISTINGS	20	0	0.0%	20	0	0.0%
	# OF SALES	6	2	-66.7%	0	1	0.0%
	SALES VOLUME	\$7,196,935	\$2,485,000	-65.5%	-	\$1,305,000	-
	MEDIAN PRICE	\$1,209,360	\$1,242,500	2.7%	-	\$1,305,000	-
	AVERAGE PRICE	\$1,199,489	\$1,242,500	3.6%	-	\$1,305,000	-
	AVERAGE DOM	84	32	-61.9%	-	15	-

## Historic Sales Trends

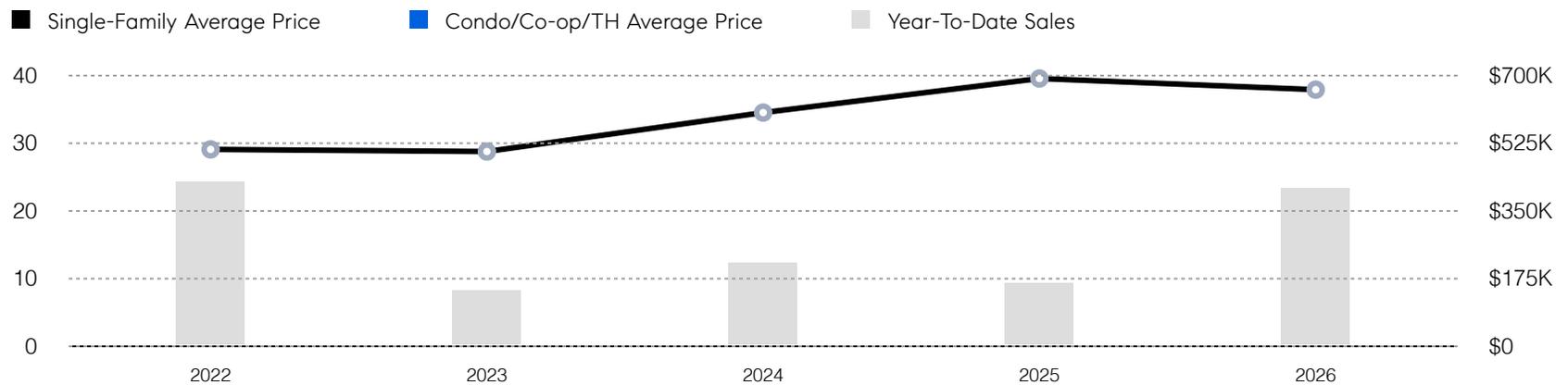


\* Line graphs may be hidden due to limited sales data

# Waldwick

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	8	17	112.5%	5	4	-20.0%
	ACTIVE LISTINGS	18	3	-83.3%	18	3	-83.3%
	# OF SALES	7	21	200.0%	2	15	650.0%
	SALES VOLUME	\$4,847,000	\$13,936,000	187.5%	\$1,600,000	\$9,391,000	486.9%
	MEDIAN PRICE	\$652,000	\$630,000	-3.4%	\$800,000	\$600,000	-25.0%
	AVERAGE PRICE	\$692,429	\$663,619	-4.2%	\$800,000	\$626,067	-21.7%
	AVERAGE DOM	45	38	-15.6%	71	44	-38.0%
Condo/Co-op/TH	CONTRACTS SIGNED	1	2	100.0%	1	1	0.0%
	ACTIVE LISTINGS	4	2	-50.0%	4	2	-50.0%
	# OF SALES	2	2	0.0%	0	0	0.0%
	SALES VOLUME	\$1,030,000	\$1,130,000	9.7%	-	-	-
	MEDIAN PRICE	\$515,000	\$565,000	9.7%	-	-	-
	AVERAGE PRICE	\$515,000	\$565,000	9.7%	-	-	-
	AVERAGE DOM	91	9	-90.1%	-	-	-

## Historic Sales Trends

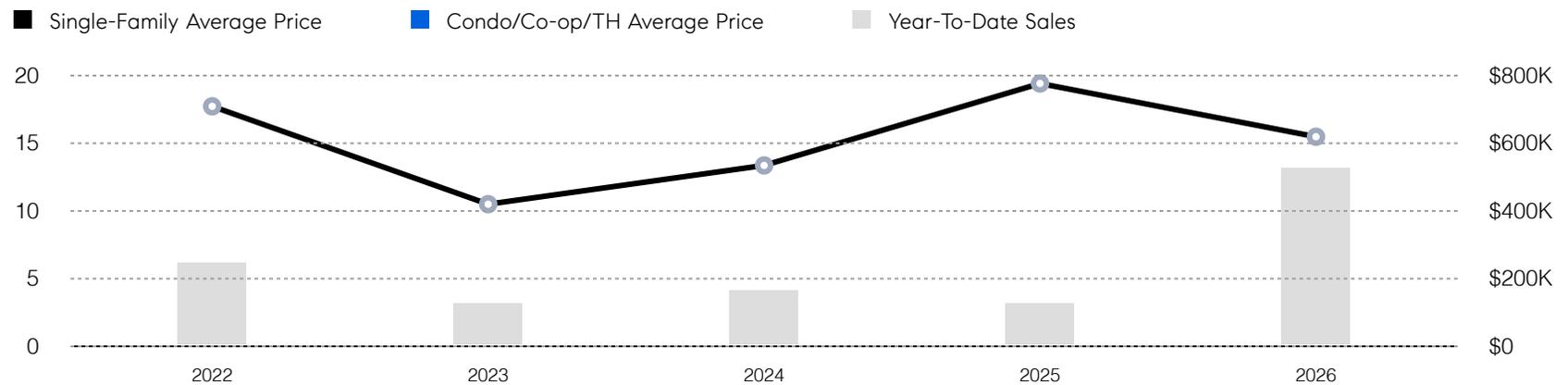


\* Line graphs may be hidden due to limited sales data

# Wallington

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	2	4	100.0%	2	1	-50.0%
	ACTIVE LISTINGS	6	4	-33.3%	6	4	-33.3%
	# OF SALES	3	12	300.0%	0	5	0.0%
	SALES VOLUME	\$2,330,000	\$7,431,000	218.9%	-	\$3,460,000	-
	MEDIAN PRICE	\$980,000	\$619,250	-36.8%	-	\$700,000	-
	AVERAGE PRICE	\$776,667	\$619,250	-20.3%	-	\$692,000	-
	AVERAGE DOM	61	49	-19.7%	-	51	-
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	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	-	\$544,000	-	-	-	-
	MEDIAN PRICE	-	\$544,000	-	-	-	-
	AVERAGE PRICE	-	\$544,000	-	-	-	-
	AVERAGE DOM	-	29	-	-	-	-

## Historic Sales Trends

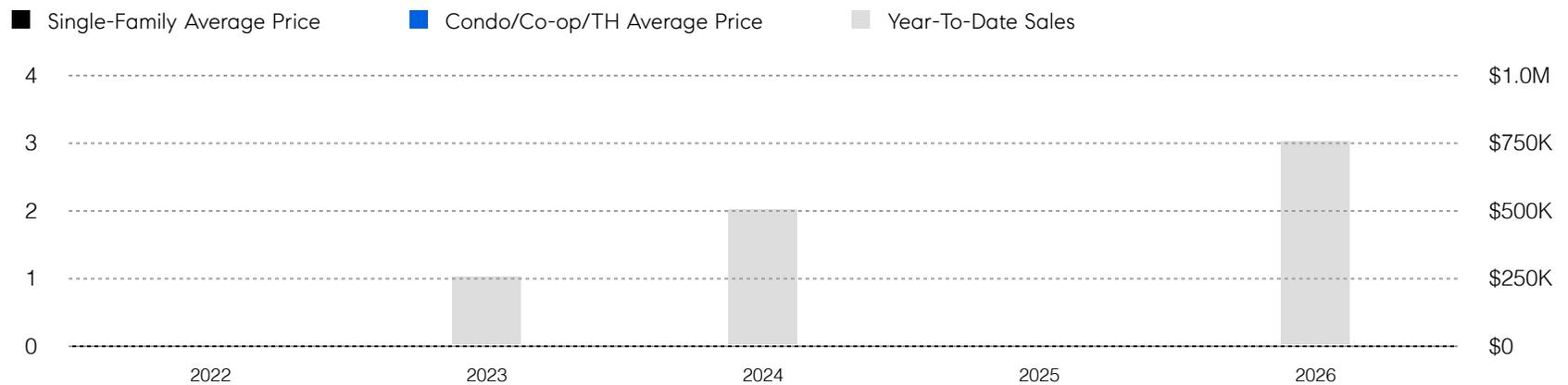


\* Line graphs may be hidden due to limited sales data

# Washington Township

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	2	2	0.0%	1	1	0.0%
	ACTIVE LISTINGS	2	1	-50.0%	2	1	-50.0%
	# OF SALES	0	2	0.0%	0	1	0.0%
	SALES VOLUME	-	\$1,565,000	-	-	\$710,000	-
	MEDIAN PRICE	-	\$782,500	-	-	\$710,000	-
	AVERAGE PRICE	-	\$782,500	-	-	\$710,000	-
	AVERAGE DOM	-	17	-	-	19	-
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	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	-	\$760,000	-	-	-	-
	MEDIAN PRICE	-	\$760,000	-	-	-	-
	AVERAGE PRICE	-	\$760,000	-	-	-	-
	AVERAGE DOM	-	10	-	-	-	-

## Historic Sales Trends

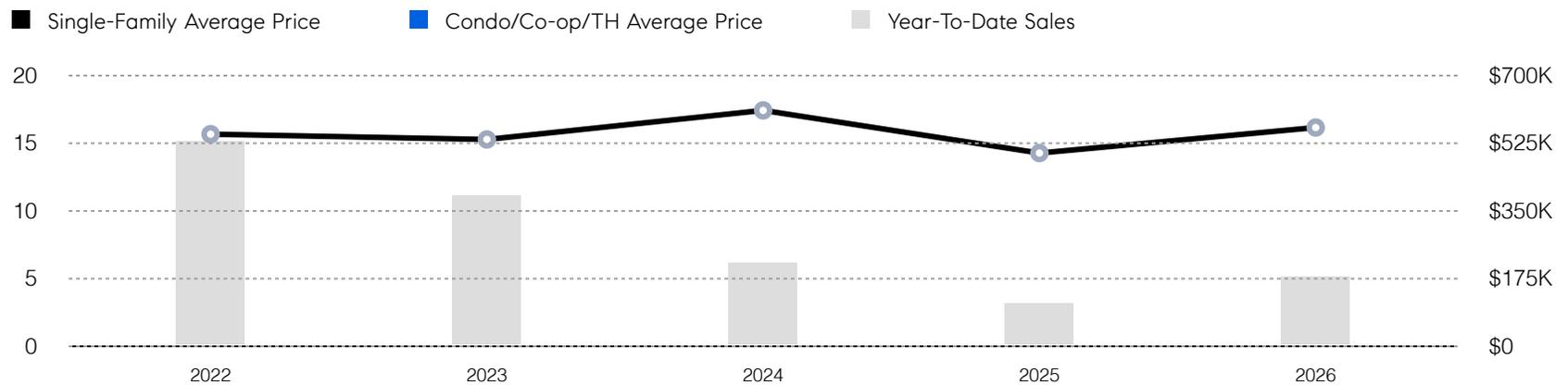


\* Line graphs may be hidden due to limited sales data

# Westwood

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	11	7	-36.4%	11	5	-54.5%
	ACTIVE LISTINGS	14	4	-71.4%	14	4	-71.4%
	# OF SALES	3	3	0.0%	1	1	0.0%
	SALES VOLUME	\$1,499,000	\$1,697,000	13.2%	\$549,000	\$675,000	23.0%
	MEDIAN PRICE	\$475,000	\$580,000	22.1%	\$549,000	\$675,000	23.0%
	AVERAGE PRICE	\$499,667	\$565,667	13.2%	\$549,000	\$675,000	23.0%
	AVERAGE DOM	114	24	-78.9%	117	23	-80.3%
Condo/Co-op/TH	CONTRACTS SIGNED	1	0	0.0%	1	0	0.0%
	ACTIVE LISTINGS	2	2	0.0%	2	2	0.0%
	# OF SALES	0	2	0.0%	0	0	0.0%
	SALES VOLUME	-	\$717,000	-	-	-	-
	MEDIAN PRICE	-	\$358,500	-	-	-	-
	AVERAGE PRICE	-	\$358,500	-	-	-	-
	AVERAGE DOM	-	59	-	-	-	-

## Historic Sales Trends

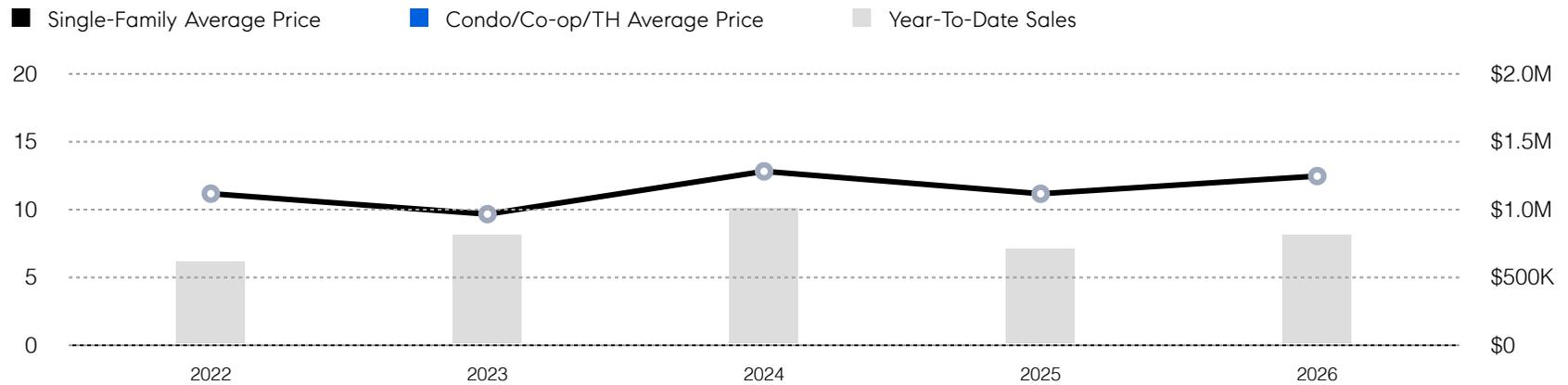


\* Line graphs may be hidden due to limited sales data

# Woodcliff Lake

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	4	13	225.0%	3	5	66.7%
	ACTIVE LISTINGS	11	9	-18.2%	11	9	-18.2%
	# OF SALES	7	6	-14.3%	2	3	50.0%
	SALES VOLUME	\$7,817,999	\$7,481,500	-4.3%	\$2,712,000	\$3,107,500	14.6%
	MEDIAN PRICE	\$865,000	\$1,275,000	47.4%	\$1,356,000	\$980,000	-27.7%
	AVERAGE PRICE	\$1,116,857	\$1,246,917	11.6%	\$1,356,000	\$1,035,833	-23.6%
	AVERAGE DOM	82	46	-43.9%	87	63	-27.6%
Condo/Co-op/TH	CONTRACTS SIGNED	0	4	0.0%	0	4	0.0%
	ACTIVE LISTINGS	1	2	100.0%	1	2	100.0%
	# OF SALES	0	2	0.0%	0	2	0.0%
	SALES VOLUME	-	\$1,802,000	-	-	\$1,802,000	-
	MEDIAN PRICE	-	\$901,000	-	-	\$901,000	-
	AVERAGE PRICE	-	\$901,000	-	-	\$901,000	-
	AVERAGE DOM	-	14	-	-	14	-

## Historic Sales Trends

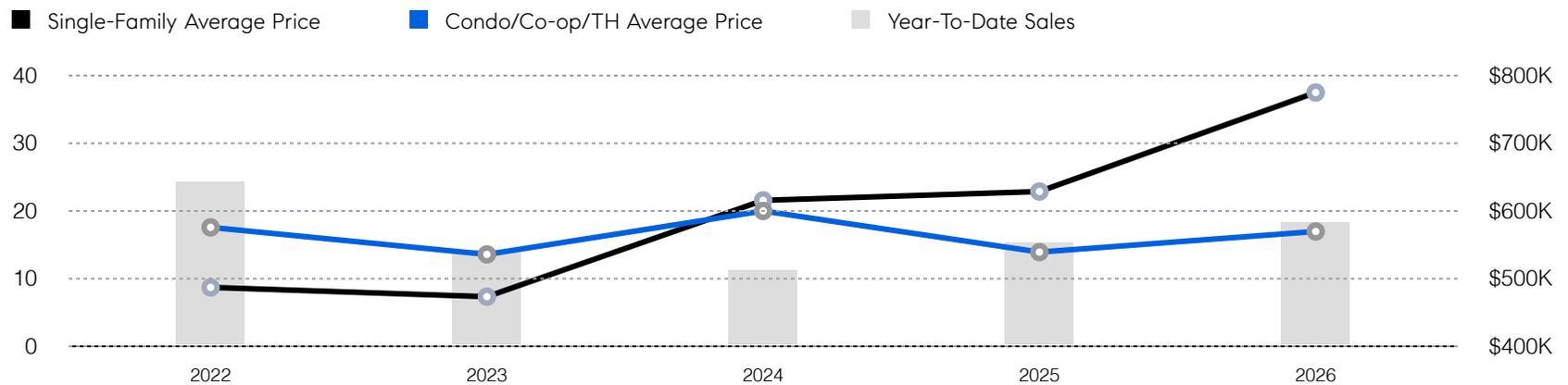


\* Line graphs may be hidden due to limited sales data

# Wood-Ridge

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	5	7	40.0%	2	3	50.0%
	ACTIVE LISTINGS	16	5	-68.7%	16	5	-68.7%
	# OF SALES	11	11	0.0%	3	7	133.3%
	SALES VOLUME	\$6,915,500	\$8,525,000	23.3%	\$2,259,500	\$5,381,000	138.2%
	MEDIAN PRICE	\$650,000	\$750,000	15.4%	\$770,000	\$750,000	-2.6%
	AVERAGE PRICE	\$628,682	\$775,000	23.3%	\$753,167	\$768,714	2.1%
	AVERAGE DOM	40	42	5.0%	16	35	118.8%
Condo/Co-op/TH	CONTRACTS SIGNED	5	13	160.0%	4	5	25.0%
	ACTIVE LISTINGS	5	4	-20.0%	5	4	-20.0%
	# OF SALES	4	7	75.0%	3	4	33.3%
	SALES VOLUME	\$2,157,000	\$3,988,000	84.9%	\$1,366,000	\$1,700,000	24.5%
	MEDIAN PRICE	\$494,500	\$620,000	25.4%	\$377,000	\$362,500	-3.8%
	AVERAGE PRICE	\$539,250	\$569,714	5.6%	\$455,333	\$425,000	-6.7%
	AVERAGE DOM	36	38	5.6%	45	44	-2.2%

## Historic Sales Trends

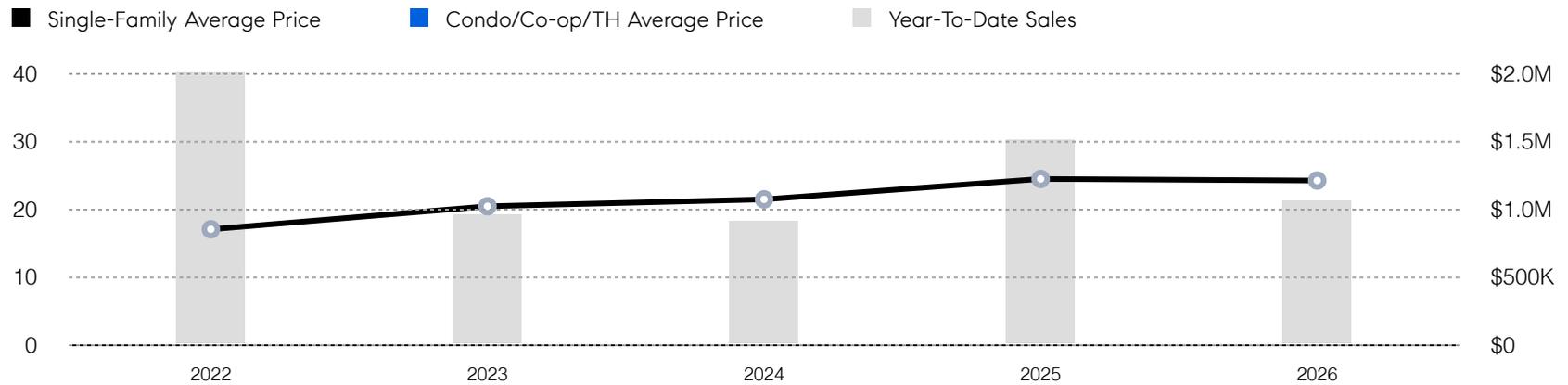


\* Line graphs may be hidden due to limited sales data

# Wyckoff

		YTD 2025	YTD 2026	% Change	Feb 2025	Feb 2026	% Change
Single-Family	CONTRACTS SIGNED	24	7	-70.8%	13	2	-84.6%
	ACTIVE LISTINGS	35	10	-71.4%	35	10	-71.4%
	# OF SALES	26	20	-23.1%	11	16	45.5%
	SALES VOLUME	\$31,869,824	\$24,279,000	-23.8%	\$15,096,000	\$16,979,000	12.5%
	MEDIAN PRICE	\$1,275,000	\$1,037,500	-18.6%	\$1,460,000	\$800,000	-45.2%
	AVERAGE PRICE	\$1,225,762	\$1,213,950	-1.0%	\$1,372,364	\$1,061,188	-22.7%
	AVERAGE DOM	31	49	58.1%	31	42	35.5%
Condo/Co-op/TH	CONTRACTS SIGNED	5	0	0.0%	3	0	0.0%
	ACTIVE LISTINGS	2	2	0.0%	2	2	0.0%
	# OF SALES	4	1	-75.0%	3	0	0.0%
	SALES VOLUME	\$3,055,000	\$970,000	-68.2%	\$2,555,000	-	-
	MEDIAN PRICE	\$672,500	\$970,000	44.2%	\$845,000	-	-
	AVERAGE PRICE	\$763,750	\$970,000	27.0%	\$851,667	-	-
	AVERAGE DOM	20	20	0.0%	17	-	-

## Historic Sales Trends



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

# COMPASS

Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 02/28/2025 vs. 01/01/2026 - 02/28/2026

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