



August 2026

Bergen County Market Report

COMPASS

Bergen County Overview

Year-To-Date Sales

5,614

-0.4% Year-To-Date
-14.6% Month-Over-Month

Year-To-Date Contracts

6,115

3.4% Year-To-Date
-19.2% Month-Over-Month

Single-Family
Average Sale Price

\$1.1M

4.6% Year-To-Date
0.7% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$638K

4.8% Year-To-Date
-11.4% Month-Over-Month

Average Days On Market

34

0.0% Year-To-Date
15.2% Month-Over-Month

Active Listings

2,442

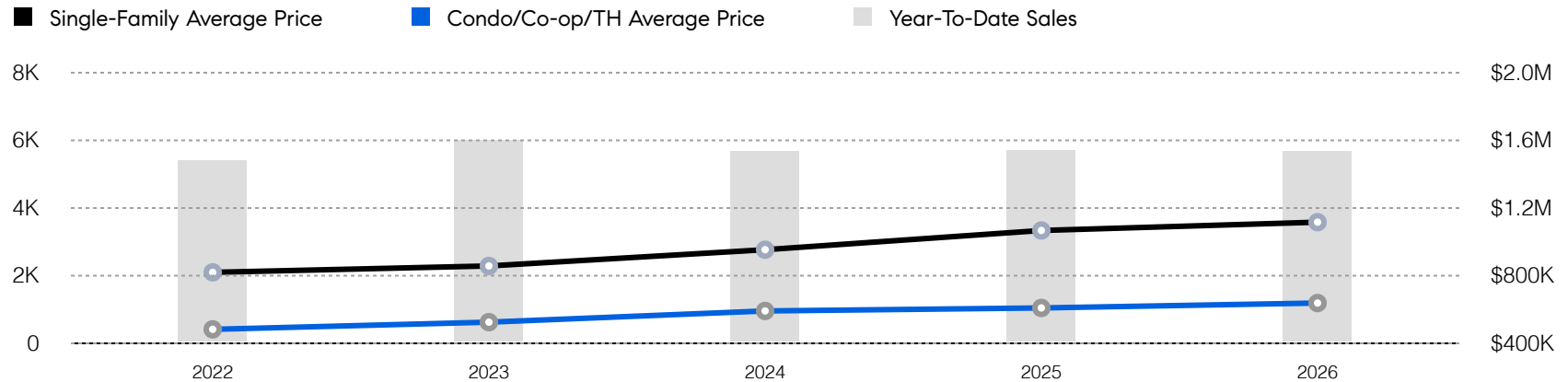
-12.1% Year-Over-Year
-10.2% Month-Over-Month



Bergen County Overview

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	4,272	4,468	4.6%	547	556	1.6%
	ACTIVE LISTINGS	1,969	1,588	-19.3%	1,969	1,588	-19.3%
	# OF SALES	4,036	4,079	1.1%	694	638	-8.1%
	SALES VOLUME	\$4,307,207,428	\$4,553,498,796	5.7%	\$755,425,447	\$752,525,218	-0.4%
	MEDIAN PRICE	\$843,455	\$875,000	3.7%	\$875,000	\$925,000	5.7%
	AVERAGE PRICE	\$1,067,197	\$1,116,327	4.6%	\$1,088,509	\$1,179,507	8.4%
	AVERAGE DOM	34	34	0.0%	31	29	-6.5%
	% OF ASKING PRICE	104.2%	103.8%	-0.4%	104.7%	104.1%	-0.7%
Condo/Co-op/TH	CONTRACTS SIGNED	1,644	1,647	0.2%	186	191	2.7%
	ACTIVE LISTINGS	810	854	5.4%	810	854	5.4%
	# OF SALES	1,600	1,535	-4.1%	235	229	-2.6%
	SALES VOLUME	\$974,819,315	\$979,653,975	0.5%	\$147,029,961	\$141,251,398	-3.9%
	MEDIAN PRICE	\$505,000	\$515,000	2.0%	\$540,000	\$524,900	-2.8%
	AVERAGE PRICE	\$609,262	\$638,211	4.8%	\$625,659	\$616,818	-1.4%
	AVERAGE DOM	45	41	-8.9%	40	40	0.0%
	% OF ASKING PRICE	100.3%	99.4%	-0.9%	101.5%	98.9%	-2.7%

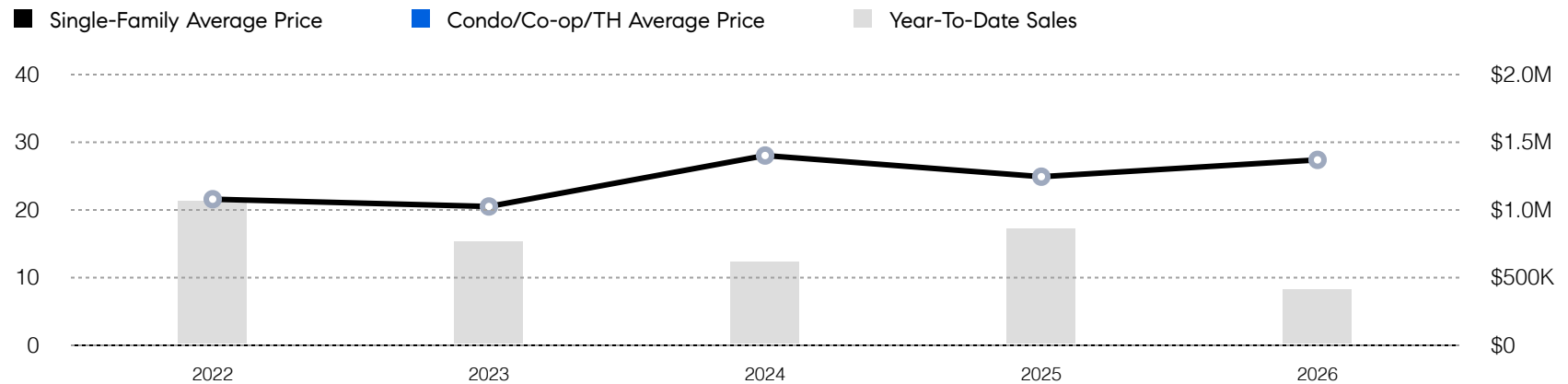
Historic Sales Trends



Allendale

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	18	8	-55.6%	5	1	-80.0%
	ACTIVE LISTINGS	2	1	-50.0%	2	1	-50.0%
	# OF SALES	16	8	-50.0%	5	4	-20.0%
	SALES VOLUME	\$19,932,000	\$10,959,000	-45.0%	\$6,115,000	\$7,924,000	29.6%
	MEDIAN PRICE	\$1,300,000	\$1,022,000	-21.4%	\$1,350,000	\$2,062,500	52.8%
	AVERAGE PRICE	\$1,245,750	\$1,369,875	10.0%	\$1,223,000	\$1,981,000	62.0%
	AVERAGE DOM	23	12	-47.8%	28	11	-60.7%
	% OF ASKING PRICE	104.2%	106.1%	1.9%	101.7%	109.6%	7.9%
Condo/Co-op/TH	CONTRACTS SIGNED	1	1	0.0%	1	0	0.0%
	ACTIVE LISTINGS	0	2	0.0%	0	2	0.0%
	# OF SALES	1	0	0.0%	0	0	0.0%
	SALES VOLUME	\$849,000	-	-	-	-	-
	MEDIAN PRICE	\$849,000	-	-	-	-	-
	AVERAGE PRICE	\$849,000	-	-	-	-	-
	AVERAGE DOM	13	-	-	-	-	-
	% OF ASKING PRICE	100.0%	-	-	-	-	-

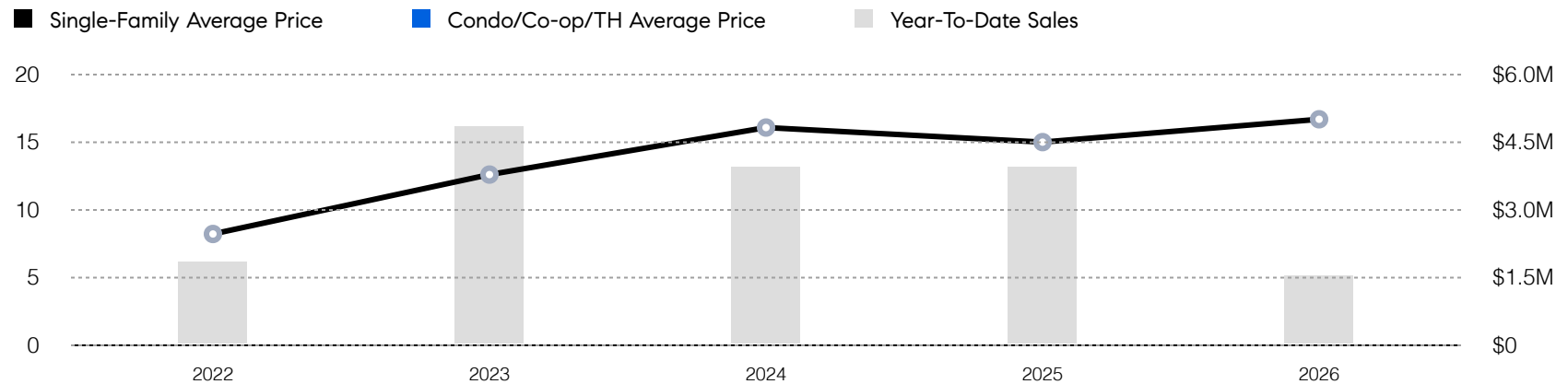
Historic Sales Trends



Alpine

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	10	10	0.0%	0	4	0.0%
	ACTIVE LISTINGS	24	24	0.0%	24	24	0.0%
	# OF SALES	13	5	-61.5%	2	0	0.0%
	SALES VOLUME	\$58,545,000	\$25,048,000	-57.2%	\$9,720,000	-	-
	MEDIAN PRICE	\$4,280,000	\$4,500,000	5.1%	\$4,860,000	-	-
	AVERAGE PRICE	\$4,503,462	\$5,009,600	11.2%	\$4,860,000	-	-
	AVERAGE DOM	127	114	-10.2%	29	-	-
	% OF ASKING PRICE	98.1%	95.4%	-2.7%	102.3%	-	-
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	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

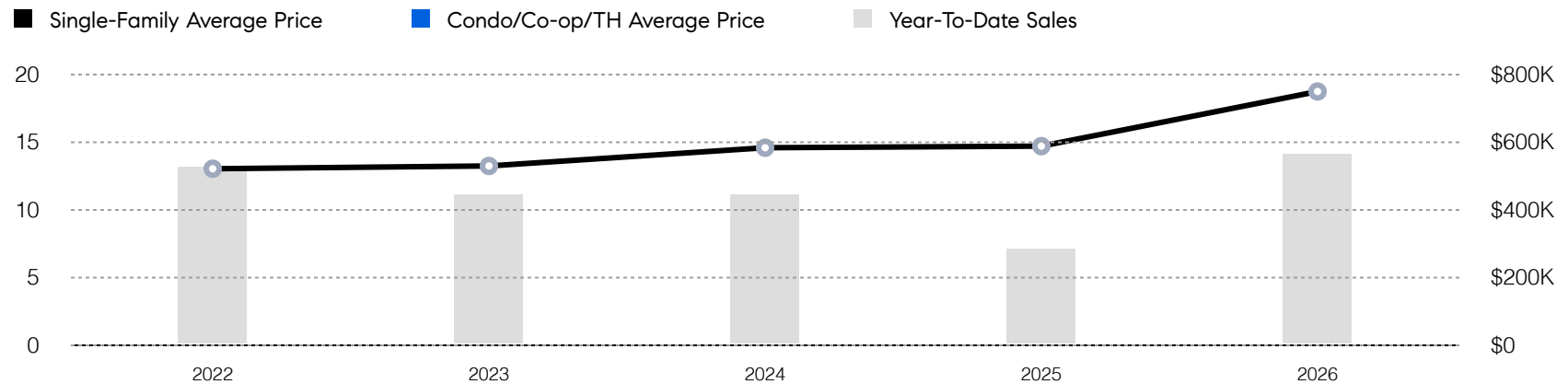
Historic Sales Trends



Bergenfield

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	9	20	122.2%	3	6	100.0%
	ACTIVE LISTINGS	4	8	100.0%	4	8	100.0%
	# OF SALES	7	13	85.7%	1	1	0.0%
	SALES VOLUME	\$4,120,000	\$9,750,000	136.7%	\$775,000	\$550,000	-29.0%
	MEDIAN PRICE	\$600,000	\$665,000	10.8%	\$775,000	\$550,000	-29.0%
	AVERAGE PRICE	\$588,571	\$750,000	27.4%	\$775,000	\$550,000	-29.0%
	AVERAGE DOM	37	25	-32.4%	31	18	-41.9%
	% OF ASKING PRICE	106.2%	110.1%	3.8%	103.5%	111.1%	7.6%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	0	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	0	1	0.0%	0	1	0.0%
	SALES VOLUME	-	\$251,250	-	-	\$251,250	-
	MEDIAN PRICE	-	\$251,250	-	-	\$251,250	-
	AVERAGE PRICE	-	\$251,250	-	-	\$251,250	-
	AVERAGE DOM	-	86	-	-	86	-
	% OF ASKING PRICE	-	97.0%	-	-	97.0%	-

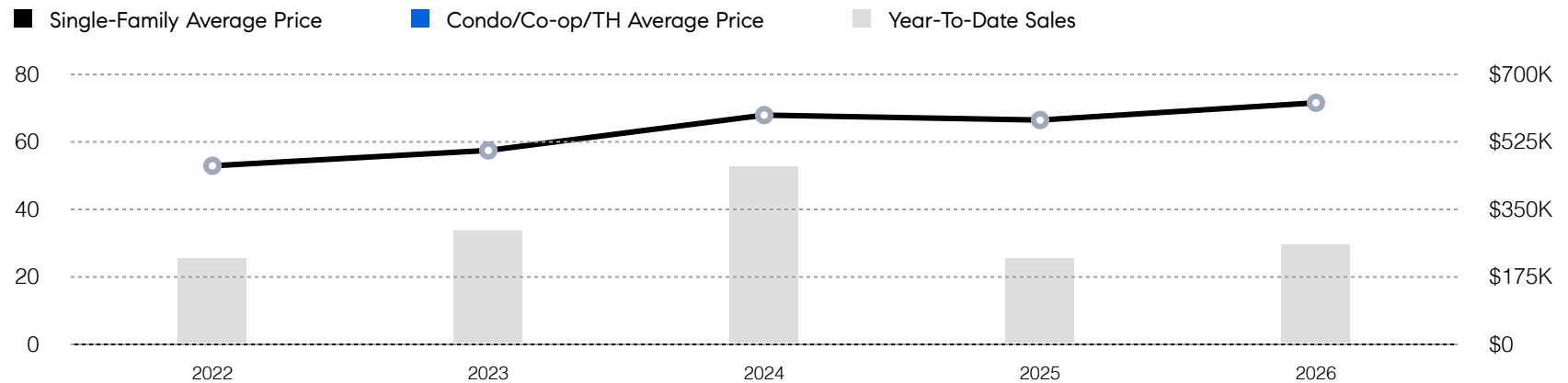
Historic Sales Trends



Bogota

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	27	36	33.3%	8	7	-12.5%
	ACTIVE LISTINGS	20	17	-15.0%	20	17	-15.0%
	# OF SALES	25	29	16.0%	6	1	-83.3%
	SALES VOLUME	\$14,542,000	\$18,163,900	24.9%	\$3,933,000	\$530,000	-86.5%
	MEDIAN PRICE	\$565,000	\$665,000	17.7%	\$639,000	\$530,000	-17.1%
	AVERAGE PRICE	\$581,680	\$626,341	7.7%	\$655,500	\$530,000	-19.1%
	AVERAGE DOM	31	34	9.7%	42	4	-90.5%
	% OF ASKING PRICE	102.3%	101.7%	-0.6%	105.1%	101.0%	-4.1%
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	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

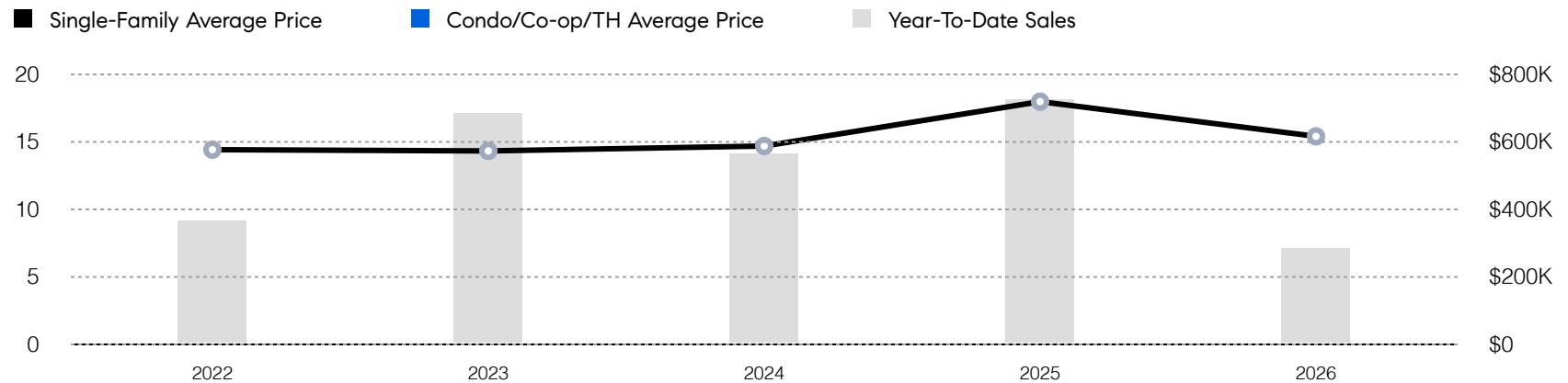
Historic Sales Trends



Carlstadt

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	19	12	-36.8%	0	0	0.0%
	ACTIVE LISTINGS	5	12	140.0%	5	12	140.0%
	# OF SALES	17	7	-58.8%	4	2	-50.0%
	SALES VOLUME	\$12,228,000	\$4,315,000	-64.7%	\$3,081,000	\$1,280,000	-58.5%
	MEDIAN PRICE	\$585,000	\$640,000	9.4%	\$802,500	\$640,000	-20.2%
	AVERAGE PRICE	\$719,294	\$616,429	-14.3%	\$770,250	\$640,000	-16.9%
	AVERAGE DOM	29	41	41.4%	25	14	-44.0%
	% OF ASKING PRICE	101.1%	102.9%	1.8%	103.2%	116.4%	13.2%
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%	0	0	0.0%
	SALES VOLUME	\$450,000	-	-	-	-	-
	MEDIAN PRICE	\$450,000	-	-	-	-	-
	AVERAGE PRICE	\$450,000	-	-	-	-	-
	AVERAGE DOM	28	-	-	-	-	-
	% OF ASKING PRICE	90.0%	-	-	-	-	-

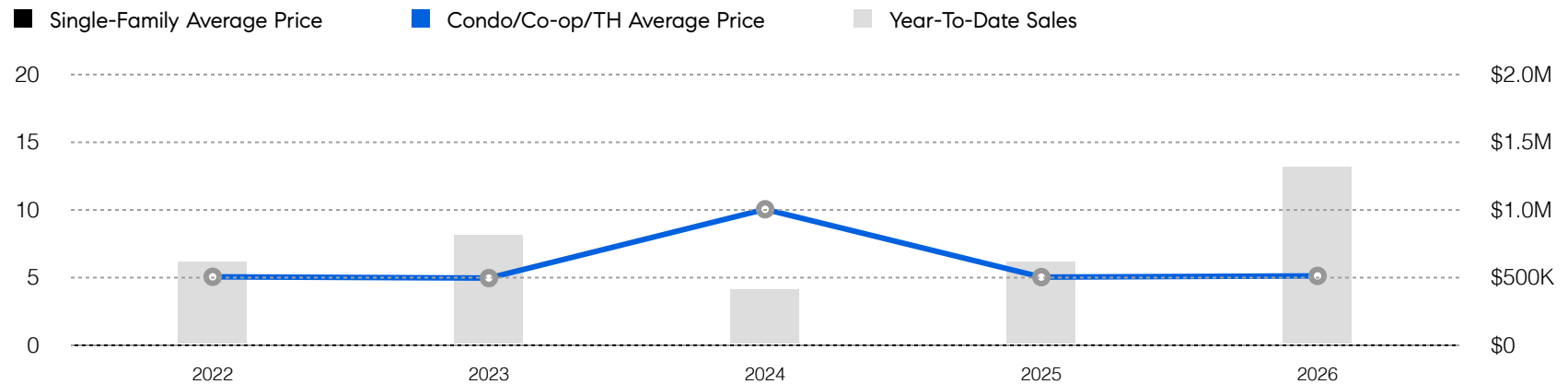
Historic Sales Trends



Cliffside Park

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	2	1	-50.0%	0	0	0.0%
	ACTIVE LISTINGS	4	1	-75.0%	4	1	-75.0%
	# OF SALES	2	1	-50.0%	0	1	0.0%
	SALES VOLUME	\$3,090,000	\$625,000	-79.8%	-	\$625,000	-
	MEDIAN PRICE	\$1,545,000	\$625,000	-59.5%	-	\$625,000	-
	AVERAGE PRICE	\$1,545,000	\$625,000	-59.5%	-	\$625,000	-
	AVERAGE DOM	25	18	-28.0%	-	18	-
	% OF ASKING PRICE	101.3%	104.2%	2.9%	-	104.2%	-
Condo/Co-op/TH	CONTRACTS SIGNED	3	14	366.7%	0	3	0.0%
	ACTIVE LISTINGS	8	8	0.0%	8	8	0.0%
	# OF SALES	4	12	200.0%	1	1	0.0%
	SALES VOLUME	\$2,016,000	\$6,155,000	205.3%	\$561,000	\$399,000	-28.9%
	MEDIAN PRICE	\$522,500	\$462,500	-11.5%	\$561,000	\$399,000	-28.9%
	AVERAGE PRICE	\$504,000	\$512,917	1.8%	\$561,000	\$399,000	-28.9%
	AVERAGE DOM	78	33	-57.7%	71	44	-38.0%
	% OF ASKING PRICE	98.7%	100.2%	1.5%	99.3%	100.0%	0.7%

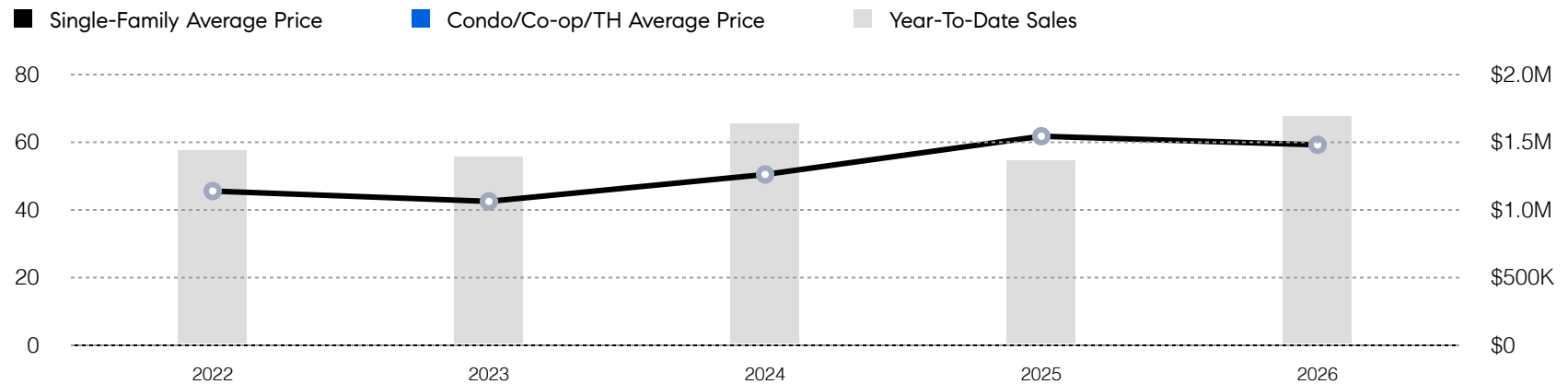
Historic Sales Trends



Cluster

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	60	66	10.0%	10	10	0.0%
	ACTIVE LISTINGS	37	29	-21.6%	37	29	-21.6%
	# OF SALES	54	63	16.7%	9	8	-11.1%
	SALES VOLUME	\$83,414,361	\$93,304,500	11.9%	\$12,072,111	\$11,868,800	-1.7%
	MEDIAN PRICE	\$1,522,500	\$1,315,000	-13.6%	\$1,451,000	\$1,410,000	-2.8%
	AVERAGE PRICE	\$1,544,710	\$1,481,024	-4.1%	\$1,341,346	\$1,483,600	10.6%
	AVERAGE DOM	46	38	-17.4%	35	25	-28.6%
	% OF ASKING PRICE	100.6%	101.1%	0.5%	101.2%	105.1%	3.9%
Condo/Co-op/TH	CONTRACTS SIGNED	0	4	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	4	0.0%	0	0	0.0%
	SALES VOLUME	-	\$6,000,000	-	-	-	-
	MEDIAN PRICE	-	\$1,500,000	-	-	-	-
	AVERAGE PRICE	-	\$1,500,000	-	-	-	-
	AVERAGE DOM	-	47	-	-	-	-
	% OF ASKING PRICE	-	96.9%	-	-	-	-

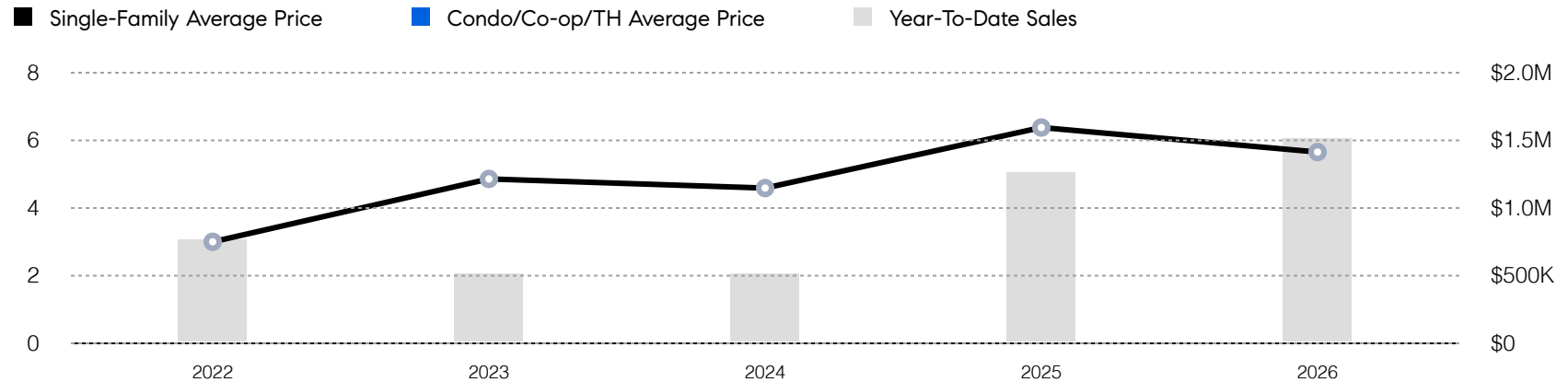
Historic Sales Trends



Cresskill

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	4	5	25.0%	0	0	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	4	6	50.0%	2	0	0.0%
	SALES VOLUME	\$6,380,000	\$8,482,000	32.9%	\$2,355,000	-	-
	MEDIAN PRICE	\$1,325,000	\$1,289,500	-2.7%	\$1,177,500	-	-
	AVERAGE PRICE	\$1,595,000	\$1,413,667	-11.4%	\$1,177,500	-	-
	AVERAGE DOM	52	48	-7.7%	22	-	-
	% OF ASKING PRICE	107.1%	109.3%	2.3%	110.0%	-	-
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%	0	0	0.0%
	SALES VOLUME	\$512,100	-	-	-	-	-
	MEDIAN PRICE	\$512,100	-	-	-	-	-
	AVERAGE PRICE	\$512,100	-	-	-	-	-
	AVERAGE DOM	71	-	-	-	-	-
	% OF ASKING PRICE	97.7%	-	-	-	-	-

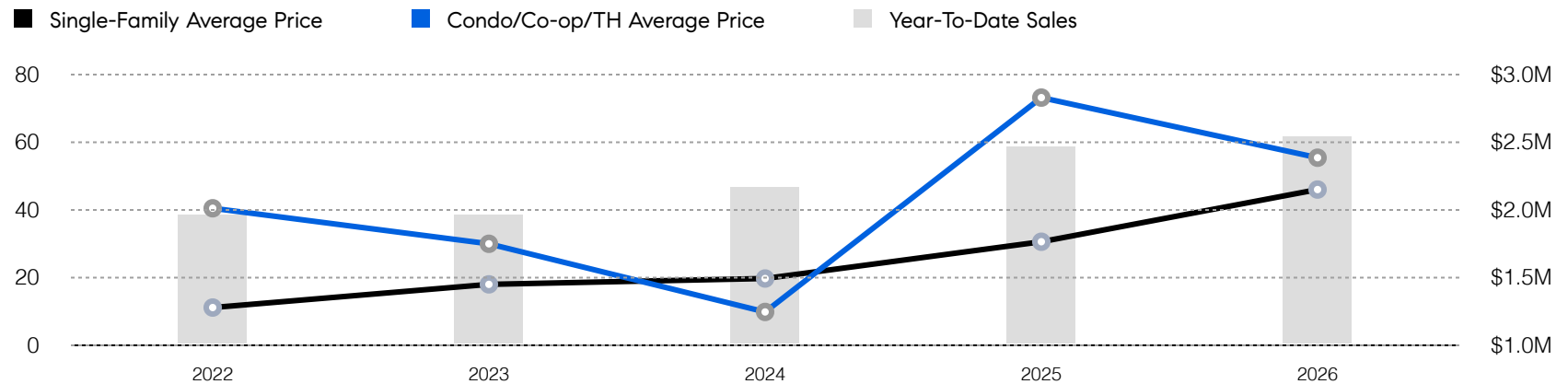
Historic Sales Trends



Demarest

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	51	49	-3.9%	6	5	-16.7%
	ACTIVE LISTINGS	30	15	-50.0%	30	15	-50.0%
	# OF SALES	52	50	-3.8%	8	8	0.0%
	SALES VOLUME	\$91,789,419	\$107,538,000	17.2%	\$12,387,000	\$16,214,000	30.9%
	MEDIAN PRICE	\$1,485,000	\$1,710,000	15.2%	\$1,427,500	\$1,942,500	36.1%
	AVERAGE PRICE	\$1,765,181	\$2,150,760	21.8%	\$1,548,375	\$2,026,750	30.9%
	AVERAGE DOM	66	50	-24.2%	31	39	25.8%
	% OF ASKING PRICE	99.4%	101.3%	1.9%	102.7%	93.8%	-8.9%
Condo/Co-op/TH	CONTRACTS SIGNED	9	10	11.1%	2	1	-50.0%
	ACTIVE LISTINGS	15	7	-53.3%	15	7	-53.3%
	# OF SALES	6	11	83.3%	1	1	0.0%
	SALES VOLUME	\$16,980,000	\$26,245,000	54.6%	\$2,850,000	\$1,830,000	-35.8%
	MEDIAN PRICE	\$2,900,000	\$1,855,000	-36.0%	\$2,850,000	\$1,830,000	-35.8%
	AVERAGE PRICE	\$2,830,000	\$2,385,909	-15.7%	\$2,850,000	\$1,830,000	-35.8%
	AVERAGE DOM	186	78	-58.1%	206	21	-89.8%
	% OF ASKING PRICE	98.5%	98.3%	-0.2%	100.0%	96.8%	-3.2%

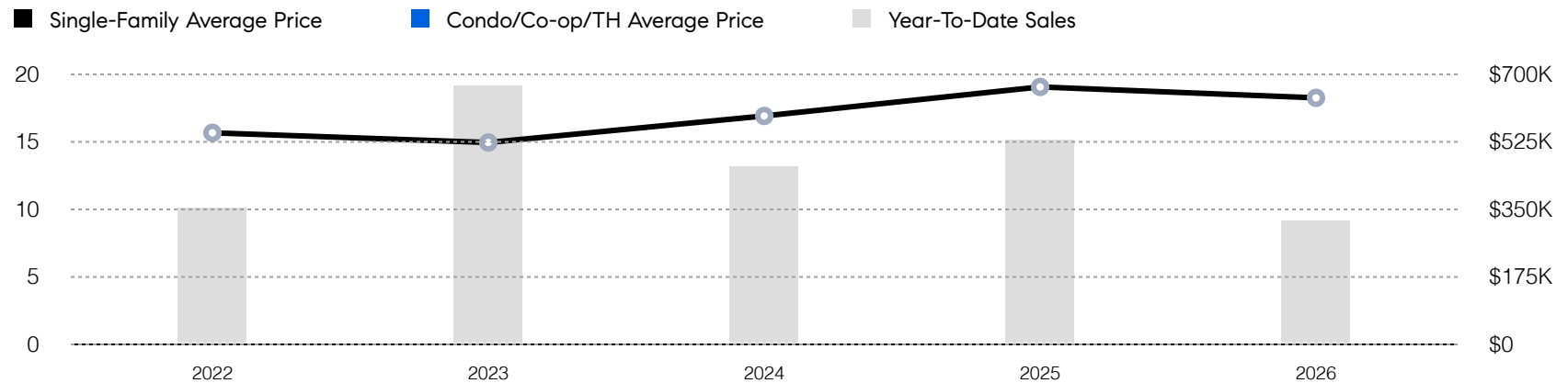
Historic Sales Trends



Dumont

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	17	9	-47.1%	3	2	-33.3%
	ACTIVE LISTINGS	4	3	-25.0%	4	3	-25.0%
	# OF SALES	15	9	-40.0%	1	0	0.0%
	SALES VOLUME	\$10,012,500	\$5,753,000	-42.5%	\$625,000	-	-
	MEDIAN PRICE	\$645,000	\$650,000	0.8%	\$625,000	-	-
	AVERAGE PRICE	\$667,500	\$639,222	-4.2%	\$625,000	-	-
	AVERAGE DOM	26	44	69.2%	17	-	-
	% OF ASKING PRICE	107.0%	101.9%	-5.1%	106.8%	-	-
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	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

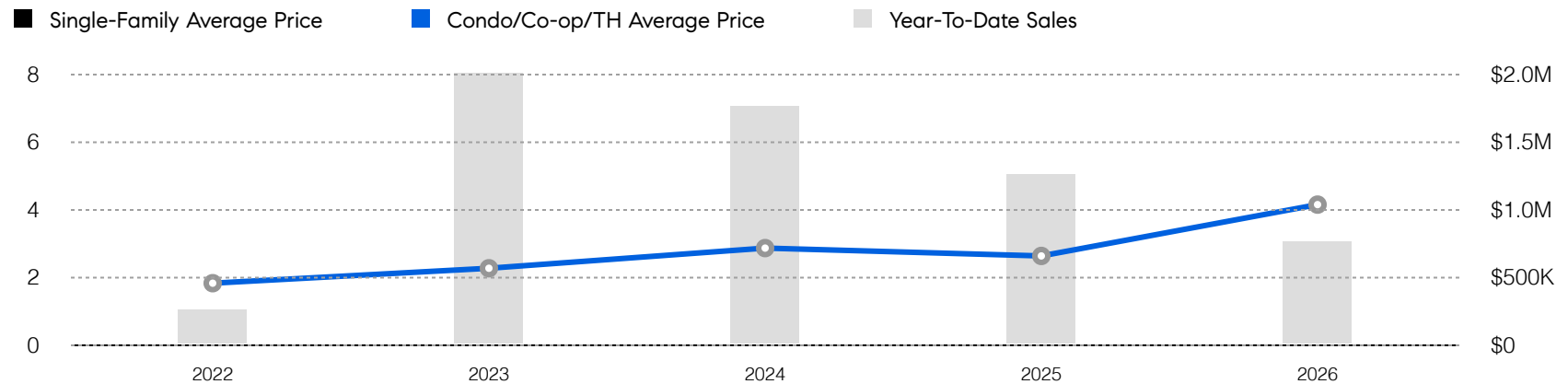
Historic Sales Trends



Edgewater

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	1	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	2	1	-50.0%	1	0	0.0%
	SALES VOLUME	\$1,635,500	\$830,000	-49.3%	\$999,000	-	-
	MEDIAN PRICE	\$817,750	\$830,000	1.5%	\$999,000	-	-
	AVERAGE PRICE	\$817,750	\$830,000	1.5%	\$999,000	-	-
	AVERAGE DOM	29	169	482.8%	16	-	-
	% OF ASKING PRICE	97.0%	97.8%	0.7%	96.2%	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	5	4	-20.0%	1	1	0.0%
	ACTIVE LISTINGS	6	5	-16.7%	6	5	-16.7%
	# OF SALES	3	2	-33.3%	0	0	0.0%
	SALES VOLUME	\$1,981,000	\$2,078,888	4.9%	-	-	-
	MEDIAN PRICE	\$601,000	\$1,039,444	73.0%	-	-	-
	AVERAGE PRICE	\$660,333	\$1,039,444	57.4%	-	-	-
	AVERAGE DOM	40	33	-17.5%	-	-	-
	% OF ASKING PRICE	104.2%	98.5%	-5.6%	-	-	-

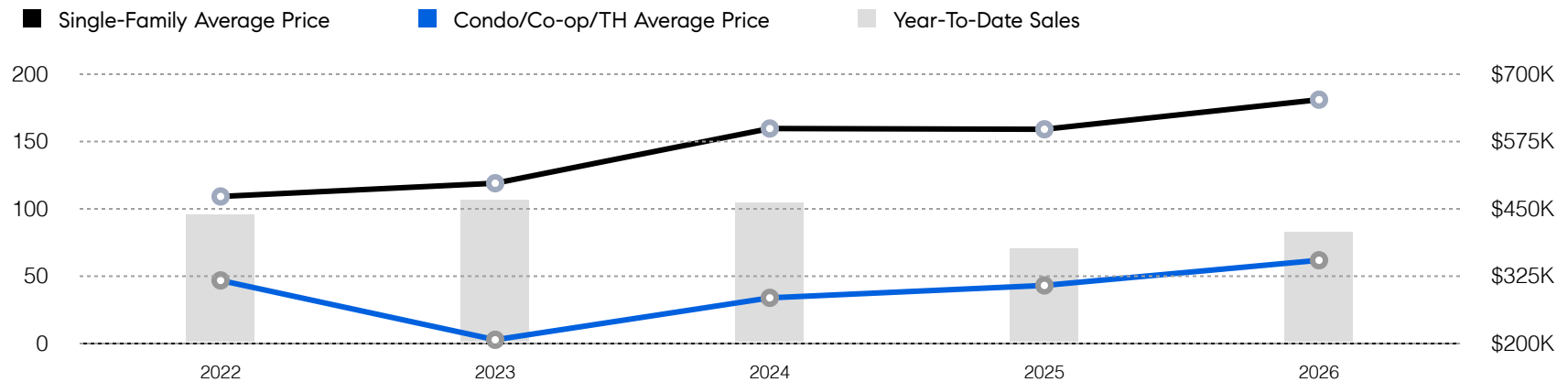
Historic Sales Trends



Elmwood Park

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	56	80	42.9%	15	11	-26.7%
	ACTIVE LISTINGS	39	22	-43.6%	39	22	-43.6%
	# OF SALES	52	67	28.8%	5	7	40.0%
	SALES VOLUME	\$31,082,929	\$43,730,921	40.7%	\$2,565,000	\$3,987,000	55.4%
	MEDIAN PRICE	\$575,000	\$625,000	8.7%	\$475,000	\$580,000	22.1%
	AVERAGE PRICE	\$597,749	\$652,700	9.2%	\$513,000	\$569,571	11.0%
	AVERAGE DOM	20	45	125.0%	22	37	68.2%
	% OF ASKING PRICE	103.7%	101.4%	-2.2%	98.5%	99.3%	0.8%
Condo/Co-op/TH	CONTRACTS SIGNED	11	21	90.9%	0	4	0.0%
	ACTIVE LISTINGS	0	7	0.0%	0	7	0.0%
	# OF SALES	17	14	-17.6%	2	3	50.0%
	SALES VOLUME	\$5,233,500	\$4,963,800	-5.2%	\$742,000	\$628,800	-15.3%
	MEDIAN PRICE	\$339,000	\$392,000	15.6%	\$371,000	\$129,900	-65.0%
	AVERAGE PRICE	\$307,853	\$354,557	15.2%	\$371,000	\$209,600	-43.5%
	AVERAGE DOM	51	50	-2.0%	52	74	42.3%
	% OF ASKING PRICE	98.9%	100.1%	1.2%	100.4%	100.0%	-0.4%

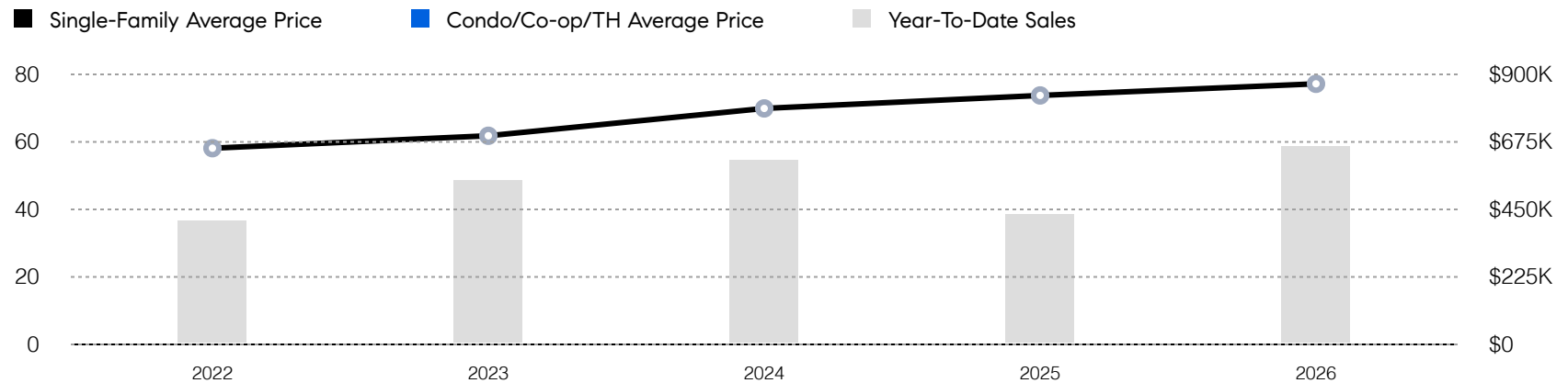
Historic Sales Trends



Emerson

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	46	68	47.8%	9	8	-11.1%
	ACTIVE LISTINGS	20	13	-35.0%	20	13	-35.0%
	# OF SALES	38	57	50.0%	8	10	25.0%
	SALES VOLUME	\$31,534,000	\$49,510,799	57.0%	\$7,044,000	\$8,649,000	22.8%
	MEDIAN PRICE	\$757,500	\$881,000	16.3%	\$750,000	\$905,000	20.7%
	AVERAGE PRICE	\$829,842	\$868,611	4.7%	\$880,500	\$864,900	-1.8%
	AVERAGE DOM	23	31	34.8%	24	22	-8.3%
	% OF ASKING PRICE	105.1%	103.4%	-1.7%	104.7%	104.4%	-0.3%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	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	-	\$467,000	-	-	-	-
	MEDIAN PRICE	-	\$467,000	-	-	-	-
	AVERAGE PRICE	-	\$467,000	-	-	-	-
	AVERAGE DOM	-	14	-	-	-	-
	% OF ASKING PRICE	-	101.7%	-	-	-	-

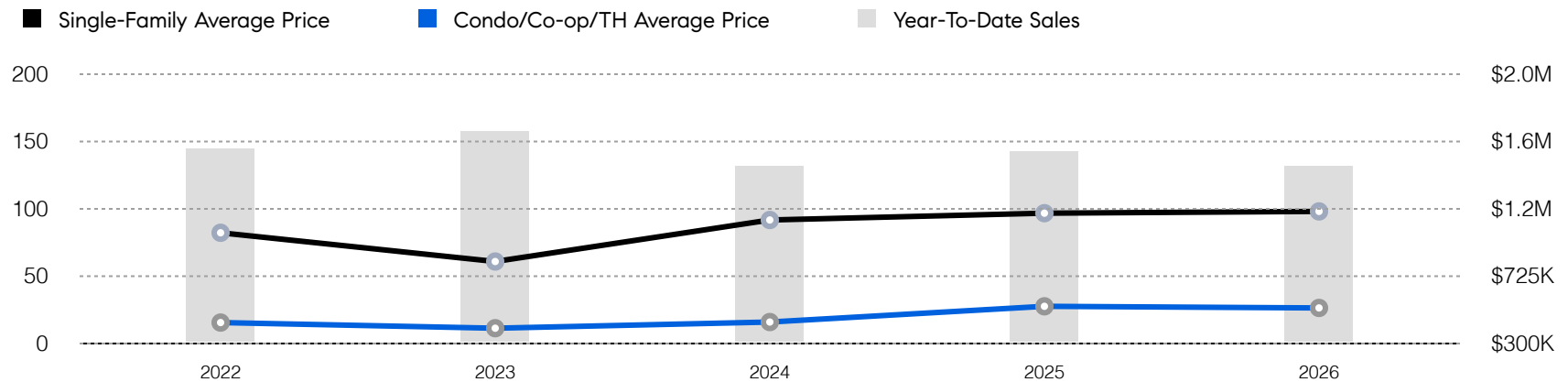
Historic Sales Trends



Englewood

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	83	95	14.5%	11	16	45.5%
	ACTIVE LISTINGS	63	50	-20.6%	63	50	-20.6%
	# OF SALES	77	78	1.3%	11	13	18.2%
	SALES VOLUME	\$86,449,249	\$88,439,498	2.3%	\$9,909,500	\$14,043,000	41.7%
	MEDIAN PRICE	\$689,888	\$752,500	9.1%	\$625,000	\$810,000	29.6%
	AVERAGE PRICE	\$1,122,718	\$1,133,840	1.0%	\$900,864	\$1,080,231	19.9%
	AVERAGE DOM	59	56	-5.1%	42	37	-11.9%
	% OF ASKING PRICE	100.1%	99.8%	-0.3%	97.5%	102.2%	4.7%
Condo/Co-op/TH	CONTRACTS SIGNED	69	59	-14.5%	11	10	-9.1%
	ACTIVE LISTINGS	39	43	10.3%	39	43	10.3%
	# OF SALES	64	52	-18.7%	12	12	0.0%
	SALES VOLUME	\$34,230,500	\$27,281,000	-20.3%	\$5,585,500	\$5,218,000	-6.6%
	MEDIAN PRICE	\$480,000	\$415,000	-13.5%	\$418,250	\$379,500	-9.3%
	AVERAGE PRICE	\$534,852	\$524,635	-1.9%	\$465,458	\$434,833	-6.6%
	AVERAGE DOM	49	47	-4.1%	49	27	-44.9%
	% OF ASKING PRICE	98.2%	98.9%	0.6%	97.7%	98.5%	0.8%

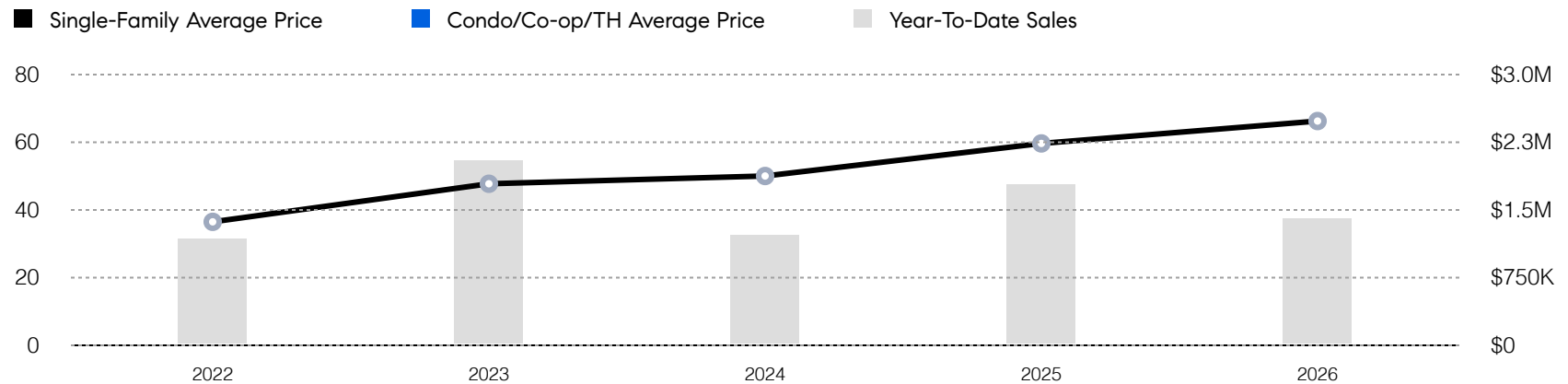
Historic Sales Trends



Englewood Cliffs

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	48	44	-8.3%	3	4	33.3%
	ACTIVE LISTINGS	29	27	-6.9%	29	27	-6.9%
	# OF SALES	47	37	-21.3%	7	10	42.9%
	SALES VOLUME	\$105,143,664	\$91,949,887	-12.5%	\$13,145,000	\$23,275,000	77.1%
	MEDIAN PRICE	\$1,925,000	\$2,250,000	16.9%	\$1,725,000	\$2,372,500	37.5%
	AVERAGE PRICE	\$2,237,099	\$2,485,132	11.1%	\$1,877,857	\$2,327,500	23.9%
	AVERAGE DOM	59	63	6.8%	17	35	105.9%
	% OF ASKING PRICE	99.5%	94.9%	-4.6%	100.3%	95.2%	-5.1%
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	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

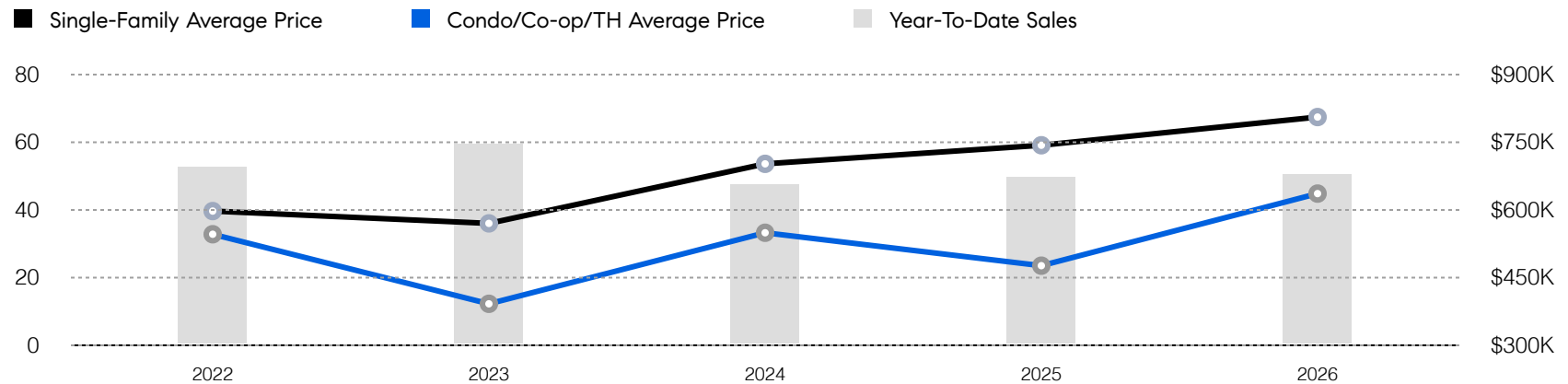
Historic Sales Trends



Fair Lawn

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	48	61	27.1%	4	12	200.0%
	ACTIVE LISTINGS	6	16	166.7%	6	16	166.7%
	# OF SALES	47	46	-2.1%	6	5	-16.7%
	SALES VOLUME	\$34,938,598	\$37,071,062	6.1%	\$4,178,999	\$3,346,022	-19.9%
	MEDIAN PRICE	\$725,000	\$720,000	-0.7%	\$667,500	\$625,500	-6.3%
	AVERAGE PRICE	\$743,374	\$805,893	8.4%	\$696,500	\$669,204	-3.9%
	AVERAGE DOM	24	30	25.0%	17	36	111.8%
	% OF ASKING PRICE	105.2%	106.0%	0.8%	106.4%	107.2%	0.8%
Condo/Co-op/TH	CONTRACTS SIGNED	3	5	66.7%	1	1	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	2	4	100.0%	1	0	0.0%
	SALES VOLUME	\$953,000	\$2,545,000	167.1%	\$650,000	-	-
	MEDIAN PRICE	\$476,500	\$595,000	24.9%	\$650,000	-	-
	AVERAGE PRICE	\$476,500	\$636,250	33.5%	\$650,000	-	-
	AVERAGE DOM	12	19	58.3%	10	-	-
	% OF ASKING PRICE	104.7%	107.7%	3.0%	108.3%	-	-

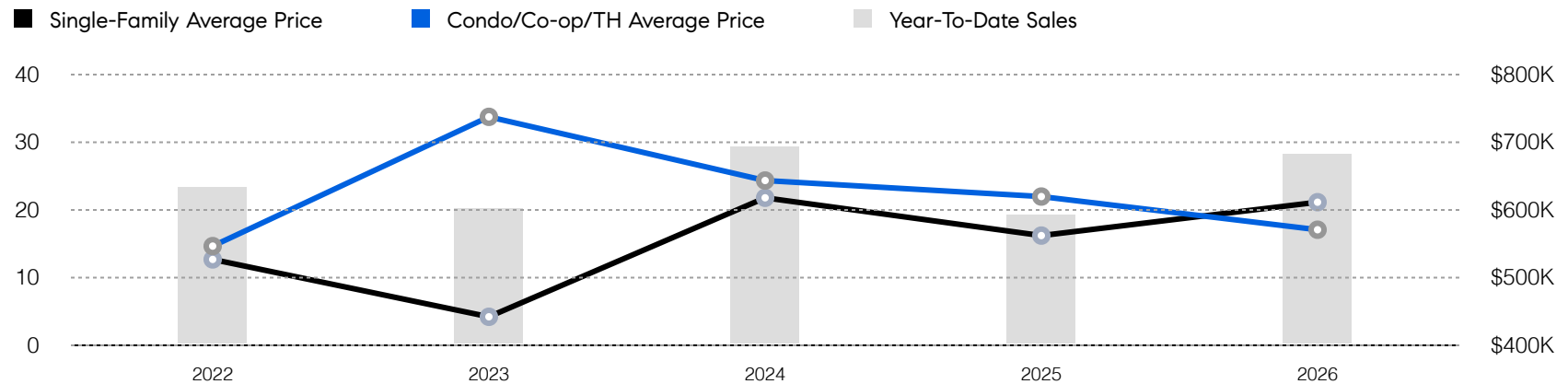
Historic Sales Trends



Fairview

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	15	12	-20.0%	1	0	0.0%
	ACTIVE LISTINGS	10	5	-50.0%	10	5	-50.0%
	# OF SALES	14	15	7.1%	4	4	0.0%
	SALES VOLUME	\$7,870,009	\$9,172,000	16.5%	\$2,145,000	\$2,517,000	17.3%
	MEDIAN PRICE	\$557,500	\$615,000	10.3%	\$522,500	\$550,000	5.3%
	AVERAGE PRICE	\$562,144	\$611,467	8.8%	\$536,250	\$629,250	17.3%
	AVERAGE DOM	54	40	-25.9%	25	35	40.0%
	% OF ASKING PRICE	99.7%	102.0%	2.2%	102.1%	104.6%	2.5%
Condo/Co-op/TH	CONTRACTS SIGNED	7	12	71.4%	2	1	-50.0%
	ACTIVE LISTINGS	5	14	180.0%	5	14	180.0%
	# OF SALES	5	13	160.0%	1	1	0.0%
	SALES VOLUME	\$3,099,000	\$7,420,000	139.4%	\$999,000	\$282,000	-71.8%
	MEDIAN PRICE	\$660,000	\$545,000	-17.4%	\$999,000	\$282,000	-71.8%
	AVERAGE PRICE	\$619,800	\$570,769	-7.9%	\$999,000	\$282,000	-71.8%
	AVERAGE DOM	60	45	-25.0%	51	33	-35.3%
	% OF ASKING PRICE	99.2%	97.4%	-1.8%	100.0%	101.1%	1.1%

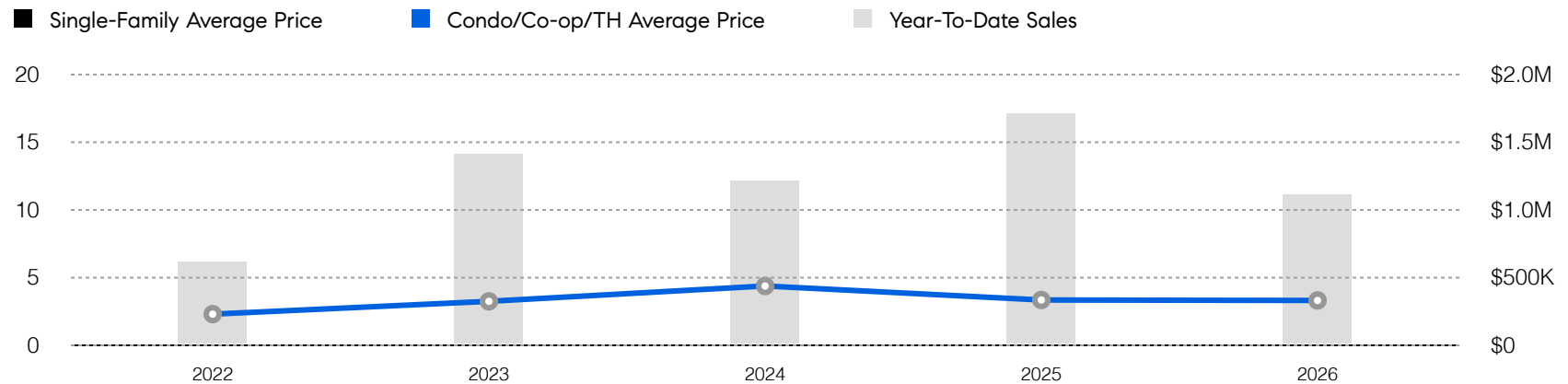
Historic Sales Trends



Fort Lee

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	4	2	-50.0%	0	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	5	3	-40.0%	0	1	0.0%
	SALES VOLUME	\$5,306,550	\$3,275,000	-38.3%	-	\$1,400,000	-
	MEDIAN PRICE	\$1,106,550	\$1,060,000	-4.2%	-	\$1,400,000	-
	AVERAGE PRICE	\$1,061,310	\$1,091,667	2.9%	-	\$1,400,000	-
	AVERAGE DOM	23	52	126.1%	-	19	-
	% OF ASKING PRICE	100.0%	102.7%	2.6%	-	103.7%	-
Condo/Co-op/TH	CONTRACTS SIGNED	14	7	-50.0%	2	1	-50.0%
	ACTIVE LISTINGS	4	4	0.0%	4	4	0.0%
	# OF SALES	12	8	-33.3%	3	1	-66.7%
	SALES VOLUME	\$4,018,000	\$2,651,400	-34.0%	\$509,000	\$415,500	-18.4%
	MEDIAN PRICE	\$261,250	\$240,450	-8.0%	\$175,000	\$415,500	137.4%
	AVERAGE PRICE	\$334,833	\$331,425	-1.0%	\$169,667	\$415,500	144.9%
	AVERAGE DOM	32	63	96.9%	21	33	57.1%
	% OF ASKING PRICE	105.4%	98.4%	-7.1%	120.7%	97.8%	-22.9%

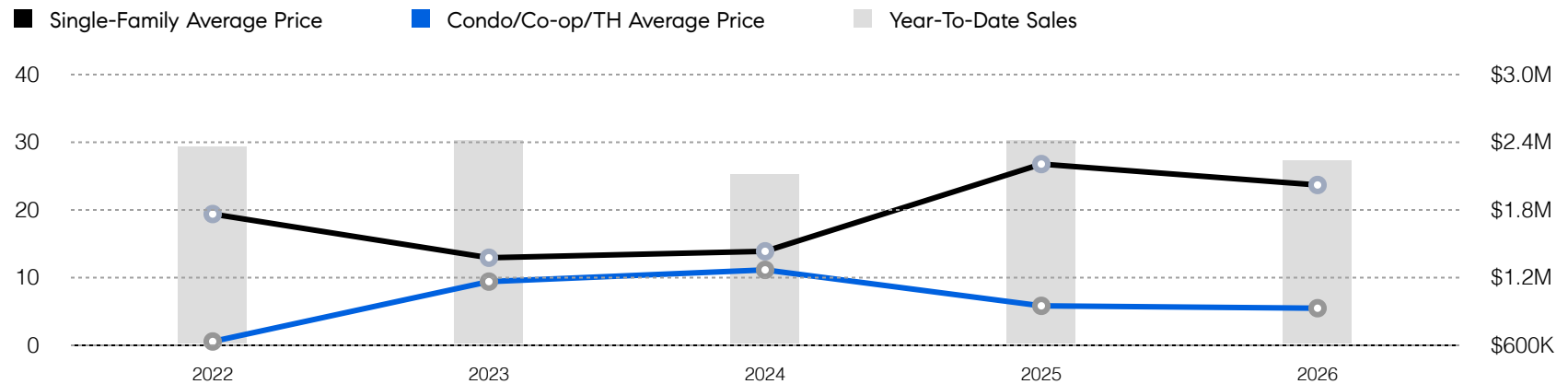
Historic Sales Trends



Franklin Lakes

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	36	26	-27.8%	4	2	-50.0%
	ACTIVE LISTINGS	13	10	-23.1%	13	10	-23.1%
	# OF SALES	29	26	-10.3%	6	3	-50.0%
	SALES VOLUME	\$63,995,000	\$52,555,160	-17.9%	\$15,938,000	\$5,600,000	-64.9%
	MEDIAN PRICE	\$1,900,000	\$1,814,500	-4.5%	\$1,762,500	\$1,650,000	-6.4%
	AVERAGE PRICE	\$2,206,724	\$2,021,352	-8.4%	\$2,656,333	\$1,866,667	-29.7%
	AVERAGE DOM	50	36	-28.0%	65	61	-6.2%
	% OF ASKING PRICE	99.5%	102.9%	3.4%	100.0%	96.2%	-3.8%
Condo/Co-op/TH	CONTRACTS SIGNED	1	1	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	1	1	0.0%	1	0	0.0%
	SALES VOLUME	\$950,000	\$929,000	-2.2%	\$950,000	-	-
	MEDIAN PRICE	\$950,000	\$929,000	-2.2%	\$950,000	-	-
	AVERAGE PRICE	\$950,000	\$929,000	-2.2%	\$950,000	-	-
	AVERAGE DOM	7	18	157.1%	7	-	-
	% OF ASKING PRICE	126.8%	103.2%	-23.6%	126.8%	-	-

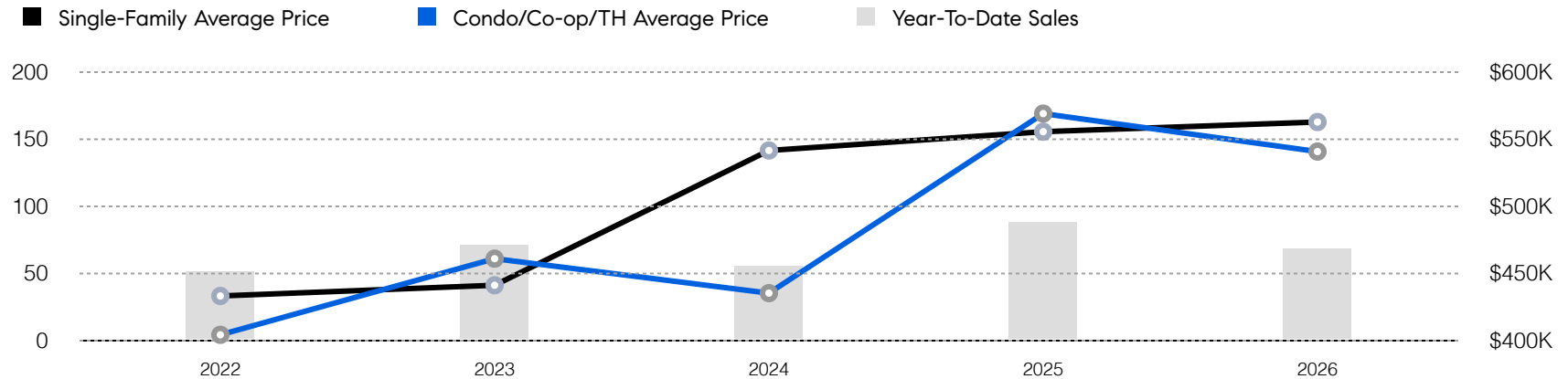
Historic Sales Trends



Garfield City

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	70	55	-21.4%	10	10	0.0%
	ACTIVE LISTINGS	25	21	-16.0%	25	21	-16.0%
	# OF SALES	62	49	-21.0%	6	7	16.7%
	SALES VOLUME	\$34,450,350	\$27,579,700	-19.9%	\$2,617,000	\$4,045,500	54.6%
	MEDIAN PRICE	\$539,900	\$560,000	3.7%	\$490,000	\$560,000	14.3%
	AVERAGE PRICE	\$555,651	\$562,851	1.3%	\$436,167	\$577,929	32.5%
	AVERAGE DOM	34	31	-8.8%	17	21	23.5%
	% OF ASKING PRICE	103.5%	101.6%	-1.9%	107.0%	105.8%	-1.3%
Condo/Co-op/TH	CONTRACTS SIGNED	31	23	-25.8%	6	4	-33.3%
	ACTIVE LISTINGS	8	5	-37.5%	8	5	-37.5%
	# OF SALES	25	18	-28.0%	2	1	-50.0%
	SALES VOLUME	\$14,228,000	\$9,735,000	-31.6%	\$875,000	\$510,000	-41.7%
	MEDIAN PRICE	\$600,000	\$525,000	-12.5%	\$437,500	\$510,000	16.6%
	AVERAGE PRICE	\$569,120	\$540,833	-5.0%	\$437,500	\$510,000	16.6%
	AVERAGE DOM	29	42	44.8%	16	38	137.5%
	% OF ASKING PRICE	101.1%	99.4%	-1.7%	108.5%	102.2%	-6.2%

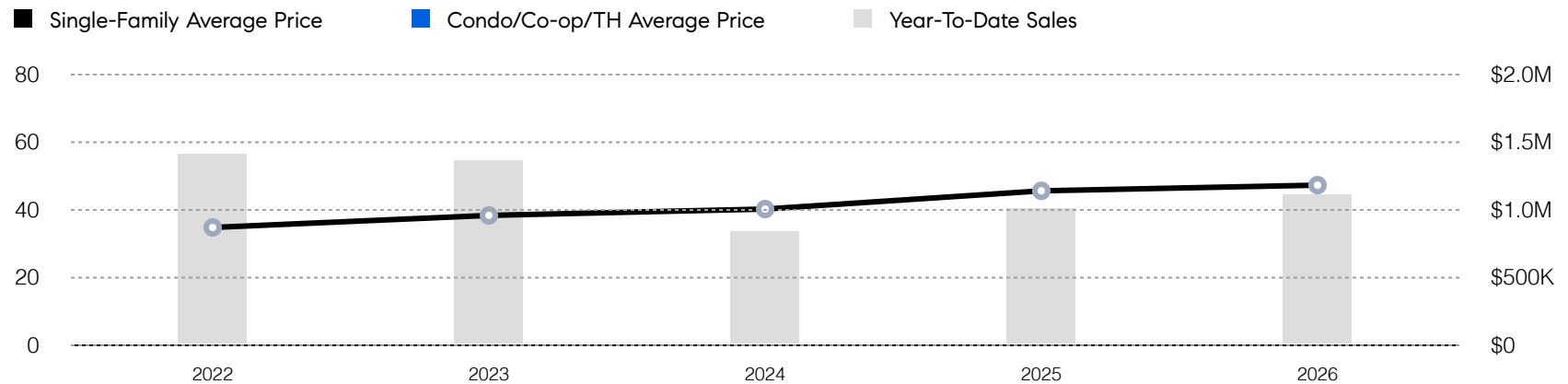
Historic Sales Trends



Glen Rock

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	40	44	10.0%	4	4	0.0%
	ACTIVE LISTINGS	4	10	150.0%	4	10	150.0%
	# OF SALES	37	44	18.9%	7	9	28.6%
	SALES VOLUME	\$42,222,309	\$52,059,013	23.3%	\$9,170,252	\$10,160,999	10.8%
	MEDIAN PRICE	\$1,150,000	\$1,113,760	-3.2%	\$1,150,000	\$1,050,000	-8.7%
	AVERAGE PRICE	\$1,141,143	\$1,183,159	3.7%	\$1,310,036	\$1,129,000	-13.8%
	AVERAGE DOM	17	21	23.5%	30	26	-13.3%
	% OF ASKING PRICE	113.6%	108.9%	-4.7%	106.3%	100.9%	-5.5%
Condo/Co-op/TH	CONTRACTS SIGNED	3	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	3	0	0.0%	0	0	0.0%
	SALES VOLUME	\$2,375,000	-	-	-	-	-
	MEDIAN PRICE	\$735,000	-	-	-	-	-
	AVERAGE PRICE	\$791,667	-	-	-	-	-
	AVERAGE DOM	9	-	-	-	-	-
	% OF ASKING PRICE	109.4%	-	-	-	-	-

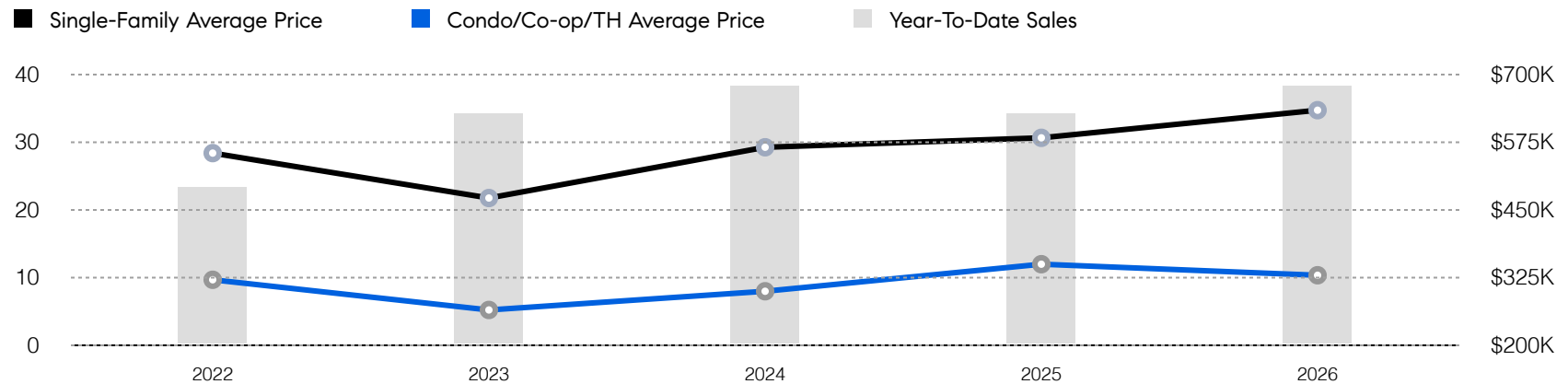
Historic Sales Trends



Hackensack

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	8	24	200.0%	1	2	100.0%
	ACTIVE LISTINGS	7	12	71.4%	7	12	71.4%
	# OF SALES	12	20	66.7%	1	3	200.0%
	SALES VOLUME	\$6,998,500	\$12,685,000	81.3%	\$540,000	\$1,460,000	170.4%
	MEDIAN PRICE	\$550,000	\$660,000	20.0%	\$540,000	\$500,000	-7.4%
	AVERAGE PRICE	\$583,208	\$634,250	8.8%	\$540,000	\$486,667	-9.9%
	AVERAGE DOM	25	50	100.0%	49	29	-40.8%
	% OF ASKING PRICE	104.1%	104.1%	0.0%	98.2%	108.4%	10.2%
Condo/Co-op/TH	CONTRACTS SIGNED	21	19	-9.5%	0	2	0.0%
	ACTIVE LISTINGS	5	16	220.0%	5	16	220.0%
	# OF SALES	22	18	-18.2%	0	3	0.0%
	SALES VOLUME	\$7,696,000	\$5,929,500	-23.0%	-	\$1,017,500	-
	MEDIAN PRICE	\$332,500	\$312,500	-6.0%	-	\$325,000	-
	AVERAGE PRICE	\$349,818	\$329,417	-5.8%	-	\$339,167	-
	AVERAGE DOM	30	62	106.7%	-	39	-
	% OF ASKING PRICE	103.9%	100.2%	-3.7%	-	102.0%	-

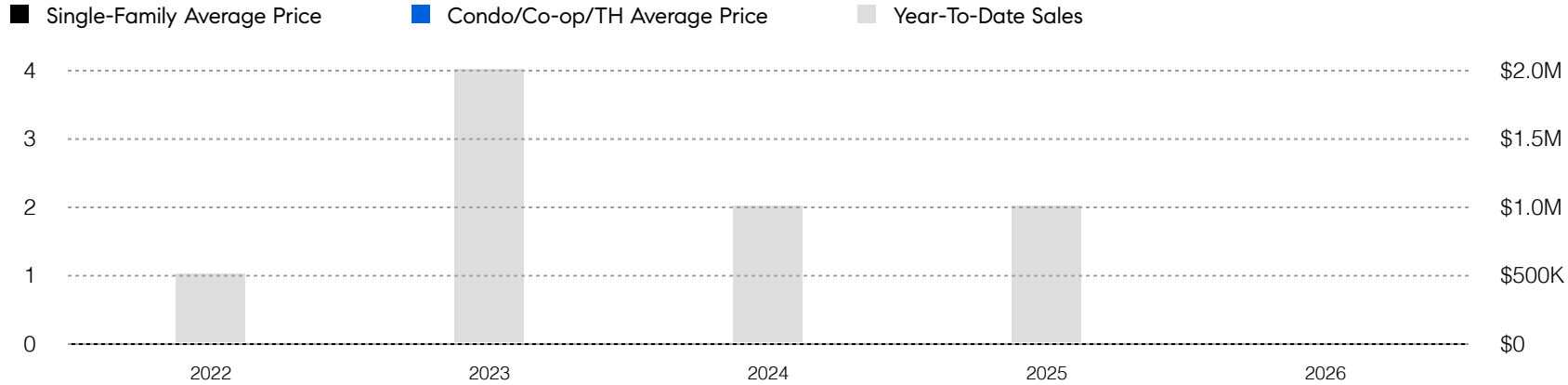
Historic Sales Trends



Haworth

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	2	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	2	0.0%	0	2	0.0%
	# OF SALES	2	0	0.0%	1	0	0.0%
	SALES VOLUME	\$2,240,000	-	-	\$990,000	-	-
	MEDIAN PRICE	\$1,120,000	-	-	\$990,000	-	-
	AVERAGE PRICE	\$1,120,000	-	-	\$990,000	-	-
	AVERAGE DOM	17	-	-	19	-	-
	% OF ASKING PRICE	98.4%	-	-	104.2%	-	-
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	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

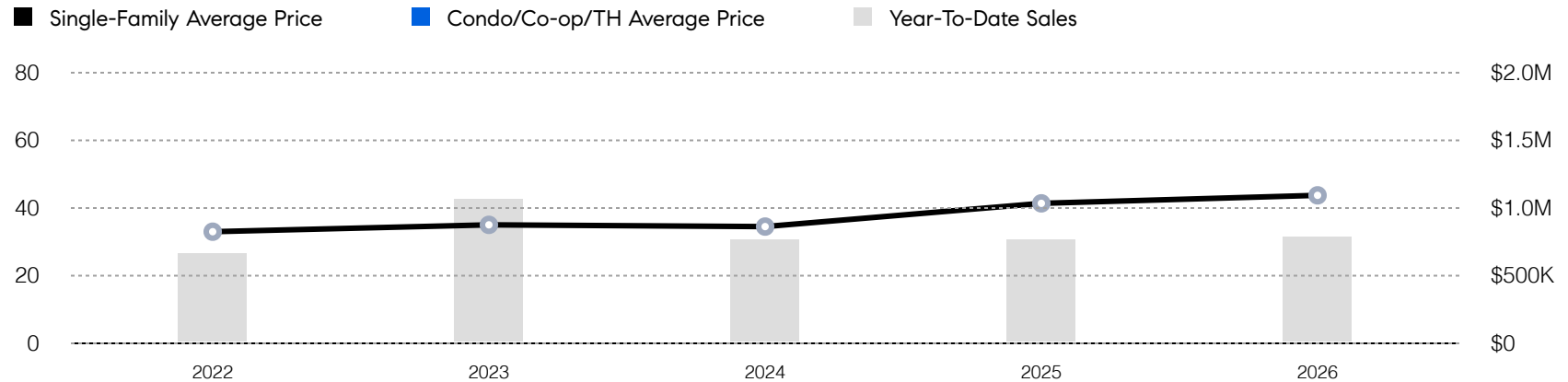
Historic Sales Trends



Harrington Park

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	30	39	30.0%	5	7	40.0%
	ACTIVE LISTINGS	13	7	-46.2%	13	7	-46.2%
	# OF SALES	29	31	6.9%	4	4	0.0%
	SALES VOLUME	\$30,004,500	\$33,906,999	13.0%	\$3,754,000	\$4,027,000	7.3%
	MEDIAN PRICE	\$968,000	\$1,030,000	6.4%	\$847,500	\$966,000	14.0%
	AVERAGE PRICE	\$1,034,638	\$1,093,774	5.7%	\$938,500	\$1,006,750	7.3%
	AVERAGE DOM	24	28	16.7%	30	33	10.0%
	% OF ASKING PRICE	104.9%	104.0%	-0.8%	102.8%	101.5%	-1.3%
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%	0	0	0.0%
	SALES VOLUME	\$399,000	-	-	-	-	-
	MEDIAN PRICE	\$399,000	-	-	-	-	-
	AVERAGE PRICE	\$399,000	-	-	-	-	-
	AVERAGE DOM	66	-	-	-	-	-
	% OF ASKING PRICE	100.0%	-	-	-	-	-

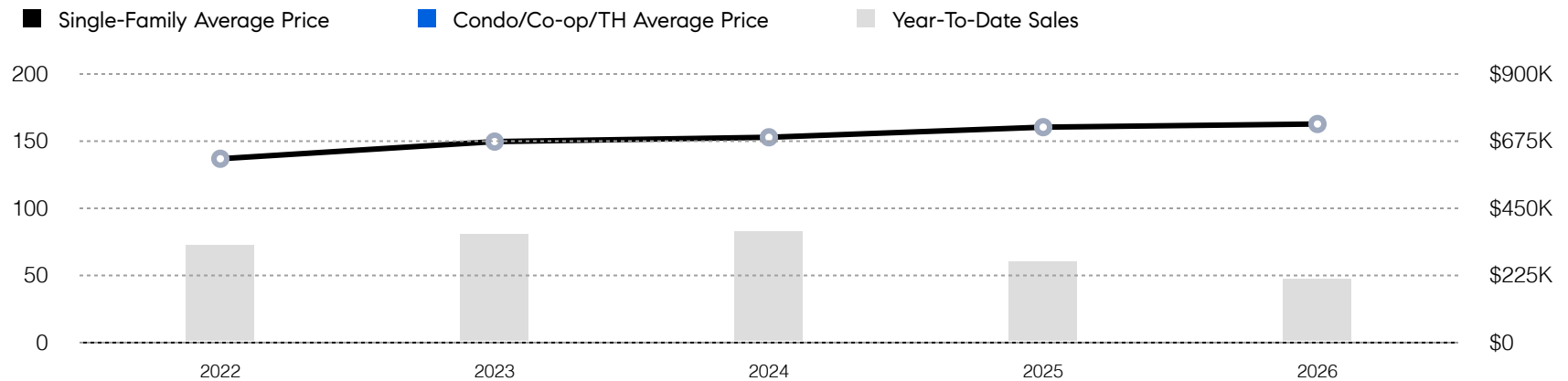
Historic Sales Trends



Hasbrouck Heights

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	58	61	5.2%	9	17	88.9%
	ACTIVE LISTINGS	27	26	-3.7%	27	26	-3.7%
	# OF SALES	59	46	-22.0%	7	8	14.3%
	SALES VOLUME	\$42,592,000	\$33,693,624	-20.9%	\$4,980,000	\$6,248,777	25.5%
	MEDIAN PRICE	\$690,000	\$740,000	7.2%	\$750,000	\$775,000	3.3%
	AVERAGE PRICE	\$721,898	\$732,470	1.5%	\$711,429	\$781,097	9.8%
	AVERAGE DOM	31	30	-3.2%	22	35	59.1%
	% OF ASKING PRICE	103.3%	102.5%	-0.7%	108.3%	96.7%	-11.6%
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	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

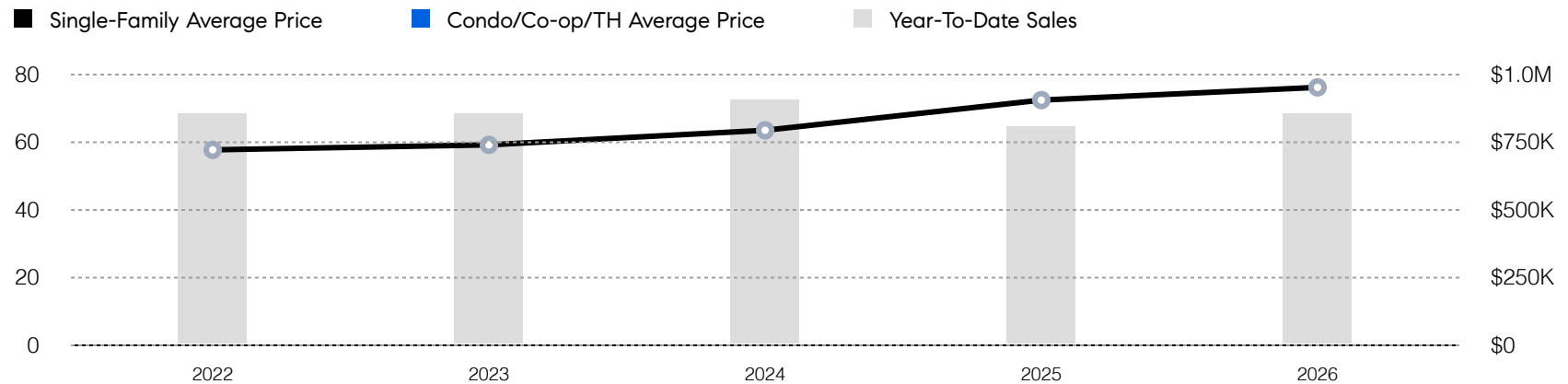
Historic Sales Trends



Hillsdale

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	60	65	8.3%	7	4	-42.9%
	ACTIVE LISTINGS	35	12	-65.7%	35	12	-65.7%
	# OF SALES	59	63	6.8%	16	10	-37.5%
	SALES VOLUME	\$53,440,534	\$60,028,899	12.3%	\$15,310,999	\$10,049,950	-34.4%
	MEDIAN PRICE	\$897,000	\$885,000	-1.3%	\$911,000	\$960,500	5.4%
	AVERAGE PRICE	\$905,772	\$952,840	5.2%	\$956,937	\$1,004,995	5.0%
	AVERAGE DOM	27	26	-3.7%	15	15	0.0%
	% OF ASKING PRICE	107.7%	105.6%	-2.1%	110.6%	109.4%	-1.2%
Condo/Co-op/TH	CONTRACTS SIGNED	6	5	-16.7%	0	0	0.0%
	ACTIVE LISTINGS	2	1	-50.0%	2	1	-50.0%
	# OF SALES	5	5	0.0%	1	1	0.0%
	SALES VOLUME	\$4,050,000	\$3,936,000	-2.8%	\$850,000	\$840,000	-1.2%
	MEDIAN PRICE	\$850,000	\$840,000	-1.2%	\$850,000	\$840,000	-1.2%
	AVERAGE PRICE	\$810,000	\$787,200	-2.8%	\$850,000	\$840,000	-1.2%
	AVERAGE DOM	15	57	280.0%	18	47	161.1%
	% OF ASKING PRICE	108.0%	100.6%	-7.4%	106.3%	93.4%	-12.8%

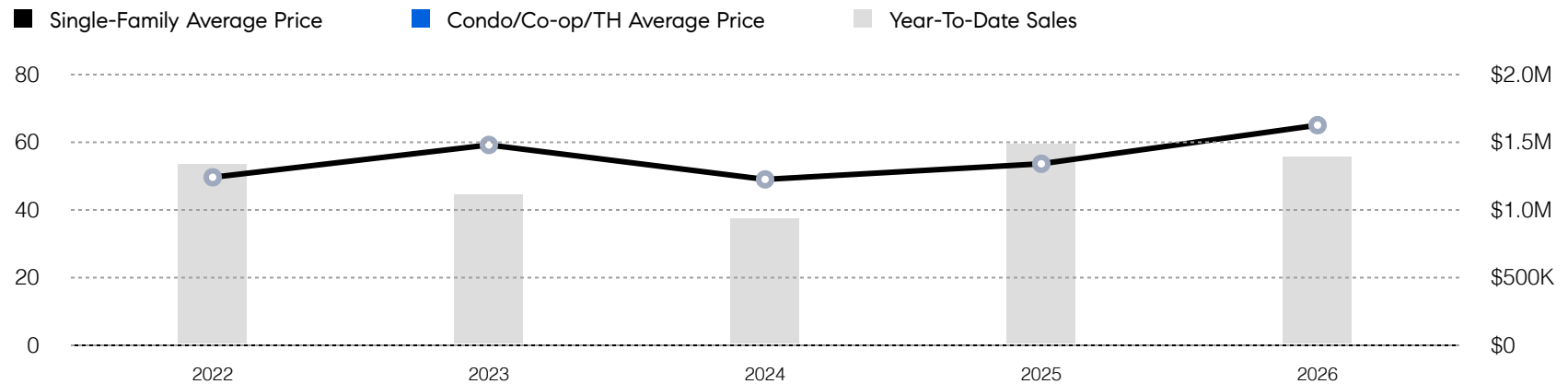
Historic Sales Trends



Ho-Ho-Kus

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	53	59	11.3%	1	5	400.0%
	ACTIVE LISTINGS	15	14	-6.7%	15	14	-6.7%
	# OF SALES	57	54	-5.3%	10	11	10.0%
	SALES VOLUME	\$76,442,876	\$87,818,439	14.9%	\$15,790,000	\$15,660,000	-0.8%
	MEDIAN PRICE	\$1,188,777	\$1,472,500	23.9%	\$1,440,000	\$1,450,000	0.7%
	AVERAGE PRICE	\$1,341,103	\$1,626,267	21.3%	\$1,579,000	\$1,423,636	-9.8%
	AVERAGE DOM	31	30	-3.2%	31	41	32.3%
	% OF ASKING PRICE	106.4%	104.5%	-2.0%	101.2%	108.9%	7.6%
Condo/Co-op/TH	CONTRACTS SIGNED	1	1	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	2	1	-50.0%	0	0	0.0%
	SALES VOLUME	\$2,399,000	\$1,600,000	-33.3%	-	-	-
	MEDIAN PRICE	\$1,199,500	\$1,600,000	33.4%	-	-	-
	AVERAGE PRICE	\$1,199,500	\$1,600,000	33.4%	-	-	-
	AVERAGE DOM	161	36	-77.6%	-	-	-
	% OF ASKING PRICE	101.2%	100.1%	-1.1%	-	-	-

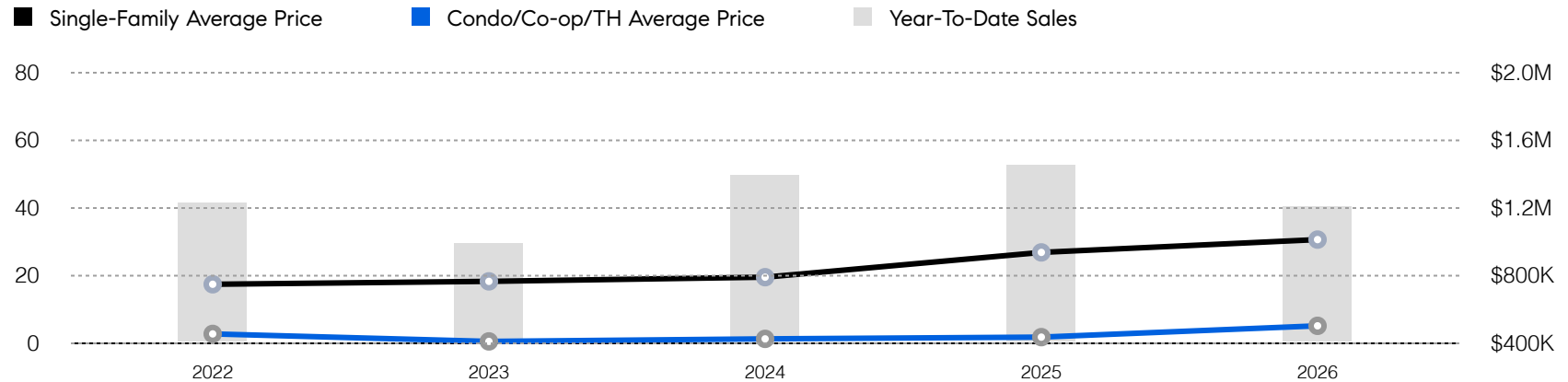
Historic Sales Trends



Leonida

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	45	32	-28.9%	8	3	-62.5%
	ACTIVE LISTINGS	24	15	-37.5%	24	15	-37.5%
	# OF SALES	40	32	-20.0%	7	5	-28.6%
	SALES VOLUME	\$37,505,588	\$32,426,900	-13.5%	\$7,394,500	\$4,558,000	-38.4%
	MEDIAN PRICE	\$853,750	\$955,000	11.9%	\$997,500	\$999,000	0.2%
	AVERAGE PRICE	\$937,640	\$1,013,341	8.1%	\$1,056,357	\$911,600	-13.7%
	AVERAGE DOM	29	36	24.1%	24	20	-16.7%
	% OF ASKING PRICE	102.3%	102.3%	0.0%	99.1%	100.9%	1.7%
Condo/Co-op/TH	CONTRACTS SIGNED	10	5	-50.0%	0	0	0.0%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	12	8	-33.3%	2	0	0.0%
	SALES VOLUME	\$5,241,000	\$4,028,000	-23.1%	\$690,000	-	-
	MEDIAN PRICE	\$385,000	\$525,000	36.4%	\$345,000	-	-
	AVERAGE PRICE	\$436,750	\$503,500	15.3%	\$345,000	-	-
	AVERAGE DOM	32	64	100.0%	19	-	-
	% OF ASKING PRICE	99.2%	96.9%	-2.3%	93.9%	-	-

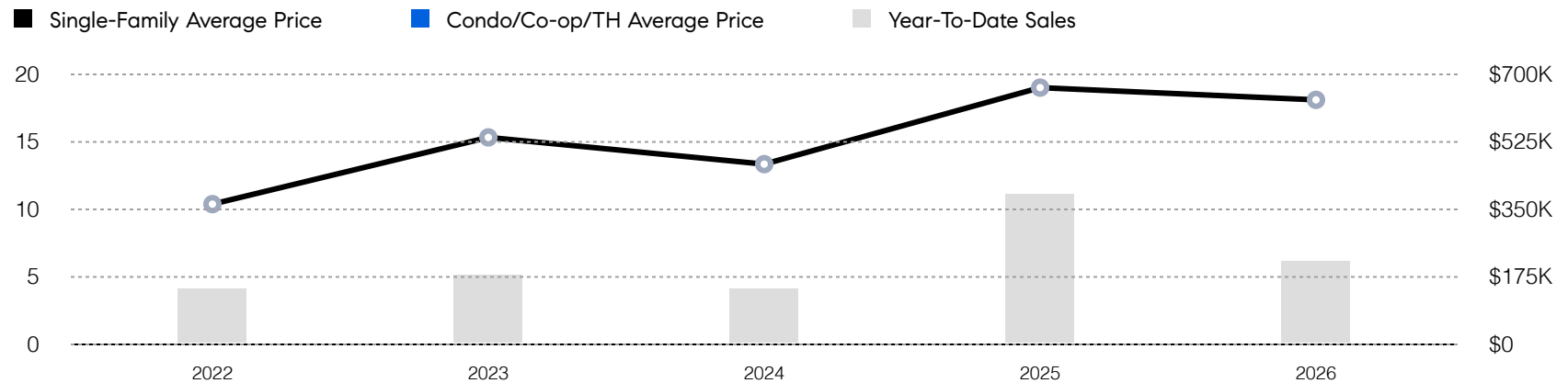
Historic Sales Trends



Little Ferry

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	8	5	-37.5%	0	1	0.0%
	ACTIVE LISTINGS	4	3	-25.0%	4	3	-25.0%
	# OF SALES	9	4	-55.6%	1	0	0.0%
	SALES VOLUME	\$5,991,000	\$2,536,000	-57.7%	\$645,000	-	-
	MEDIAN PRICE	\$617,000	\$648,000	5.0%	\$645,000	-	-
	AVERAGE PRICE	\$665,667	\$634,000	-4.8%	\$645,000	-	-
	AVERAGE DOM	43	27	-37.2%	18	-	-
	% OF ASKING PRICE	102.0%	103.7%	1.7%	101.6%	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	4	2	-50.0%	2	0	0.0%
	ACTIVE LISTINGS	1	2	100.0%	1	2	100.0%
	# OF SALES	2	2	0.0%	0	0	0.0%
	SALES VOLUME	\$550,000	\$710,000	29.1%	-	-	-
	MEDIAN PRICE	\$275,000	\$355,000	29.1%	-	-	-
	AVERAGE PRICE	\$275,000	\$355,000	29.1%	-	-	-
	AVERAGE DOM	36	19	-47.2%	-	-	-
	% OF ASKING PRICE	99.2%	102.4%	3.2%	-	-	-

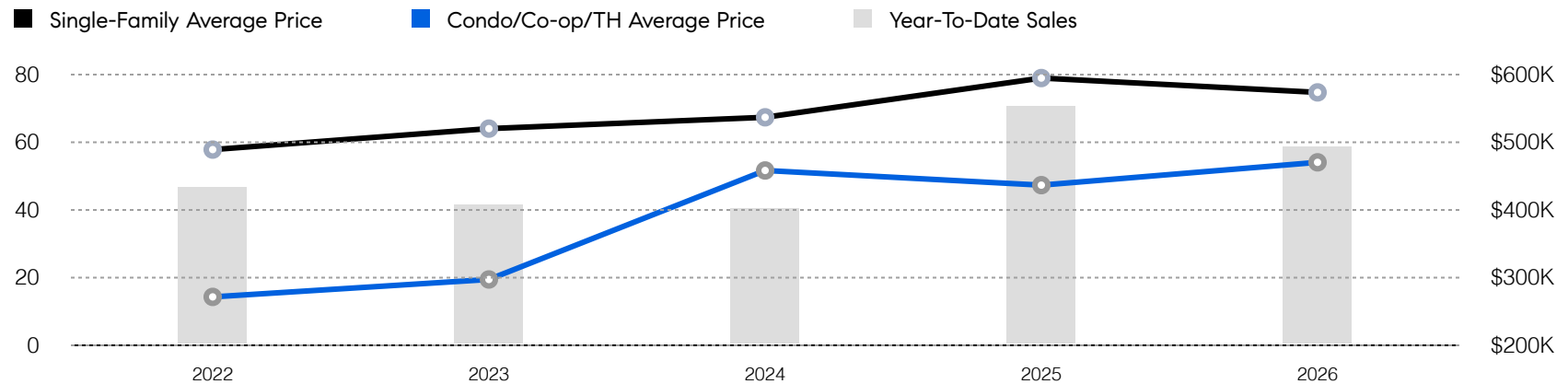
Historic Sales Trends



Lodi

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	49	60	22.4%	5	10	100.0%
	ACTIVE LISTINGS	22	19	-13.6%	22	19	-13.6%
	# OF SALES	52	50	-3.8%	9	3	-66.7%
	SALES VOLUME	\$30,933,900	\$28,685,000	-7.3%	\$5,009,000	\$1,855,000	-63.0%
	MEDIAN PRICE	\$605,000	\$601,000	-0.7%	\$510,000	\$625,000	22.5%
	AVERAGE PRICE	\$594,883	\$573,700	-3.6%	\$556,556	\$618,333	11.1%
	AVERAGE DOM	36	35	-2.8%	33	17	-48.5%
	% OF ASKING PRICE	101.2%	103.8%	2.6%	105.0%	105.7%	0.6%
Condo/Co-op/TH	CONTRACTS SIGNED	18	21	16.7%	1	7	600.0%
	ACTIVE LISTINGS	3	16	433.3%	3	16	433.3%
	# OF SALES	18	8	-55.6%	6	4	-33.3%
	SALES VOLUME	\$7,860,000	\$3,763,000	-52.1%	\$2,245,000	\$2,115,000	-5.8%
	MEDIAN PRICE	\$410,000	\$497,500	21.3%	\$342,500	\$512,500	49.6%
	AVERAGE PRICE	\$436,667	\$470,375	7.7%	\$374,167	\$528,750	41.3%
	AVERAGE DOM	42	26	-38.1%	20	19	-5.0%
	% OF ASKING PRICE	98.2%	102.1%	3.9%	106.2%	103.8%	-2.4%

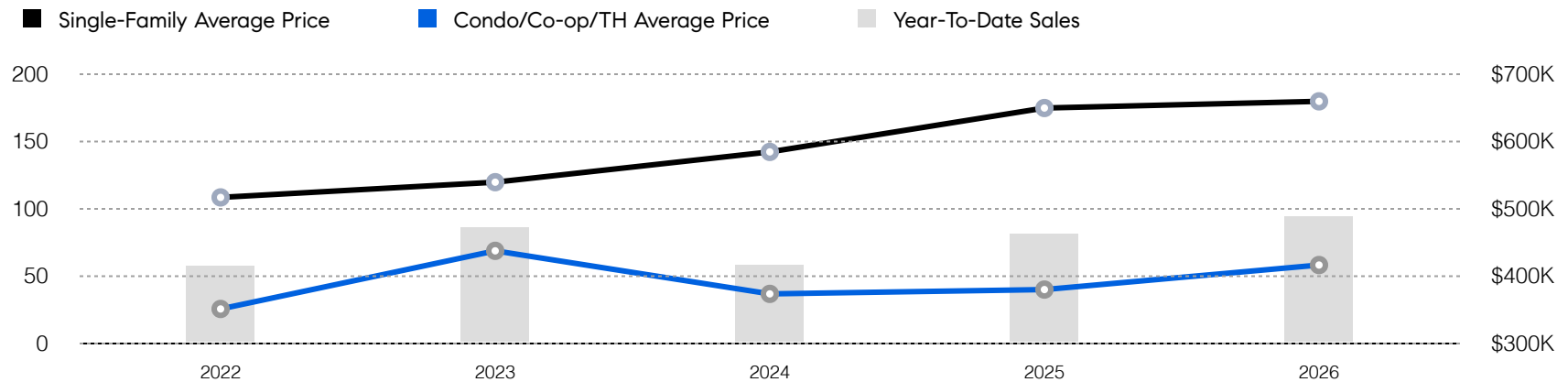
Historic Sales Trends



Lyndhurst

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	74	84	13.5%	4	11	175.0%
	ACTIVE LISTINGS	36	31	-13.9%	36	31	-13.9%
	# OF SALES	72	77	6.9%	17	12	-29.4%
	SALES VOLUME	\$46,784,019	\$50,796,421	8.6%	\$11,690,000	\$8,202,900	-29.8%
	MEDIAN PRICE	\$615,000	\$625,000	1.6%	\$649,000	\$675,000	4.0%
	AVERAGE PRICE	\$649,778	\$659,694	1.5%	\$687,647	\$683,575	-0.6%
	AVERAGE DOM	32	34	6.3%	28	16	-42.9%
	% OF ASKING PRICE	102.8%	103.2%	0.5%	101.7%	108.5%	6.8%
Condo/Co-op/TH	CONTRACTS SIGNED	8	21	162.5%	1	2	100.0%
	ACTIVE LISTINGS	0	9	0.0%	0	9	0.0%
	# OF SALES	8	16	100.0%	2	2	0.0%
	SALES VOLUME	\$3,040,900	\$6,665,000	119.2%	\$790,000	\$670,000	-15.2%
	MEDIAN PRICE	\$382,975	\$405,000	5.8%	\$395,000	\$335,000	-15.2%
	AVERAGE PRICE	\$380,113	\$416,563	9.6%	\$395,000	\$335,000	-15.2%
	AVERAGE DOM	54	31	-42.6%	16	64	300.0%
	% OF ASKING PRICE	100.7%	100.6%	0.0%	101.0%	93.3%	-7.7%

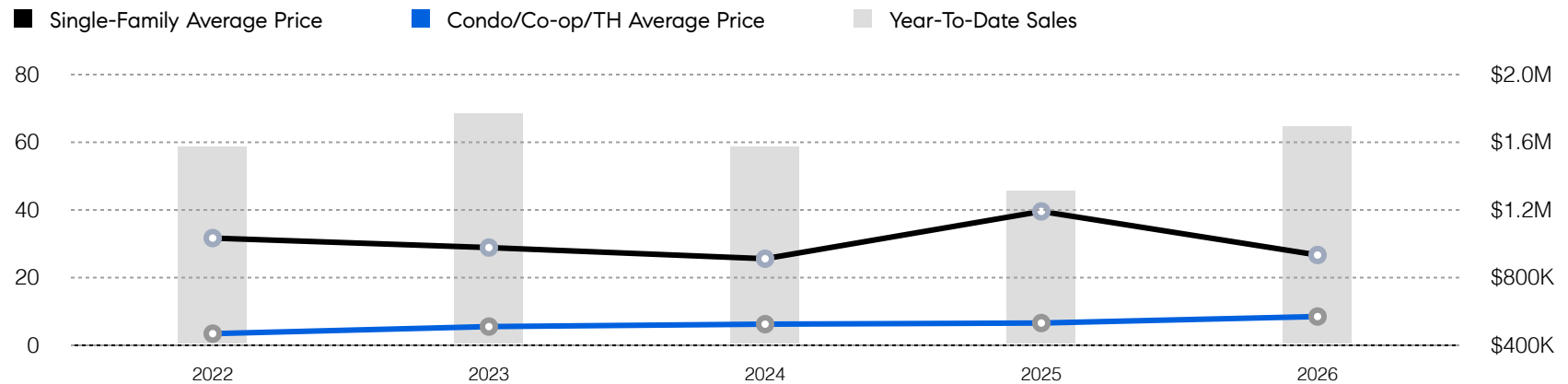
Historic Sales Trends



Mahwah

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	18	29	61.1%	3	2	-33.3%
	ACTIVE LISTINGS	11	12	9.1%	11	12	9.1%
	# OF SALES	22	27	22.7%	1	2	100.0%
	SALES VOLUME	\$26,213,500	\$25,208,300	-3.8%	\$1,069,000	\$2,800,000	161.9%
	MEDIAN PRICE	\$1,129,500	\$917,000	-18.8%	\$1,069,000	\$1,400,000	31.0%
	AVERAGE PRICE	\$1,191,523	\$933,641	-21.6%	\$1,069,000	\$1,400,000	31.0%
	AVERAGE DOM	39	27	-30.8%	31	32	3.2%
	% OF ASKING PRICE	102.9%	103.5%	0.6%	97.3%	101.7%	4.4%
Condo/Co-op/TH	CONTRACTS SIGNED	31	42	35.5%	6	6	0.0%
	ACTIVE LISTINGS	3	9	200.0%	3	9	200.0%
	# OF SALES	23	37	60.9%	5	5	0.0%
	SALES VOLUME	\$12,230,777	\$21,092,945	72.5%	\$2,968,500	\$3,386,400	14.1%
	MEDIAN PRICE	\$505,500	\$547,250	8.3%	\$537,000	\$710,000	32.2%
	AVERAGE PRICE	\$531,773	\$570,080	7.2%	\$593,700	\$677,280	14.1%
	AVERAGE DOM	29	26	-10.3%	15	22	46.7%
	% OF ASKING PRICE	102.2%	102.8%	0.6%	104.1%	103.4%	-0.8%

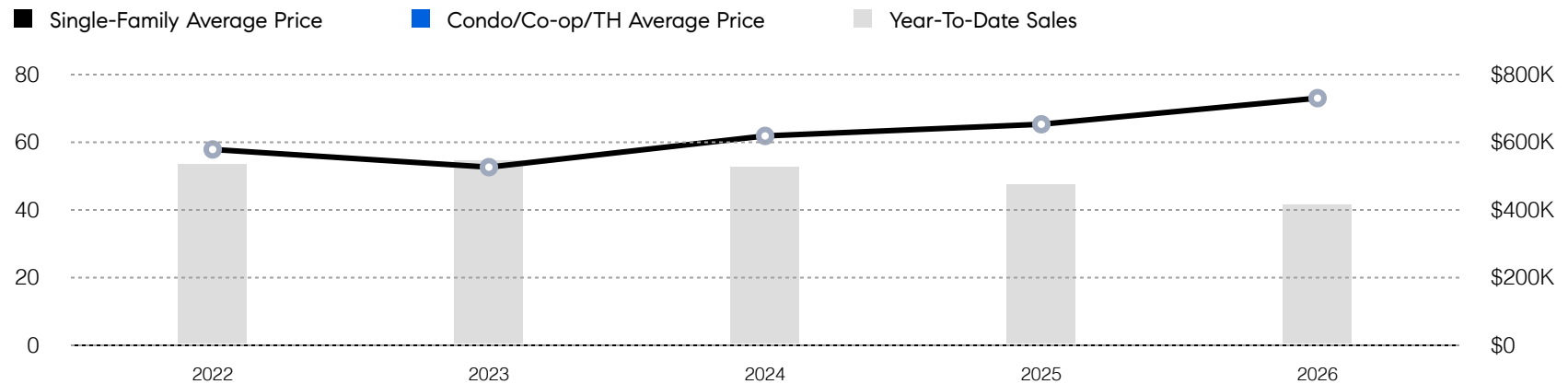
Historic Sales Trends



Maywood

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	45	54	20.0%	5	3	-40.0%
	ACTIVE LISTINGS	14	18	28.6%	14	18	28.6%
	# OF SALES	47	41	-12.8%	10	5	-50.0%
	SALES VOLUME	\$30,701,500	\$29,947,000	-2.5%	\$6,703,000	\$3,497,000	-47.8%
	MEDIAN PRICE	\$645,000	\$715,000	10.9%	\$672,500	\$670,000	-0.4%
	AVERAGE PRICE	\$653,223	\$730,415	11.8%	\$670,300	\$699,400	4.3%
	AVERAGE DOM	24	21	-12.5%	20	13	-35.0%
	% OF ASKING PRICE	103.8%	104.8%	1.0%	104.1%	103.7%	-0.4%
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	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

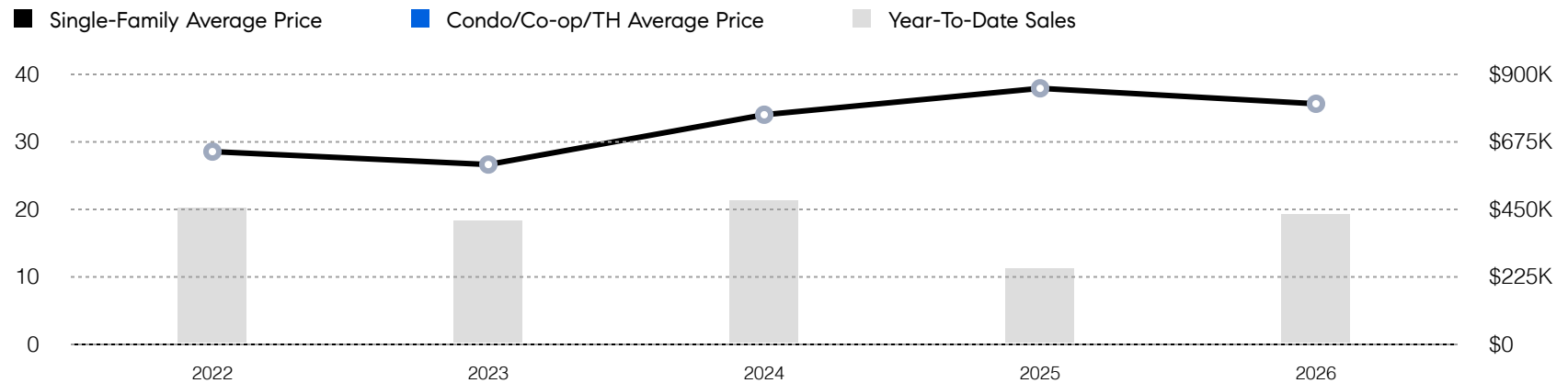
Historic Sales Trends



Midland Park

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	15	18	20.0%	3	2	-33.3%
	ACTIVE LISTINGS	5	5	0.0%	5	5	0.0%
	# OF SALES	11	18	63.6%	1	2	100.0%
	SALES VOLUME	\$9,389,500	\$14,436,995	53.8%	\$800,000	\$1,245,219	55.7%
	MEDIAN PRICE	\$873,000	\$770,000	-11.8%	\$800,000	\$622,610	-22.2%
	AVERAGE PRICE	\$853,591	\$802,055	-6.0%	\$800,000	\$622,610	-22.2%
	AVERAGE DOM	26	22	-15.4%	28	58	107.1%
	% OF ASKING PRICE	106.4%	109.5%	3.2%	110.0%	97.3%	-12.8%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	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	-	\$370,000	-	-	-	-
	MEDIAN PRICE	-	\$370,000	-	-	-	-
	AVERAGE PRICE	-	\$370,000	-	-	-	-
	AVERAGE DOM	-	9	-	-	-	-
	% OF ASKING PRICE	-	98.7%	-	-	-	-

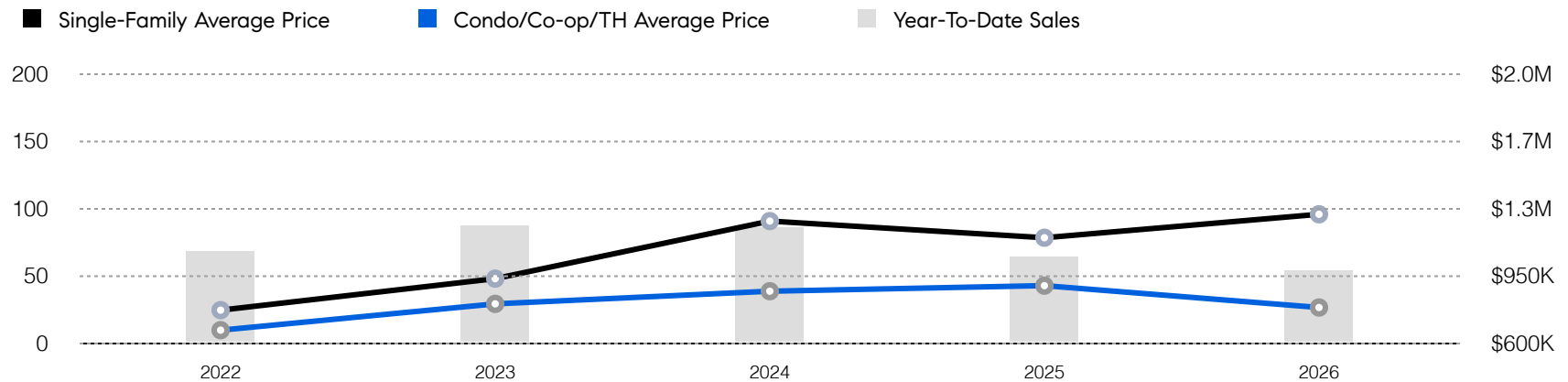
Historic Sales Trends



Montvale

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	43	34	-20.9%	6	6	0.0%
	ACTIVE LISTINGS	16	13	-18.7%	16	13	-18.7%
	# OF SALES	41	34	-17.1%	8	9	12.5%
	SALES VOLUME	\$47,145,816	\$43,241,624	-8.3%	\$10,760,000	\$11,452,000	6.4%
	MEDIAN PRICE	\$948,000	\$1,084,500	14.4%	\$1,474,500	\$1,180,000	-20.0%
	AVERAGE PRICE	\$1,149,898	\$1,271,812	10.6%	\$1,345,000	\$1,272,444	-5.4%
	AVERAGE DOM	53	25	-52.8%	48	27	-43.7%
	% OF ASKING PRICE	104.1%	104.3%	0.2%	101.1%	105.8%	4.6%
Condo/Co-op/TH	CONTRACTS SIGNED	21	20	-4.8%	3	1	-66.7%
	ACTIVE LISTINGS	10	9	-10.0%	10	9	-10.0%
	# OF SALES	22	19	-13.6%	4	3	-25.0%
	SALES VOLUME	\$19,820,000	\$14,958,000	-24.5%	\$3,760,000	\$1,795,000	-52.3%
	MEDIAN PRICE	\$920,000	\$760,000	-17.4%	\$862,500	\$750,000	-13.0%
	AVERAGE PRICE	\$900,909	\$787,263	-12.6%	\$940,000	\$598,333	-36.3%
	AVERAGE DOM	25	26	4.0%	24	23	-4.2%
	% OF ASKING PRICE	101.3%	102.0%	0.7%	101.6%	101.8%	0.1%

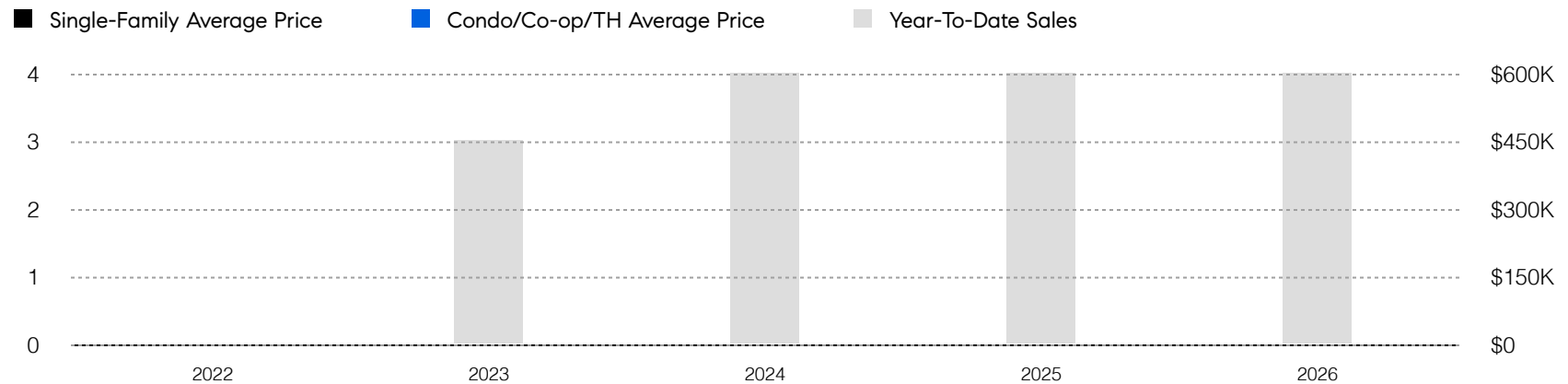
Historic Sales Trends



Moonachie

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	4	2	-50.0%	0	0	0.0%
	ACTIVE LISTINGS	4	3	-25.0%	4	3	-25.0%
	# OF SALES	4	4	0.0%	1	0	0.0%
	SALES VOLUME	\$1,280,750	\$2,190,000	71.0%	\$575,000	-	-
	MEDIAN PRICE	\$292,875	\$667,500	127.9%	\$575,000	-	-
	AVERAGE PRICE	\$320,188	\$547,500	71.0%	\$575,000	-	-
	AVERAGE DOM	81	61	-24.7%	124	-	-
	% OF ASKING PRICE	98.9%	96.7%	-2.2%	100.0%	-	-
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	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

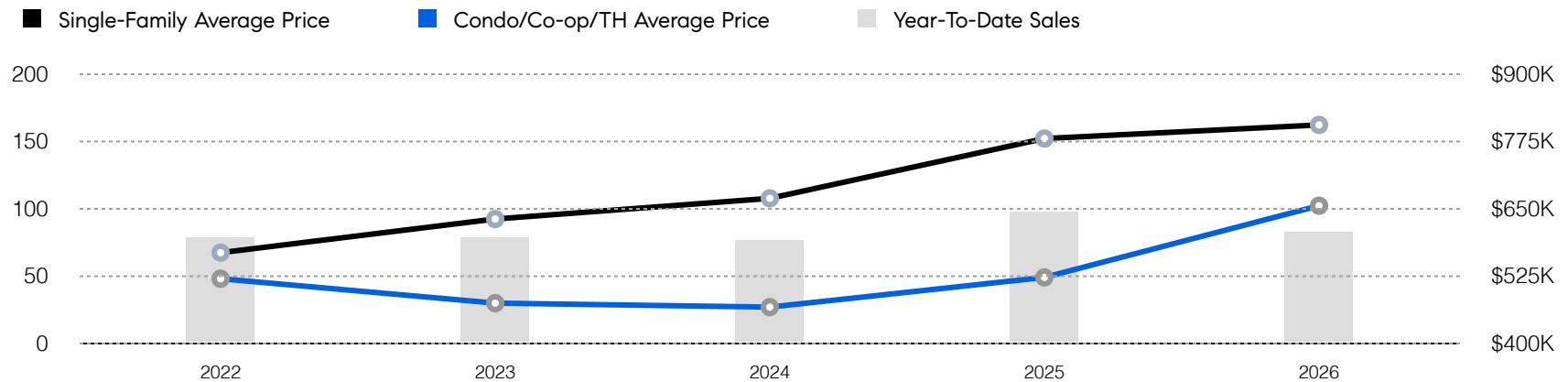
Historic Sales Trends



New Milford

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	100	87	-13.0%	10	10	0.0%
	ACTIVE LISTINGS	28	31	10.7%	28	31	10.7%
	# OF SALES	92	78	-15.2%	19	16	-15.8%
	SALES VOLUME	\$71,810,027	\$62,852,999	-12.5%	\$19,213,000	\$13,478,000	-29.8%
	MEDIAN PRICE	\$707,500	\$710,000	0.4%	\$909,000	\$791,000	-13.0%
	AVERAGE PRICE	\$780,544	\$805,808	3.2%	\$1,011,211	\$842,375	-16.7%
	AVERAGE DOM	30	30	0.0%	28	25	-10.7%
	% OF ASKING PRICE	104.0%	102.8%	-1.2%	103.9%	104.8%	0.9%
Condo/Co-op/TH	CONTRACTS SIGNED	4	1	-75.0%	2	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	4	3	-25.0%	3	0	0.0%
	SALES VOLUME	\$2,091,000	\$1,967,500	-5.9%	\$1,492,000	-	-
	MEDIAN PRICE	\$592,000	\$635,000	7.3%	\$585,000	-	-
	AVERAGE PRICE	\$522,750	\$655,833	25.5%	\$497,333	-	-
	AVERAGE DOM	32	22	-31.2%	40	-	-
	% OF ASKING PRICE	102.8%	103.1%	0.3%	103.7%	-	-

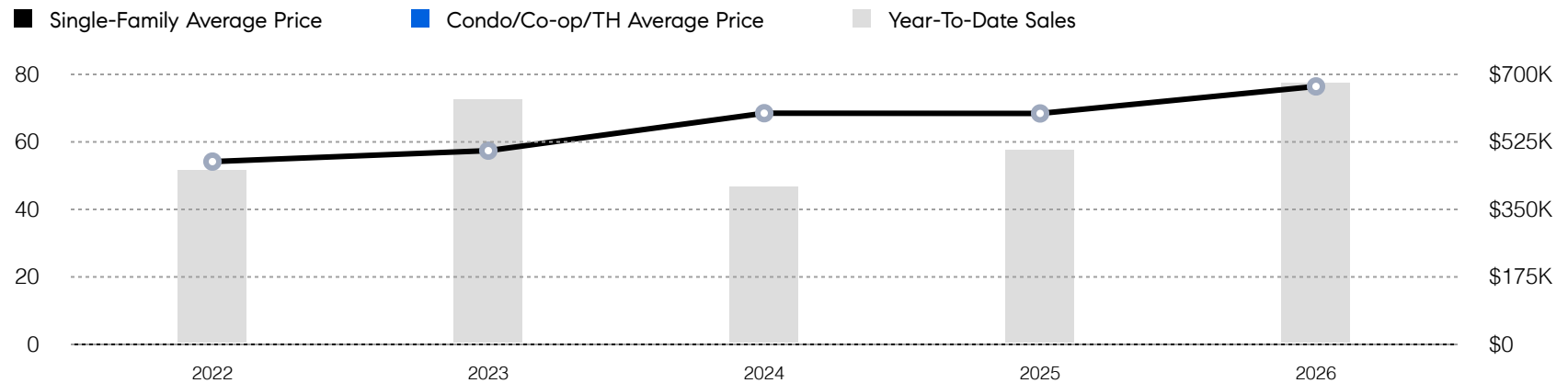
Historic Sales Trends



North Arlington

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	58	97	67.2%	5	13	160.0%
	ACTIVE LISTINGS	25	29	16.0%	25	29	16.0%
	# OF SALES	57	76	33.3%	8	16	100.0%
	SALES VOLUME	\$34,129,913	\$50,834,000	48.9%	\$4,692,000	\$9,964,500	112.4%
	MEDIAN PRICE	\$575,000	\$642,500	11.7%	\$580,500	\$565,000	-2.7%
	AVERAGE PRICE	\$598,770	\$668,868	11.7%	\$586,500	\$622,781	6.2%
	AVERAGE DOM	26	32	23.1%	26	27	3.8%
	% OF ASKING PRICE	102.1%	104.5%	2.4%	103.4%	102.5%	-0.9%
Condo/Co-op/TH	CONTRACTS SIGNED	1	7	600.0%	1	0	0.0%
	ACTIVE LISTINGS	1	2	100.0%	1	2	100.0%
	# OF SALES	0	1	0.0%	0	0	0.0%
	SALES VOLUME	-	\$320,000	-	-	-	-
	MEDIAN PRICE	-	\$320,000	-	-	-	-
	AVERAGE PRICE	-	\$320,000	-	-	-	-
	AVERAGE DOM	-	42	-	-	-	-
	% OF ASKING PRICE	-	107.0%	-	-	-	-

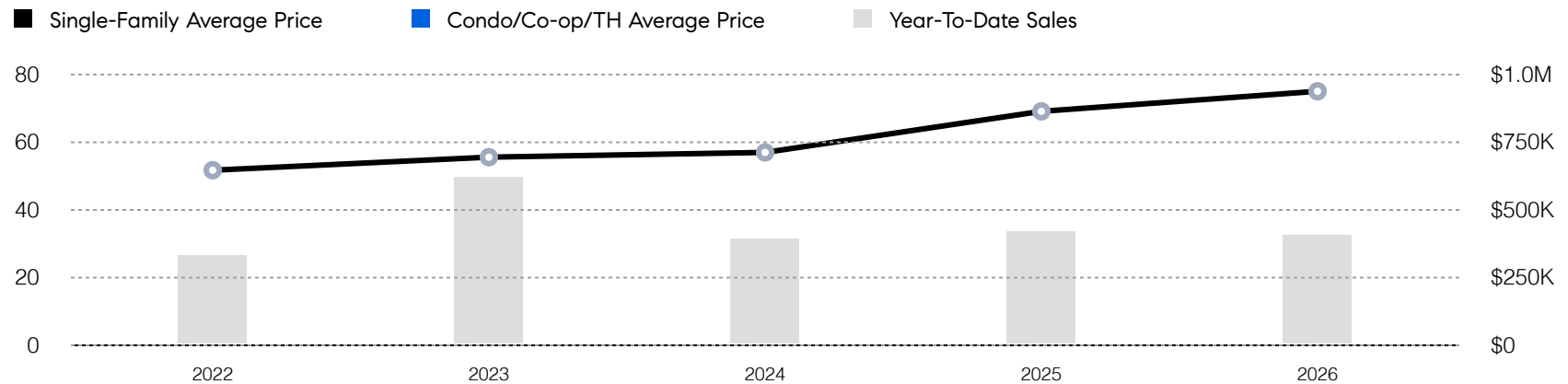
Historic Sales Trends



Northvale

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	29	28	-3.4%	2	3	50.0%
	ACTIVE LISTINGS	7	11	57.1%	7	11	57.1%
	# OF SALES	27	26	-3.7%	5	3	-40.0%
	SALES VOLUME	\$23,335,000	\$24,398,000	4.6%	\$3,825,000	\$2,789,000	-27.1%
	MEDIAN PRICE	\$775,000	\$825,500	6.5%	\$721,000	\$903,000	25.2%
	AVERAGE PRICE	\$864,259	\$938,385	8.6%	\$765,000	\$929,667	21.5%
	AVERAGE DOM	27	24	-11.1%	51	13	-74.5%
	% OF ASKING PRICE	106.4%	101.9%	-4.5%	105.6%	104.1%	-1.5%
Condo/Co-op/TH	CONTRACTS SIGNED	6	6	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	8	0.0%	0	8	0.0%
	# OF SALES	6	6	0.0%	2	0	0.0%
	SALES VOLUME	\$4,479,400	\$3,785,000	-15.5%	\$1,614,500	-	-
	MEDIAN PRICE	\$685,000	\$655,000	-4.4%	\$807,250	-	-
	AVERAGE PRICE	\$746,567	\$630,833	-15.5%	\$807,250	-	-
	AVERAGE DOM	23	50	117.4%	33	-	-
	% OF ASKING PRICE	102.7%	99.4%	-3.3%	108.9%	-	-

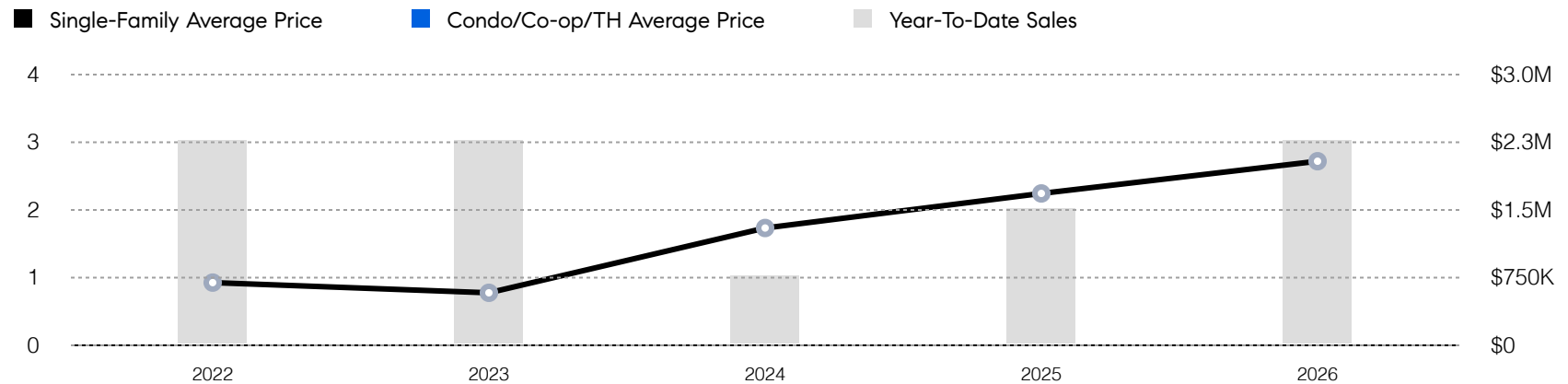
Historic Sales Trends



Norwood

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	2	4	100.0%	1	2	100.0%
	ACTIVE LISTINGS	4	2	-50.0%	4	2	-50.0%
	# OF SALES	1	2	100.0%	0	0	0.0%
	SALES VOLUME	\$1,683,007	\$4,080,000	142.4%	-	-	-
	MEDIAN PRICE	\$1,683,007	\$2,040,000	21.2%	-	-	-
	AVERAGE PRICE	\$1,683,007	\$2,040,000	21.2%	-	-	-
	AVERAGE DOM	19	29	52.6%	-	-	-
	% OF ASKING PRICE	112.3%	96.7%	-15.6%	-	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	1	2	100.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	1	1	0.0%	0	1	0.0%
	SALES VOLUME	\$865,000	\$1,200,000	38.7%	-	\$1,200,000	-
	MEDIAN PRICE	\$865,000	\$1,200,000	38.7%	-	\$1,200,000	-
	AVERAGE PRICE	\$865,000	\$1,200,000	38.7%	-	\$1,200,000	-
	AVERAGE DOM	15	13	-13.3%	-	13	-
	% OF ASKING PRICE	98.3%	100.9%	2.6%	-	100.9%	-

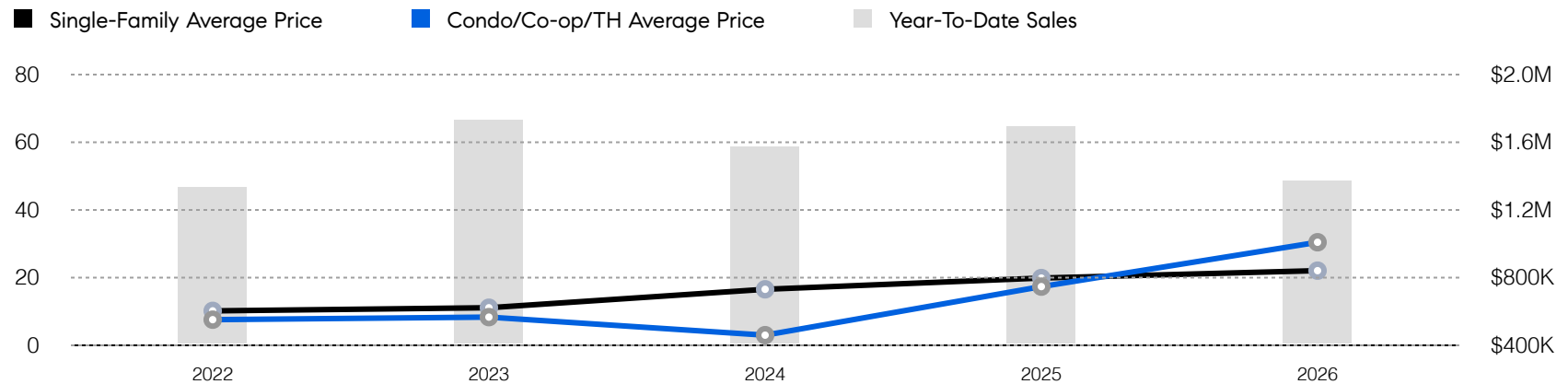
Historic Sales Trends



Oakland

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	58	58	0.0%	5	11	120.0%
	ACTIVE LISTINGS	10	20	100.0%	10	20	100.0%
	# OF SALES	61	46	-24.6%	13	8	-38.5%
	SALES VOLUME	\$48,648,355	\$38,698,226	-20.5%	\$11,541,719	\$6,499,000	-43.7%
	MEDIAN PRICE	\$780,000	\$730,500	-6.3%	\$822,719	\$758,500	-7.8%
	AVERAGE PRICE	\$797,514	\$841,266	5.5%	\$887,825	\$812,375	-8.5%
	AVERAGE DOM	24	22	-8.3%	18	16	-11.1%
	% OF ASKING PRICE	107.3%	107.4%	0.1%	108.9%	111.0%	2.1%
Condo/Co-op/TH	CONTRACTS SIGNED	6	2	-66.7%	0	0	0.0%
	ACTIVE LISTINGS	3	1	-66.7%	3	1	-66.7%
	# OF SALES	3	2	-33.3%	0	0	0.0%
	SALES VOLUME	\$2,241,000	\$2,018,180	-9.9%	-	-	-
	MEDIAN PRICE	\$805,000	\$1,009,090	25.4%	-	-	-
	AVERAGE PRICE	\$747,000	\$1,009,090	35.1%	-	-	-
	AVERAGE DOM	36	14	-61.1%	-	-	-
	% OF ASKING PRICE	111.3%	100.0%	-11.3%	-	-	-

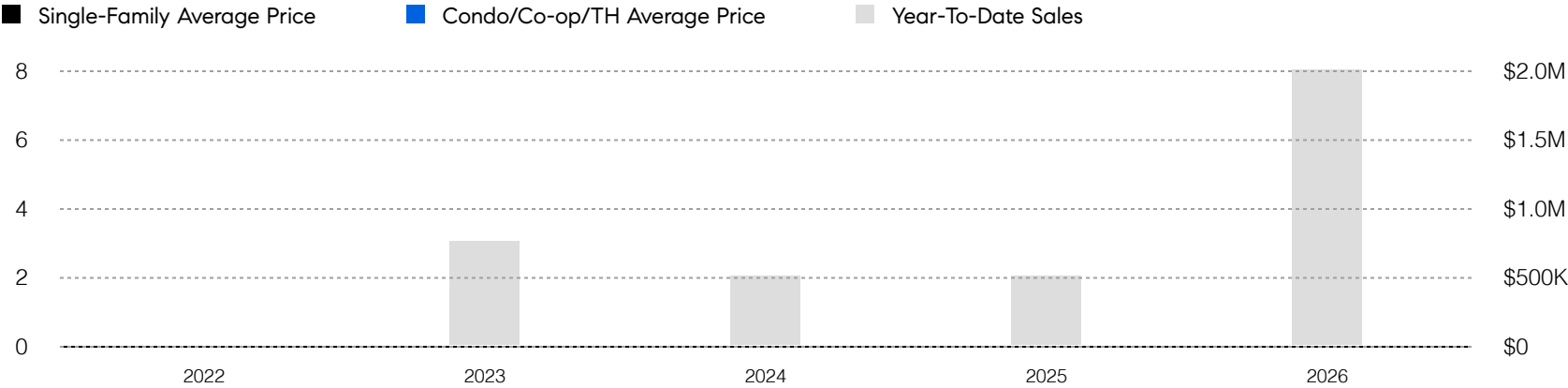
Historic Sales Trends



Old Tappan

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	2	10	400.0%	1	3	200.0%
	ACTIVE LISTINGS	5	6	20.0%	5	6	20.0%
	# OF SALES	2	6	200.0%	1	2	100.0%
	SALES VOLUME	\$4,000,000	\$10,552,500	163.8%	\$3,200,000	\$2,710,000	-15.3%
	MEDIAN PRICE	\$2,000,000	\$1,616,250	-19.2%	\$3,200,000	\$1,355,000	-57.7%
	AVERAGE PRICE	\$2,000,000	\$1,758,750	-12.1%	\$3,200,000	\$1,355,000	-57.7%
	AVERAGE DOM	36	42	16.7%	44	23	-47.7%
	% OF ASKING PRICE	98.9%	98.6%	-0.3%	97.7%	94.6%	-3.1%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	0	2	0.0%	0	0	0.0%
	SALES VOLUME	-	\$1,798,000	-	-	-	-
	MEDIAN PRICE	-	\$899,000	-	-	-	-
	AVERAGE PRICE	-	\$899,000	-	-	-	-
	AVERAGE DOM	-	70	-	-	-	-
	% OF ASKING PRICE	-	93.4%	-	-	-	-

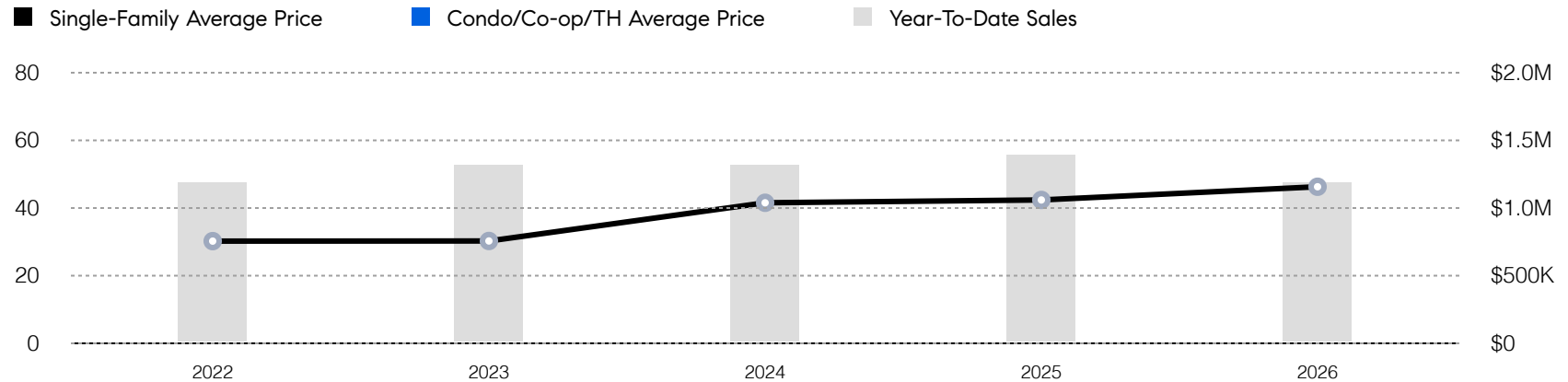
Historic Sales Trends



Oradell

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	59	49	-16.9%	9	5	-44.4%
	ACTIVE LISTINGS	22	13	-40.9%	22	13	-40.9%
	# OF SALES	51	45	-11.8%	7	9	28.6%
	SALES VOLUME	\$54,042,900	\$52,074,796	-3.6%	\$6,527,000	\$11,769,500	80.3%
	MEDIAN PRICE	\$999,000	\$1,025,000	2.6%	\$849,000	\$1,430,000	68.4%
	AVERAGE PRICE	\$1,059,665	\$1,157,218	9.2%	\$932,429	\$1,307,722	40.2%
	AVERAGE DOM	17	17	0.0%	15	19	26.7%
	% OF ASKING PRICE	107.9%	110.7%	2.8%	103.2%	111.1%	7.9%
Condo/Co-op/TH	CONTRACTS SIGNED	4	4	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	3	0.0%	0	3	0.0%
	# OF SALES	4	2	-50.0%	2	0	0.0%
	SALES VOLUME	\$1,408,499	\$2,205,000	56.5%	\$758,500	-	-
	MEDIAN PRICE	\$338,750	\$1,102,500	225.5%	\$379,250	-	-
	AVERAGE PRICE	\$352,125	\$1,102,500	213.1%	\$379,250	-	-
	AVERAGE DOM	19	22	15.8%	33	-	-
	% OF ASKING PRICE	100.4%	94.9%	-5.5%	99.0%	-	-

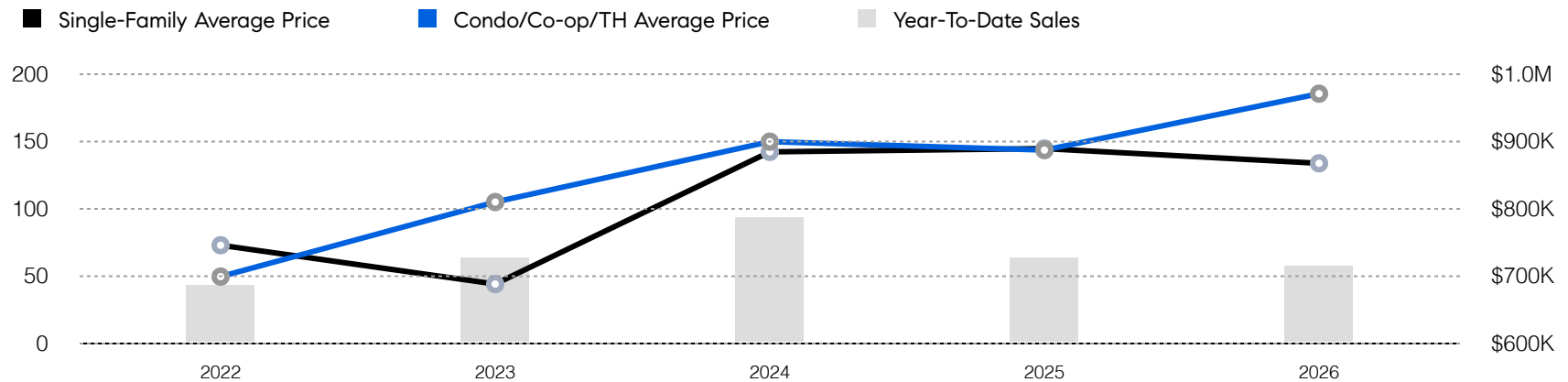
Historic Sales Trends



Palisades Park

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	9	10	11.1%	1	2	100.0%
	ACTIVE LISTINGS	4	5	25.0%	4	5	25.0%
	# OF SALES	8	9	12.5%	3	0	0.0%
	SALES VOLUME	\$7,116,000	\$7,809,000	9.7%	\$2,320,000	-	-
	MEDIAN PRICE	\$815,500	\$780,000	-4.4%	\$750,000	-	-
	AVERAGE PRICE	\$889,500	\$867,667	-2.5%	\$773,333	-	-
	AVERAGE DOM	26	69	165.4%	37	-	-
	% OF ASKING PRICE	111.5%	97.2%	-14.2%	104.7%	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	64	55	-14.1%	14	7	-50.0%
	ACTIVE LISTINGS	39	26	-33.3%	39	26	-33.3%
	# OF SALES	54	47	-13.0%	11	11	0.0%
	SALES VOLUME	\$47,913,055	\$45,639,367	-4.7%	\$11,475,000	\$11,253,000	-1.9%
	MEDIAN PRICE	\$921,500	\$1,028,888	11.7%	\$999,000	\$995,000	-0.4%
	AVERAGE PRICE	\$887,279	\$971,050	9.4%	\$1,043,182	\$1,023,000	-1.9%
	AVERAGE DOM	71	47	-33.8%	39	59	51.3%
	% OF ASKING PRICE	98.2%	98.6%	0.4%	98.6%	97.2%	-1.4%

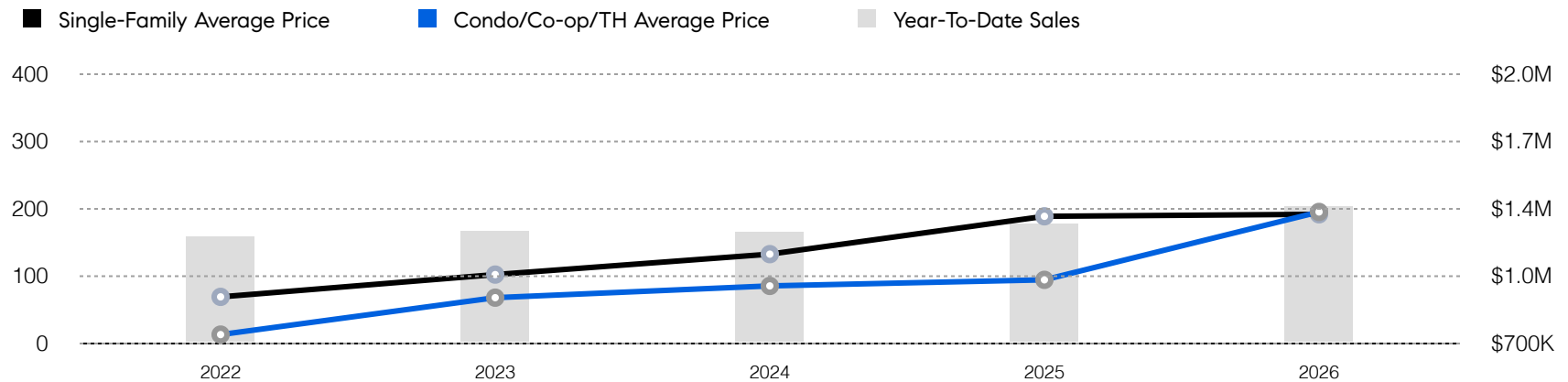
Historic Sales Trends



Paramus

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	179	185	3.4%	28	16	-42.9%
	ACTIVE LISTINGS	95	71	-25.3%	95	71	-25.3%
	# OF SALES	162	172	6.2%	26	24	-7.7%
	SALES VOLUME	\$212,877,988	\$227,694,500	7.0%	\$38,454,721	\$43,161,999	12.2%
	MEDIAN PRICE	\$999,997	\$1,100,000	10.0%	\$1,460,001	\$1,762,500	20.7%
	AVERAGE PRICE	\$1,314,062	\$1,323,805	0.7%	\$1,479,028	\$1,798,417	21.6%
	AVERAGE DOM	42	33	-21.4%	49	31	-36.7%
	% OF ASKING PRICE	107.6%	101.2%	-6.4%	135.0%	97.3%	-37.8%
Condo/Co-op/TH	CONTRACTS SIGNED	6	27	350.0%	0	4	0.0%
	ACTIVE LISTINGS	5	17	240.0%	5	17	240.0%
	# OF SALES	13	29	123.1%	0	4	0.0%
	SALES VOLUME	\$13,095,999	\$38,717,500	195.6%	-	\$5,576,000	-
	MEDIAN PRICE	\$980,000	\$1,420,000	44.9%	-	\$1,512,500	-
	AVERAGE PRICE	\$1,007,385	\$1,335,086	32.5%	-	\$1,394,000	-
	AVERAGE DOM	58	21	-63.8%	-	15	-
	% OF ASKING PRICE	100.4%	100.1%	-0.3%	-	98.9%	-

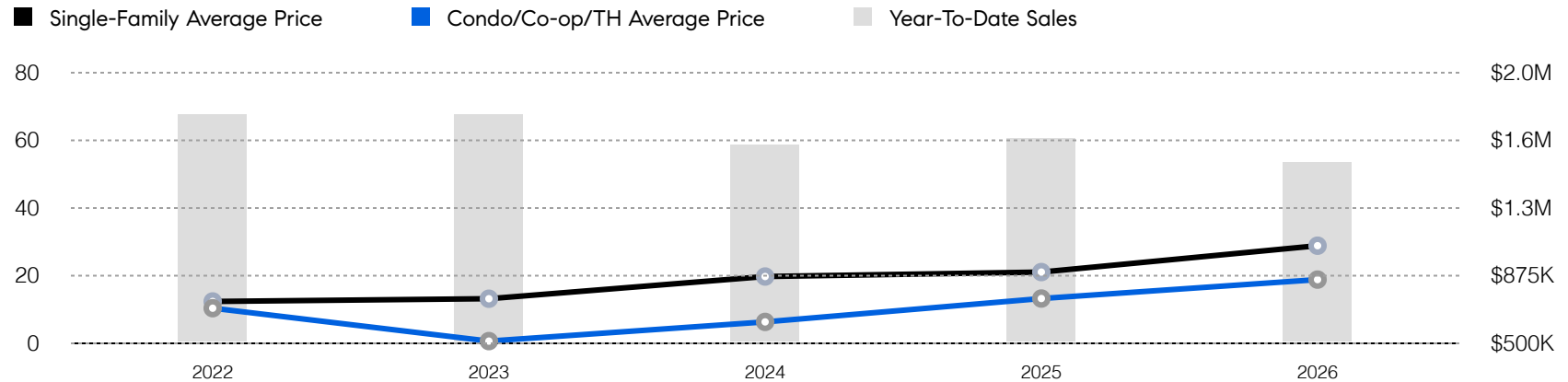
Historic Sales Trends



Park Ridge

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	51	47	-7.8%	6	7	16.7%
	ACTIVE LISTINGS	23	13	-43.5%	23	13	-43.5%
	# OF SALES	46	40	-13.0%	11	5	-54.5%
	SALES VOLUME	\$41,171,320	\$41,646,959	1.2%	\$9,416,000	\$5,928,999	-37.0%
	MEDIAN PRICE	\$805,000	\$974,875	21.1%	\$765,000	\$1,080,000	41.2%
	AVERAGE PRICE	\$895,029	\$1,041,174	16.3%	\$856,000	\$1,185,800	38.5%
	AVERAGE DOM	25	18	-28.0%	18	11	-38.9%
	% OF ASKING PRICE	107.6%	111.6%	3.9%	107.9%	107.6%	-0.3%
Condo/Co-op/TH	CONTRACTS SIGNED	17	12	-29.4%	4	0	0.0%
	ACTIVE LISTINGS	7	0	0.0%	7	0	0.0%
	# OF SALES	14	13	-7.1%	3	1	-66.7%
	SALES VOLUME	\$10,476,800	\$11,091,999	5.9%	\$1,380,000	\$999,999	-27.5%
	MEDIAN PRICE	\$507,500	\$520,000	2.5%	\$465,000	\$999,999	115.1%
	AVERAGE PRICE	\$748,343	\$853,231	14.0%	\$460,000	\$999,999	117.4%
	AVERAGE DOM	23	37	60.9%	49	20	-59.2%
	% OF ASKING PRICE	97.9%	103.3%	5.4%	95.1%	90.9%	-4.2%

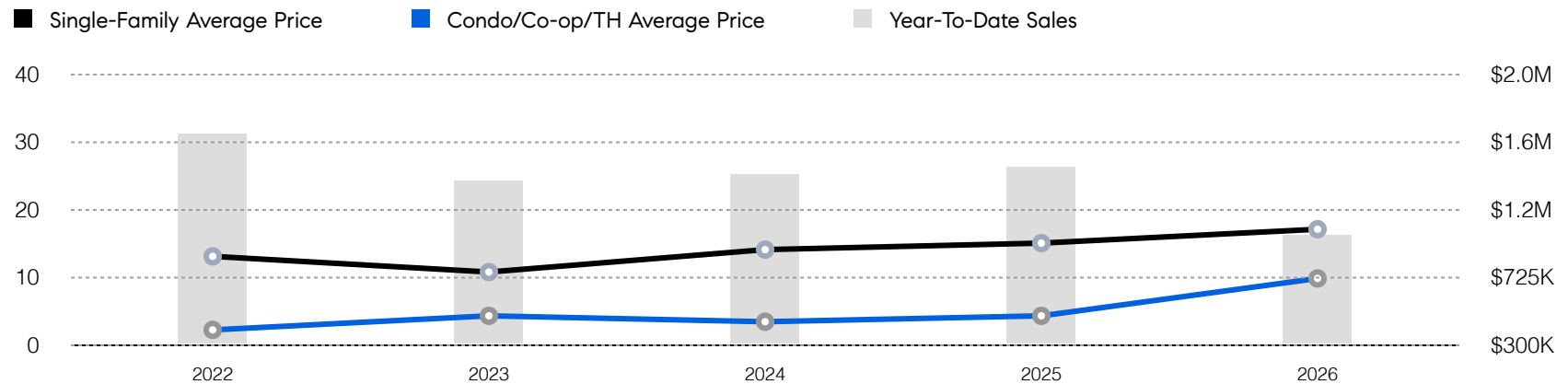
Historic Sales Trends



Ramsey

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	14	15	7.1%	2	3	50.0%
	ACTIVE LISTINGS	1	3	200.0%	1	3	200.0%
	# OF SALES	17	13	-23.5%	0	4	0.0%
	SALES VOLUME	\$16,008,995	\$13,375,300	-16.5%	-	\$4,679,300	-
	MEDIAN PRICE	\$860,000	\$950,000	10.5%	-	\$1,183,650	-
	AVERAGE PRICE	\$941,706	\$1,028,869	9.3%	-	\$1,169,825	-
	AVERAGE DOM	29	22	-24.1%	-	12	-
	% OF ASKING PRICE	105.9%	104.2%	-1.7%	-	106.2%	-
Condo/Co-op/TH	CONTRACTS SIGNED	9	3	-66.7%	1	0	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	9	3	-66.7%	0	1	0.0%
	SALES VOLUME	\$4,366,000	\$2,160,000	-50.5%	-	\$880,000	-
	MEDIAN PRICE	\$470,000	\$675,000	43.6%	-	\$880,000	-
	AVERAGE PRICE	\$485,111	\$720,000	48.4%	-	\$880,000	-
	AVERAGE DOM	46	7	-84.8%	-	16	-
	% OF ASKING PRICE	102.3%	108.6%	6.3%	-	106.7%	-

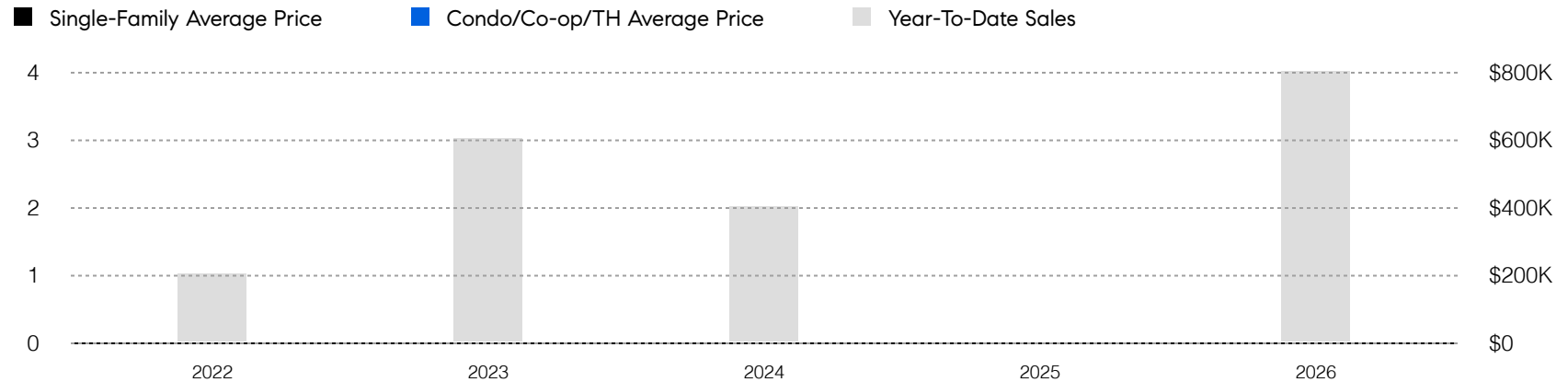
Historic Sales Trends



Ridgefield

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	0	4	0.0%	0	1	0.0%
	ACTIVE LISTINGS	2	1	-50.0%	2	1	-50.0%
	# OF SALES	0	3	0.0%	0	0	0.0%
	SALES VOLUME	-	\$2,220,000	-	-	-	-
	MEDIAN PRICE	-	\$735,000	-	-	-	-
	AVERAGE PRICE	-	\$740,000	-	-	-	-
	AVERAGE DOM	-	33	-	-	-	-
	% OF ASKING PRICE	-	103.6%	-	-	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	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	-	\$275,000	-	-	-	-
	MEDIAN PRICE	-	\$275,000	-	-	-	-
	AVERAGE PRICE	-	\$275,000	-	-	-	-
	AVERAGE DOM	-	40	-	-	-	-
	% OF ASKING PRICE	-	100.0%	-	-	-	-

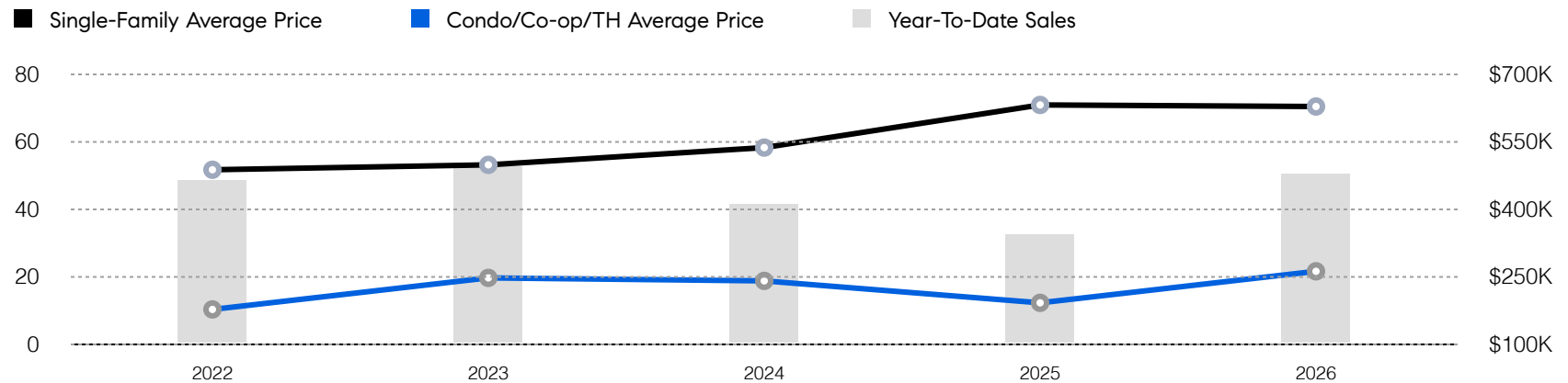
Historic Sales Trends



Ridgefield Park

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	31	36	16.1%	8	5	-37.5%
	ACTIVE LISTINGS	24	12	-50.0%	24	12	-50.0%
	# OF SALES	25	37	48.0%	2	2	0.0%
	SALES VOLUME	\$15,802,900	\$23,259,499	47.2%	\$1,220,000	\$1,440,000	18.0%
	MEDIAN PRICE	\$625,000	\$620,000	-0.8%	\$610,000	\$720,000	18.0%
	AVERAGE PRICE	\$632,116	\$628,635	-0.6%	\$610,000	\$720,000	18.0%
	AVERAGE DOM	30	42	40.0%	17	19	11.8%
	% OF ASKING PRICE	104.6%	103.4%	-1.2%	111.7%	101.2%	-10.5%
Condo/Co-op/TH	CONTRACTS SIGNED	8	12	50.0%	1	0	0.0%
	ACTIVE LISTINGS	5	7	40.0%	5	7	40.0%
	# OF SALES	7	13	85.7%	3	3	0.0%
	SALES VOLUME	\$1,346,925	\$3,412,000	153.3%	\$684,925	\$545,000	-20.4%
	MEDIAN PRICE	\$159,925	\$225,000	40.7%	\$195,000	\$165,000	-15.4%
	AVERAGE PRICE	\$192,418	\$262,462	36.4%	\$228,308	\$181,667	-20.4%
	AVERAGE DOM	25	55	120.0%	27	54	100.0%
	% OF ASKING PRICE	100.4%	96.3%	-4.1%	100.0%	99.5%	-0.5%

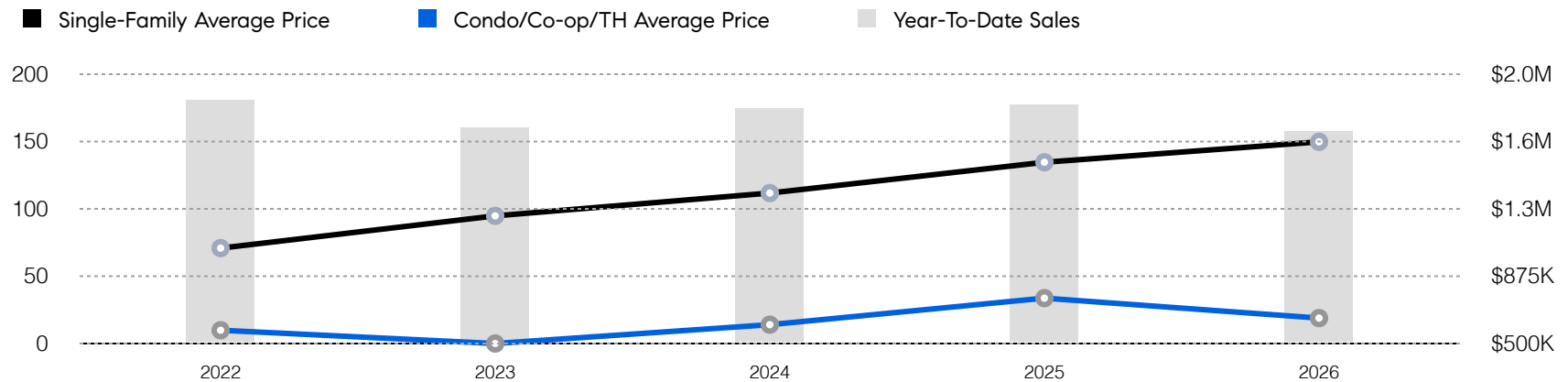
Historic Sales Trends



Ridgewood

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	166	153	-7.8%	8	7	-12.5%
	ACTIVE LISTINGS	33	21	-36.4%	33	21	-36.4%
	# OF SALES	168	152	-9.5%	26	30	15.4%
	SALES VOLUME	\$253,590,535	\$246,739,234	-2.7%	\$34,750,999	\$42,839,187	23.3%
	MEDIAN PRICE	\$1,310,000	\$1,480,044	13.0%	\$1,100,000	\$1,350,000	22.7%
	AVERAGE PRICE	\$1,509,467	\$1,623,284	7.5%	\$1,336,577	\$1,427,973	6.8%
	AVERAGE DOM	24	24	0.0%	17	15	-11.8%
	% OF ASKING PRICE	111.2%	111.8%	0.6%	108.2%	109.8%	1.6%
Condo/Co-op/TH	CONTRACTS SIGNED	7	6	-14.3%	0	3	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	8	4	-50.0%	0	1	0.0%
	SALES VOLUME	\$6,021,999	\$2,566,500	-57.4%	-	\$686,000	-
	MEDIAN PRICE	\$695,500	\$640,750	-7.9%	-	\$686,000	-
	AVERAGE PRICE	\$752,750	\$641,625	-14.8%	-	\$686,000	-
	AVERAGE DOM	23	16	-30.4%	-	15	-
	% OF ASKING PRICE	106.5%	103.9%	-2.6%	-	101.6%	-

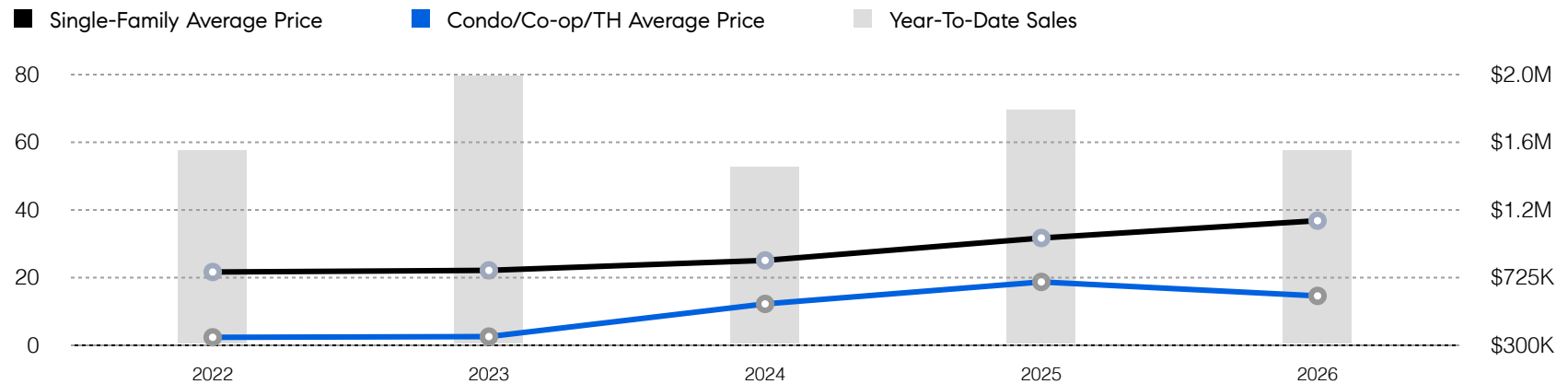
Historic Sales Trends



River Edge

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	67	58	-13.4%	8	7	-12.5%
	ACTIVE LISTINGS	24	17	-29.2%	24	17	-29.2%
	# OF SALES	66	54	-18.2%	8	8	0.0%
	SALES VOLUME	\$64,267,999	\$58,461,000	-9.0%	\$7,161,000	\$9,149,000	27.8%
	MEDIAN PRICE	\$855,500	\$950,000	11.0%	\$934,000	\$972,500	4.1%
	AVERAGE PRICE	\$973,758	\$1,082,611	11.2%	\$895,125	\$1,143,625	27.8%
	AVERAGE DOM	24	37	54.2%	12	33	175.0%
	% OF ASKING PRICE	107.5%	102.2%	-5.3%	111.1%	102.9%	-8.2%
Condo/Co-op/TH	CONTRACTS SIGNED	5	4	-20.0%	2	1	-50.0%
	ACTIVE LISTINGS	4	3	-25.0%	4	3	-25.0%
	# OF SALES	3	3	0.0%	1	1	0.0%
	SALES VOLUME	\$2,094,000	\$1,831,000	-12.6%	\$720,000	\$240,000	-66.7%
	MEDIAN PRICE	\$705,000	\$721,000	2.3%	\$720,000	\$240,000	-66.7%
	AVERAGE PRICE	\$698,000	\$610,333	-12.6%	\$720,000	\$240,000	-66.7%
	AVERAGE DOM	32	14	-56.2%	14	21	50.0%
	% OF ASKING PRICE	105.4%	107.8%	2.4%	110.8%	100.0%	-10.7%

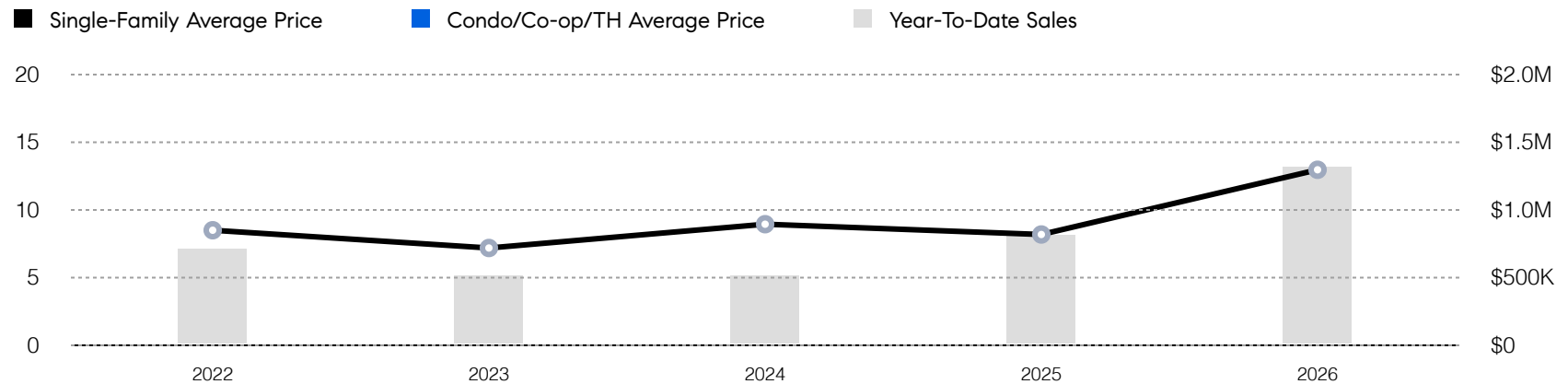
Historic Sales Trends



River Vale

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	5	9	80.0%	1	0	0.0%
	ACTIVE LISTINGS	2	5	150.0%	2	5	150.0%
	# OF SALES	4	11	175.0%	2	1	-50.0%
	SALES VOLUME	\$3,275,000	\$14,264,500	335.6%	\$1,460,000	\$775,000	-46.9%
	MEDIAN PRICE	\$842,500	\$1,230,000	46.0%	\$730,000	\$775,000	6.2%
	AVERAGE PRICE	\$818,750	\$1,296,773	58.4%	\$730,000	\$775,000	6.2%
	AVERAGE DOM	59	43	-27.1%	23	23	0.0%
	% OF ASKING PRICE	99.0%	102.2%	3.2%	103.2%	110.7%	7.5%
Condo/Co-op/TH	CONTRACTS SIGNED	4	2	-50.0%	0	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	4	2	-50.0%	2	1	-50.0%
	SALES VOLUME	\$3,187,000	\$1,615,000	-49.3%	\$1,462,000	\$1,160,000	-20.7%
	MEDIAN PRICE	\$731,000	\$807,500	10.5%	\$731,000	\$1,160,000	58.7%
	AVERAGE PRICE	\$796,750	\$807,500	1.3%	\$731,000	\$1,160,000	58.7%
	AVERAGE DOM	29	27	-6.9%	21	35	66.7%
	% OF ASKING PRICE	107.2%	99.0%	-8.2%	112.0%	96.7%	-15.3%

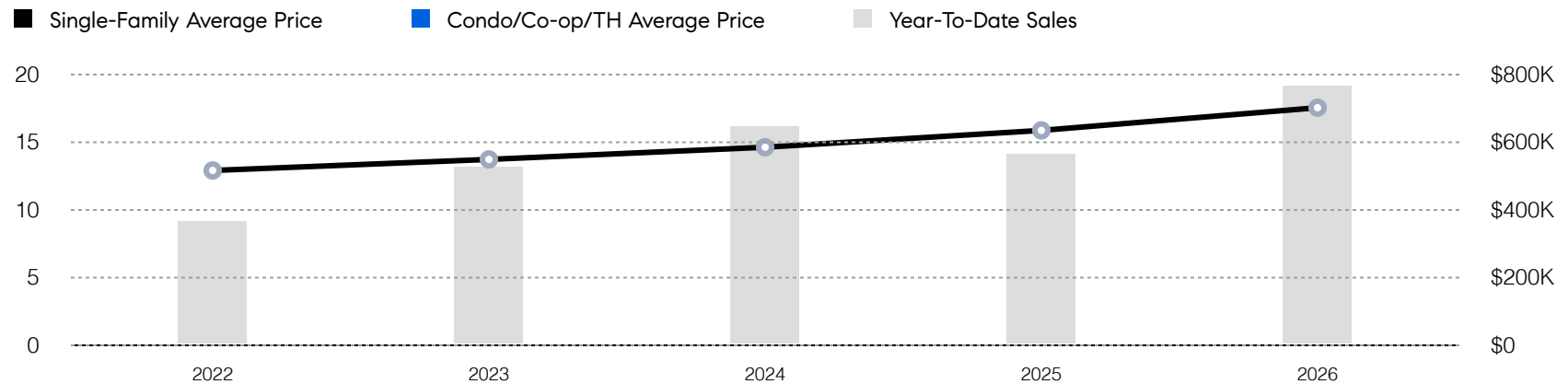
Historic Sales Trends



Rochelle Park

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	13	19	46.2%	2	2	0.0%
	ACTIVE LISTINGS	3	5	66.7%	3	5	66.7%
	# OF SALES	13	18	38.5%	3	1	-66.7%
	SALES VOLUME	\$8,256,000	\$12,638,000	53.1%	\$1,730,000	\$610,000	-64.7%
	MEDIAN PRICE	\$568,000	\$670,000	18.0%	\$550,000	\$610,000	10.9%
	AVERAGE PRICE	\$635,077	\$702,111	10.6%	\$576,667	\$610,000	5.8%
	AVERAGE DOM	20	15	-25.0%	23	24	4.3%
	% OF ASKING PRICE	105.0%	105.3%	0.3%	99.2%	106.1%	6.9%
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	1	0.0%	1	0	0.0%
	SALES VOLUME	\$459,900	\$610,000	32.6%	\$459,900	-	-
	MEDIAN PRICE	\$459,900	\$610,000	32.6%	\$459,900	-	-
	AVERAGE PRICE	\$459,900	\$610,000	32.6%	\$459,900	-	-
	AVERAGE DOM	15	14	-6.7%	15	-	-
	% OF ASKING PRICE	100.0%	106.1%	6.1%	100.0%	-	-

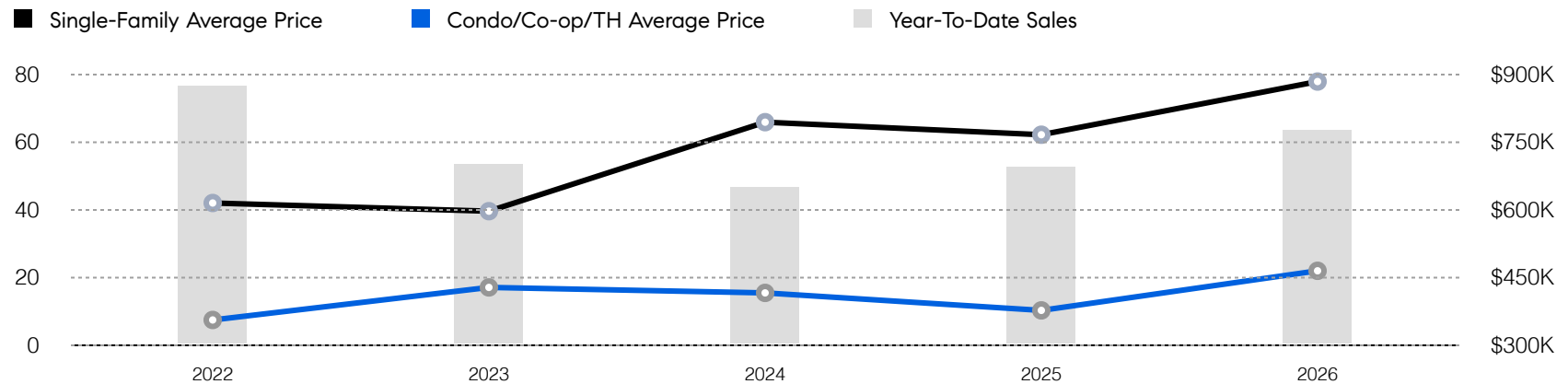
Historic Sales Trends



Rutherford

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	39	53	35.9%	5	2	-60.0%
	ACTIVE LISTINGS	14	16	14.3%	14	16	14.3%
	# OF SALES	34	50	47.1%	5	6	20.0%
	SALES VOLUME	\$26,068,899	\$44,228,998	69.7%	\$3,359,999	\$5,895,000	75.4%
	MEDIAN PRICE	\$762,500	\$812,500	6.6%	\$700,000	\$1,002,500	43.2%
	AVERAGE PRICE	\$766,732	\$884,580	15.4%	\$672,000	\$982,500	46.2%
	AVERAGE DOM	35	32	-8.6%	31	25	-19.4%
	% OF ASKING PRICE	103.3%	102.8%	-0.5%	96.4%	104.3%	7.9%
Condo/Co-op/TH	CONTRACTS SIGNED	18	13	-27.8%	3	1	-66.7%
	ACTIVE LISTINGS	2	5	150.0%	2	5	150.0%
	# OF SALES	18	13	-27.8%	1	1	0.0%
	SALES VOLUME	\$6,793,480	\$6,047,000	-11.0%	\$315,000	\$342,000	8.6%
	MEDIAN PRICE	\$397,220	\$515,000	29.7%	\$315,000	\$342,000	8.6%
	AVERAGE PRICE	\$377,416	\$465,154	23.2%	\$315,000	\$342,000	8.6%
	AVERAGE DOM	22	21	-4.5%	19	19	0.0%
	% OF ASKING PRICE	102.3%	101.8%	-0.4%	105.9%	103.6%	-2.2%

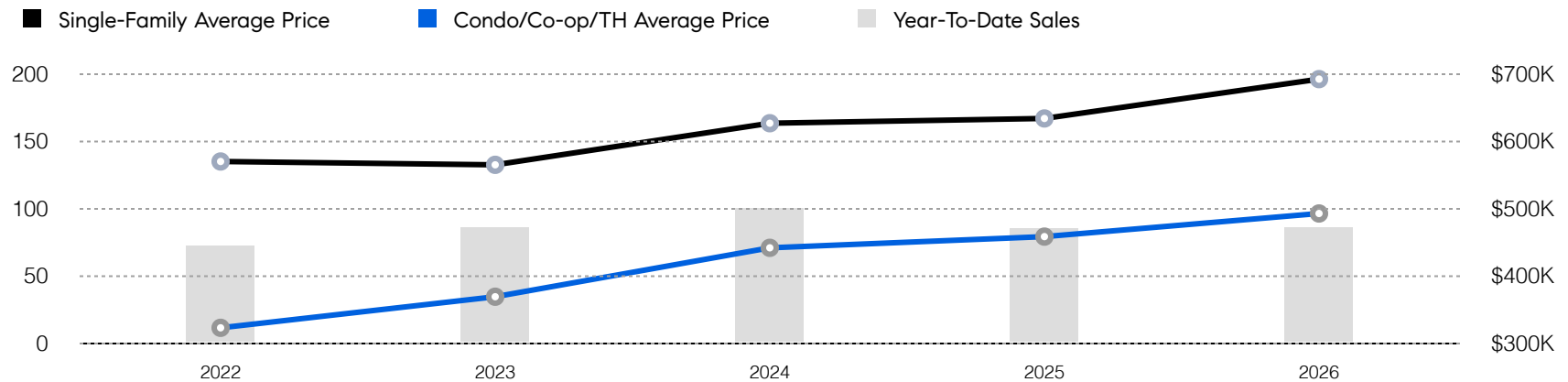
Historic Sales Trends



Saddle Brook

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	71	88	23.9%	6	17	183.3%
	ACTIVE LISTINGS	23	28	21.7%	23	28	21.7%
	# OF SALES	71	77	8.5%	12	6	-50.0%
	SALES VOLUME	\$45,032,998	\$53,337,000	18.4%	\$7,697,000	\$3,275,000	-57.5%
	MEDIAN PRICE	\$613,000	\$625,000	2.0%	\$632,500	\$515,000	-18.6%
	AVERAGE PRICE	\$634,268	\$692,688	9.2%	\$641,417	\$545,833	-14.9%
	AVERAGE DOM	25	25	0.0%	21	22	4.8%
	% OF ASKING PRICE	104.4%	103.8%	-0.6%	102.8%	108.9%	6.0%
Condo/Co-op/TH	CONTRACTS SIGNED	13	5	-61.5%	0	1	0.0%
	ACTIVE LISTINGS	1	5	400.0%	1	5	400.0%
	# OF SALES	13	8	-38.5%	1	0	0.0%
	SALES VOLUME	\$5,964,000	\$3,945,000	-33.9%	\$540,500	-	-
	MEDIAN PRICE	\$485,000	\$440,000	-9.3%	\$540,500	-	-
	AVERAGE PRICE	\$458,769	\$493,125	7.5%	\$540,500	-	-
	AVERAGE DOM	34	32	-5.9%	8	-	-
	% OF ASKING PRICE	101.6%	98.3%	-3.3%	108.3%	-	-

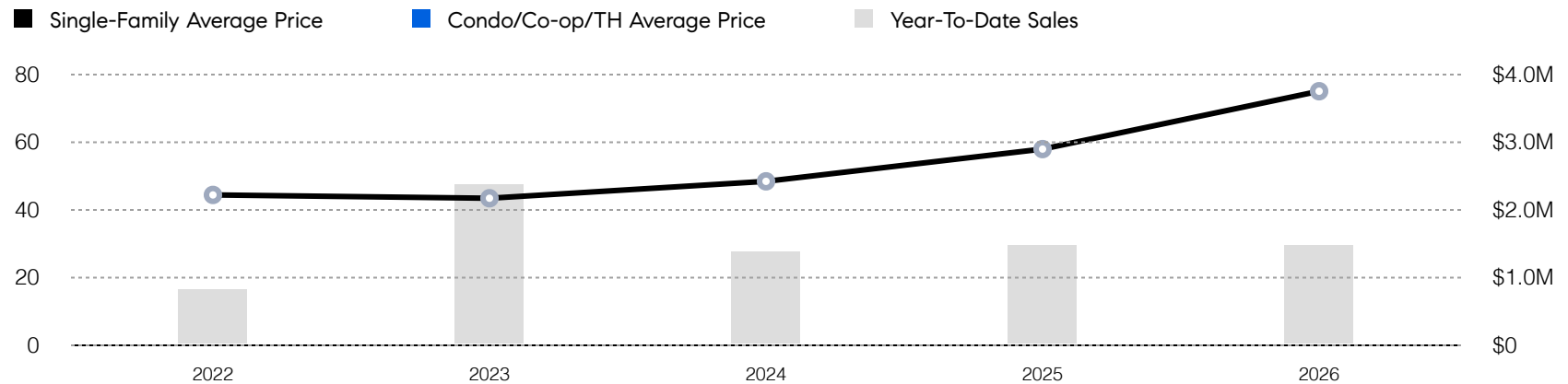
Historic Sales Trends



Saddle River

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	28	34	21.4%	2	7	250.0%
	ACTIVE LISTINGS	44	36	-18.2%	44	36	-18.2%
	# OF SALES	28	26	-7.1%	5	6	20.0%
	SALES VOLUME	\$81,183,888	\$97,611,000	20.2%	\$14,152,888	\$37,400,000	164.3%
	MEDIAN PRICE	\$2,487,500	\$2,818,750	13.3%	\$2,842,000	\$4,975,000	75.1%
	AVERAGE PRICE	\$2,899,425	\$3,754,269	29.5%	\$2,830,578	\$6,233,333	120.2%
	AVERAGE DOM	76	97	27.6%	43	145	237.2%
	% OF ASKING PRICE	95.8%	96.5%	0.7%	100.0%	96.9%	-3.1%
Condo/Co-op/TH	CONTRACTS SIGNED	2	5	150.0%	0	0	0.0%
	ACTIVE LISTINGS	2	1	-50.0%	2	1	-50.0%
	# OF SALES	1	3	200.0%	0	1	0.0%
	SALES VOLUME	\$2,200,000	\$5,645,000	156.6%	-	\$2,295,000	-
	MEDIAN PRICE	\$2,200,000	\$2,295,000	4.3%	-	\$2,295,000	-
	AVERAGE PRICE	\$2,200,000	\$1,881,667	-14.5%	-	\$2,295,000	-
	AVERAGE DOM	72	17	-76.4%	-	12	-
	% OF ASKING PRICE	96.5%	101.3%	4.8%	-	100.0%	-

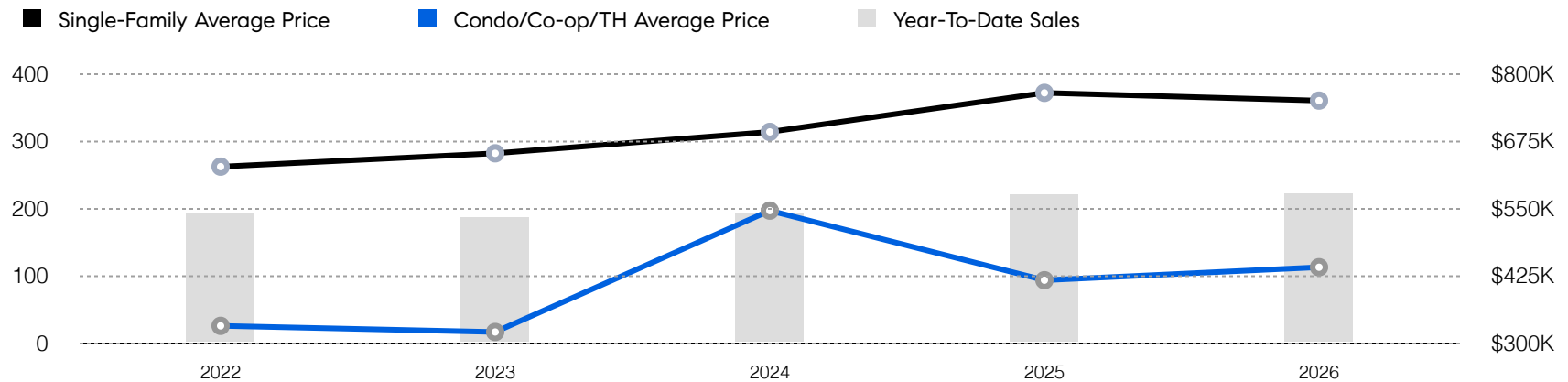
Historic Sales Trends



Teaneck

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	196	224	14.3%	25	33	32.0%
	ACTIVE LISTINGS	108	105	-2.8%	108	105	-2.8%
	# OF SALES	189	199	5.3%	37	37	0.0%
	SALES VOLUME	\$144,655,972	\$149,441,725	3.3%	\$32,906,999	\$28,339,018	-13.9%
	MEDIAN PRICE	\$700,650	\$680,000	-2.9%	\$700,000	\$710,000	1.4%
	AVERAGE PRICE	\$765,376	\$750,963	-1.9%	\$889,378	\$765,919	-13.9%
	AVERAGE DOM	43	37	-14.0%	41	25	-39.0%
	% OF ASKING PRICE	103.1%	102.6%	-0.5%	102.0%	104.1%	2.2%
Condo/Co-op/TH	CONTRACTS SIGNED	31	17	-45.2%	3	3	0.0%
	ACTIVE LISTINGS	13	11	-15.4%	13	11	-15.4%
	# OF SALES	29	21	-27.6%	7	3	-57.1%
	SALES VOLUME	\$12,107,668	\$9,274,285	-23.4%	\$3,301,000	\$1,605,000	-51.4%
	MEDIAN PRICE	\$400,000	\$401,000	0.3%	\$395,000	\$655,000	65.8%
	AVERAGE PRICE	\$417,506	\$441,633	5.8%	\$471,571	\$535,000	13.5%
	AVERAGE DOM	65	32	-50.8%	39	37	-5.1%
	% OF ASKING PRICE	99.7%	95.9%	-3.8%	103.0%	95.9%	-7.0%

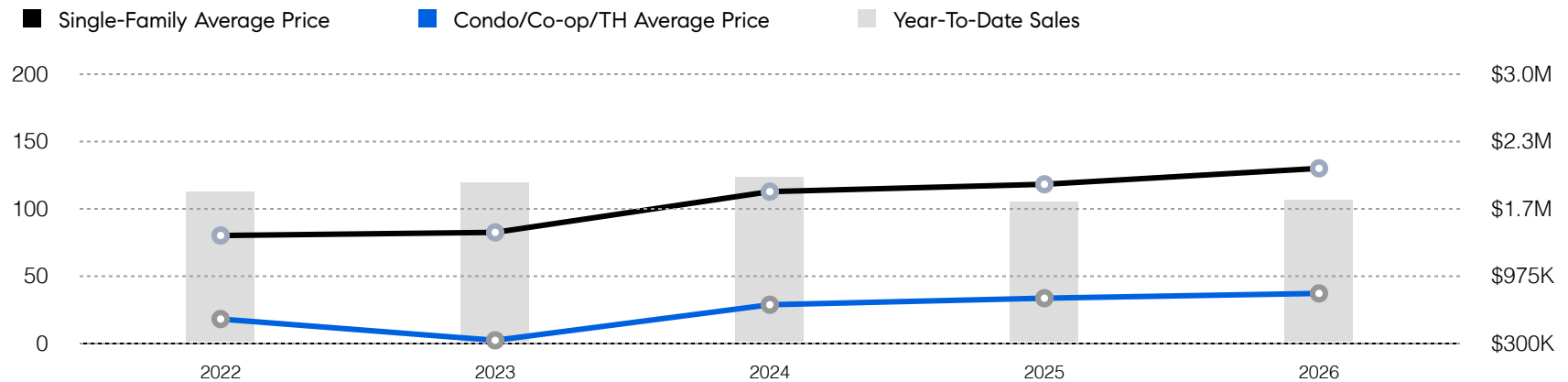
Historic Sales Trends



Tenafly

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	85	88	3.5%	14	10	-28.6%
	ACTIVE LISTINGS	43	34	-20.9%	43	34	-20.9%
	# OF SALES	89	95	6.7%	12	8	-33.3%
	SALES VOLUME	\$168,778,210	\$195,316,192	15.7%	\$23,440,910	\$21,584,000	-7.9%
	MEDIAN PRICE	\$1,700,000	\$1,700,000	-	\$1,230,000	\$2,137,500	73.8%
	AVERAGE PRICE	\$1,896,384	\$2,055,960	8.4%	\$1,953,409	\$2,698,000	38.1%
	AVERAGE DOM	49	41	-16.3%	30	52	73.3%
	% OF ASKING PRICE	101.6%	103.3%	1.8%	101.0%	97.1%	-3.9%
Condo/Co-op/TH	CONTRACTS SIGNED	15	10	-33.3%	1	1	0.0%
	ACTIVE LISTINGS	7	9	28.6%	7	9	28.6%
	# OF SALES	15	10	-33.3%	0	1	0.0%
	SALES VOLUME	\$11,316,999	\$8,024,000	-29.1%	-	\$780,000	-
	MEDIAN PRICE	\$610,000	\$698,500	14.5%	-	\$780,000	-
	AVERAGE PRICE	\$754,467	\$802,400	6.4%	-	\$780,000	-
	AVERAGE DOM	75	31	-58.7%	-	44	-
	% OF ASKING PRICE	100.0%	99.0%	-1.0%	-	94.5%	-

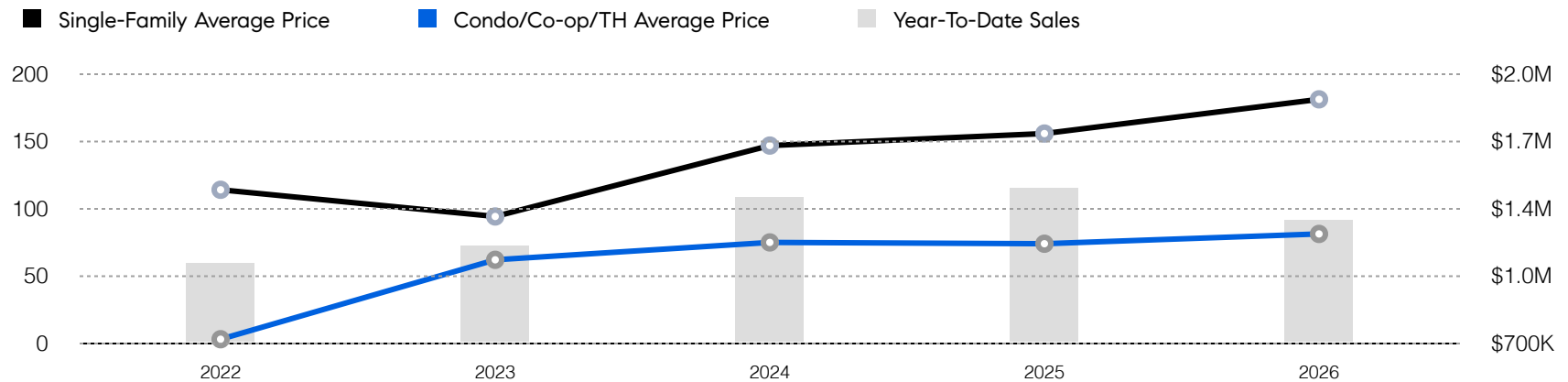
Historic Sales Trends



Upper Saddle River

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	84	87	3.6%	8	11	37.5%
	ACTIVE LISTINGS	40	18	-55.0%	40	18	-55.0%
	# OF SALES	85	85	0.0%	11	9	-18.2%
	SALES VOLUME	\$145,649,214	\$159,688,825	9.6%	\$18,606,499	\$12,928,000	-30.5%
	MEDIAN PRICE	\$1,640,000	\$1,560,000	-4.9%	\$1,550,000	\$1,525,000	-1.6%
	AVERAGE PRICE	\$1,713,520	\$1,878,692	9.6%	\$1,691,500	\$1,436,444	-15.1%
	AVERAGE DOM	36	37	2.8%	43	23	-46.5%
	% OF ASKING PRICE	101.6%	104.2%	2.6%	99.1%	108.4%	9.2%
Condo/Co-op/TH	CONTRACTS SIGNED	8	3	-62.5%	2	0	0.0%
	ACTIVE LISTINGS	3	5	66.7%	3	5	66.7%
	# OF SALES	29	5	-82.8%	2	1	-50.0%
	SALES VOLUME	\$34,269,827	\$6,145,000	-82.1%	\$2,035,303	\$1,110,000	-45.5%
	MEDIAN PRICE	\$1,203,824	\$1,275,000	5.9%	\$1,017,652	\$1,110,000	9.1%
	AVERAGE PRICE	\$1,181,718	\$1,229,000	4.0%	\$1,017,652	\$1,110,000	9.1%
	AVERAGE DOM	164	42	-74.4%	184	29	-84.2%
	% OF ASKING PRICE	101.5%	98.1%	-3.4%	98.7%	98.2%	-0.5%

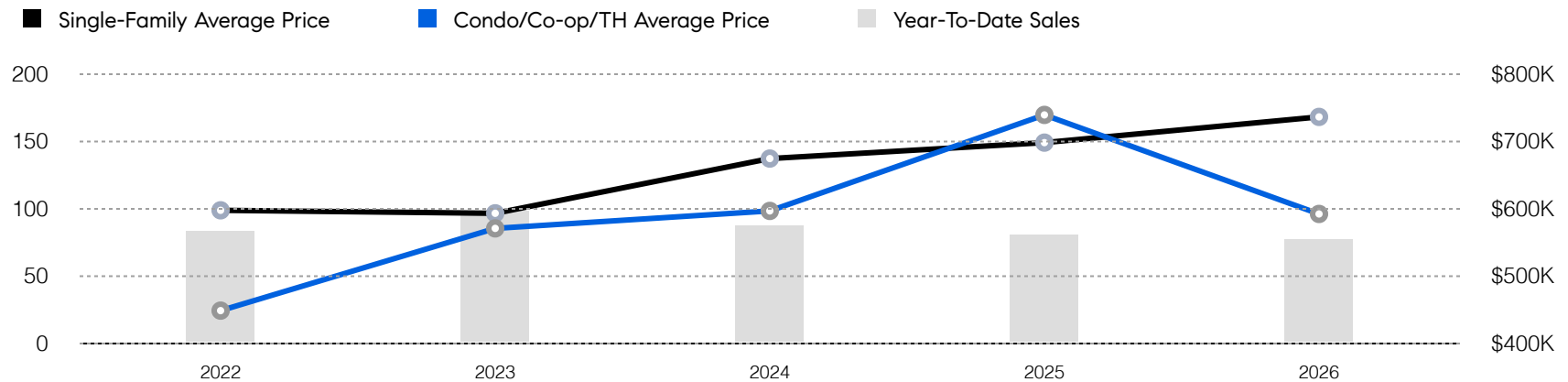
Historic Sales Trends



Waldwick

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	86	73	-15.1%	17	10	-41.2%
	ACTIVE LISTINGS	35	9	-74.3%	35	9	-74.3%
	# OF SALES	70	63	-10.0%	18	9	-50.0%
	SALES VOLUME	\$48,885,798	\$46,405,000	-5.1%	\$12,759,250	\$7,404,000	-42.0%
	MEDIAN PRICE	\$694,500	\$750,000	8.0%	\$700,000	\$785,000	12.1%
	AVERAGE PRICE	\$698,369	\$736,587	5.5%	\$708,847	\$822,667	16.1%
	AVERAGE DOM	25	25	0.0%	25	24	-4.0%
	% OF ASKING PRICE	108.4%	108.5%	0.1%	109.4%	104.9%	-4.5%
Condo/Co-op/TH	CONTRACTS SIGNED	8	14	75.0%	3	3	0.0%
	ACTIVE LISTINGS	5	2	-60.0%	5	2	-60.0%
	# OF SALES	9	13	44.4%	2	2	0.0%
	SALES VOLUME	\$6,655,828	\$7,701,800	15.7%	\$1,770,000	\$1,100,000	-37.9%
	MEDIAN PRICE	\$789,000	\$550,000	-30.3%	\$885,000	\$550,000	-37.9%
	AVERAGE PRICE	\$739,536	\$592,446	-19.9%	\$885,000	\$550,000	-37.9%
	AVERAGE DOM	36	17	-52.8%	8	16	100.0%
	% OF ASKING PRICE	101.6%	105.0%	3.3%	98.3%	110.2%	11.9%

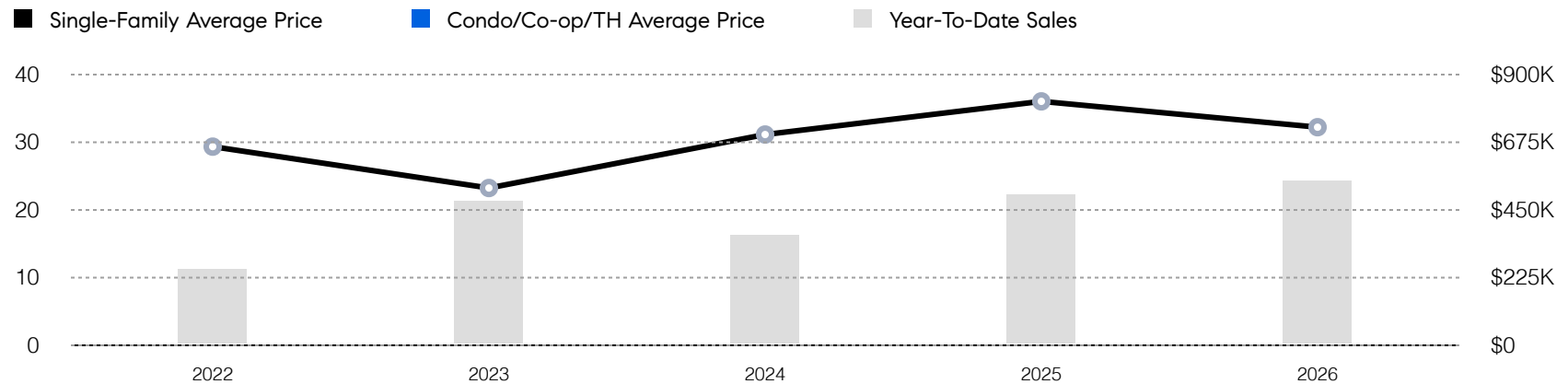
Historic Sales Trends



Wallington

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	18	13	-27.8%	0	0	0.0%
	ACTIVE LISTINGS	5	9	80.0%	5	9	80.0%
	# OF SALES	20	23	15.0%	4	1	-75.0%
	SALES VOLUME	\$16,219,500	\$16,677,900	2.8%	\$3,630,000	\$760,000	-79.1%
	MEDIAN PRICE	\$837,500	\$700,000	-16.4%	\$975,000	\$760,000	-22.1%
	AVERAGE PRICE	\$810,975	\$725,126	-10.6%	\$907,500	\$760,000	-16.3%
	AVERAGE DOM	36	45	25.0%	71	15	-78.9%
	% OF ASKING PRICE	99.5%	100.3%	0.8%	96.7%	104.8%	8.1%
Condo/Co-op/TH	CONTRACTS SIGNED	3	1	-66.7%	0	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	2	1	-50.0%	2	0	0.0%
	SALES VOLUME	\$981,008	\$544,000	-44.5%	\$981,008	-	-
	MEDIAN PRICE	\$490,504	\$544,000	10.9%	\$490,504	-	-
	AVERAGE PRICE	\$490,504	\$544,000	10.9%	\$490,504	-	-
	AVERAGE DOM	43	29	-32.6%	43	-	-
	% OF ASKING PRICE	98.2%	100.9%	2.7%	98.2%	-	-

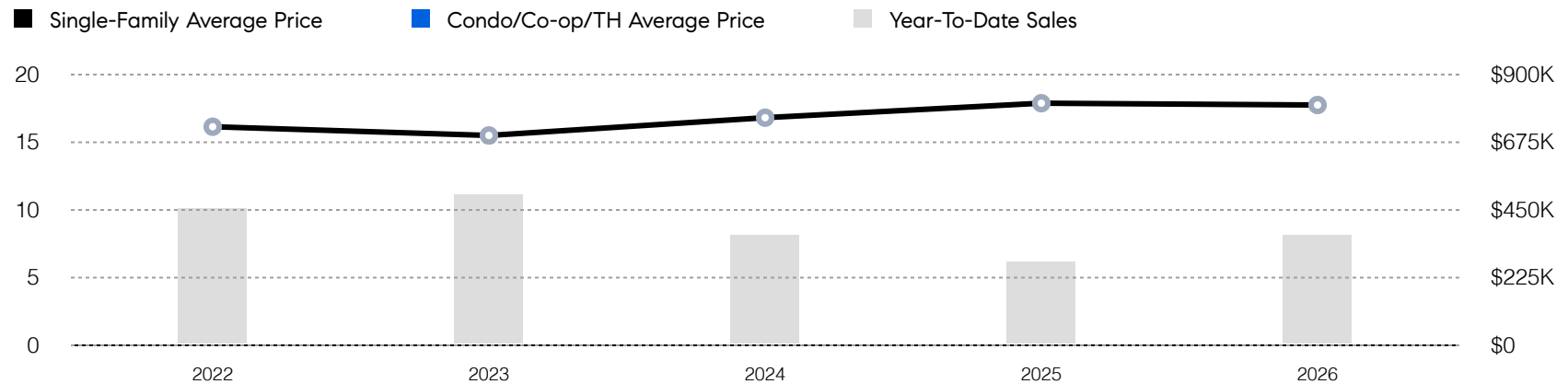
Historic Sales Trends



Washington Township

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	7	9	28.6%	1	2	100.0%
	ACTIVE LISTINGS	2	2	0.0%	2	2	0.0%
	# OF SALES	6	7	16.7%	0	1	0.0%
	SALES VOLUME	\$4,829,372	\$5,592,050	15.8%	-	\$780,800	-
	MEDIAN PRICE	\$649,686	\$780,800	20.2%	-	\$780,800	-
	AVERAGE PRICE	\$804,895	\$798,864	-0.7%	-	\$780,800	-
	AVERAGE DOM	35	15	-57.1%	-	21	-
	% OF ASKING PRICE	106.3%	112.4%	6.1%	-	104.1%	-
Condo/Co-op/TH	CONTRACTS SIGNED	1	1	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	2	0.0%	0	2	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	-	-	-	-
	% OF ASKING PRICE	-	101.5%	-	-	-	-

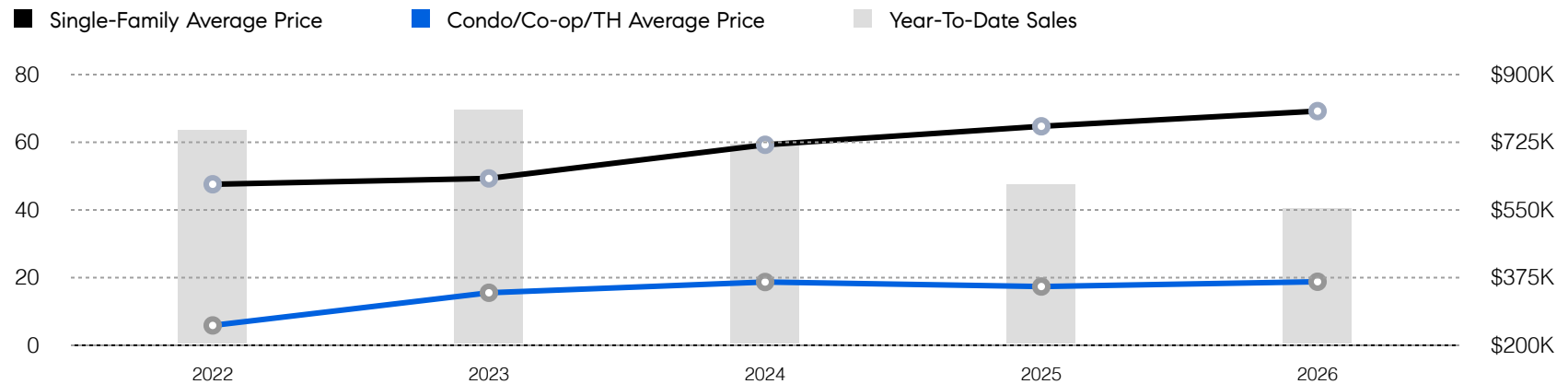
Historic Sales Trends



Westwood

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	58	40	-31.0%	15	7	-53.3%
	ACTIVE LISTINGS	19	12	-36.8%	19	12	-36.8%
	# OF SALES	42	32	-23.8%	8	7	-12.5%
	SALES VOLUME	\$32,185,208	\$25,779,865	-19.9%	\$6,319,999	\$5,920,000	-6.3%
	MEDIAN PRICE	\$754,000	\$785,000	4.1%	\$750,000	\$780,000	4.0%
	AVERAGE PRICE	\$766,314	\$805,621	5.1%	\$790,000	\$845,714	7.1%
	AVERAGE DOM	37	18	-51.4%	16	26	62.5%
	% OF ASKING PRICE	104.1%	108.1%	4.0%	106.1%	100.7%	-5.4%
Condo/Co-op/TH	CONTRACTS SIGNED	5	6	20.0%	1	0	0.0%
	ACTIVE LISTINGS	2	2	0.0%	2	2	0.0%
	# OF SALES	5	8	60.0%	1	1	0.0%
	SALES VOLUME	\$1,760,000	\$2,915,000	65.6%	\$350,000	\$345,000	-1.4%
	MEDIAN PRICE	\$335,000	\$363,000	8.4%	\$350,000	\$345,000	-1.4%
	AVERAGE PRICE	\$352,000	\$364,375	3.5%	\$350,000	\$345,000	-1.4%
	AVERAGE DOM	38	30	-21.1%	14	42	200.0%
	% OF ASKING PRICE	100.1%	101.9%	1.8%	100.0%	95.8%	-4.2%

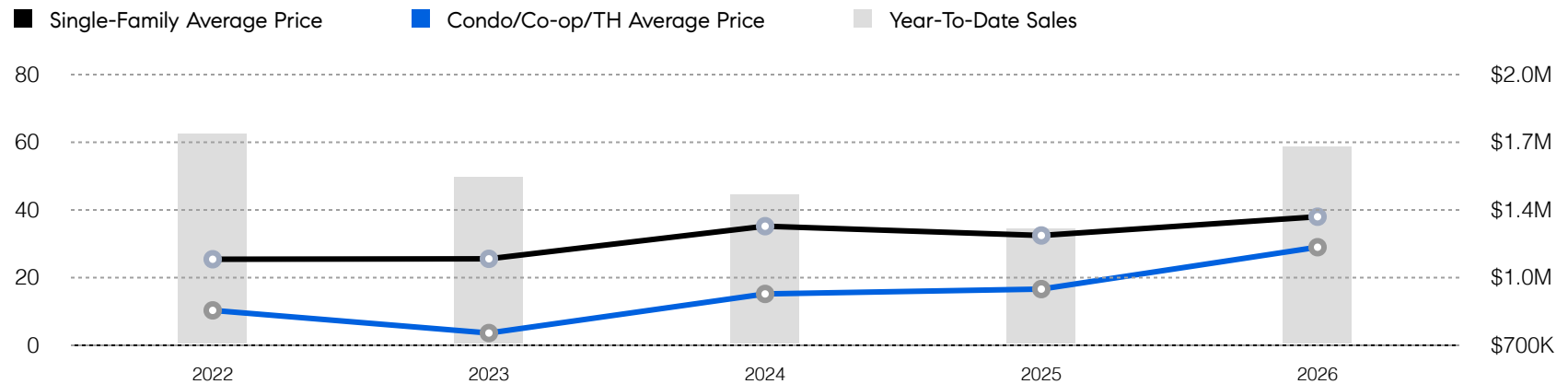
Historic Sales Trends



Woodcliff Lake

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	35	50	42.9%	8	5	-37.5%
	ACTIVE LISTINGS	17	15	-11.8%	17	15	-11.8%
	# OF SALES	31	46	48.4%	2	10	400.0%
	SALES VOLUME	\$38,051,517	\$60,603,448	59.3%	\$2,531,000	\$15,149,000	498.5%
	MEDIAN PRICE	\$1,199,000	\$1,315,000	9.7%	\$1,265,500	\$1,555,000	22.9%
	AVERAGE PRICE	\$1,227,468	\$1,317,466	7.3%	\$1,265,500	\$1,514,900	19.7%
	AVERAGE DOM	37	39	5.4%	15	47	213.3%
	% OF ASKING PRICE	104.4%	101.5%	-2.9%	103.3%	99.5%	-3.8%
Condo/Co-op/TH	CONTRACTS SIGNED	5	13	160.0%	0	1	0.0%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	3	12	300.0%	1	3	200.0%
	SALES VOLUME	\$2,910,000	\$14,054,000	383.0%	\$1,125,000	\$3,215,000	185.8%
	MEDIAN PRICE	\$895,000	\$1,265,000	41.3%	\$1,125,000	\$950,000	-15.6%
	AVERAGE PRICE	\$970,000	\$1,171,167	20.7%	\$1,125,000	\$1,071,667	-4.7%
	AVERAGE DOM	25	24	-4.0%	16	23	43.8%
	% OF ASKING PRICE	101.5%	100.3%	-1.2%	97.8%	102.4%	4.6%

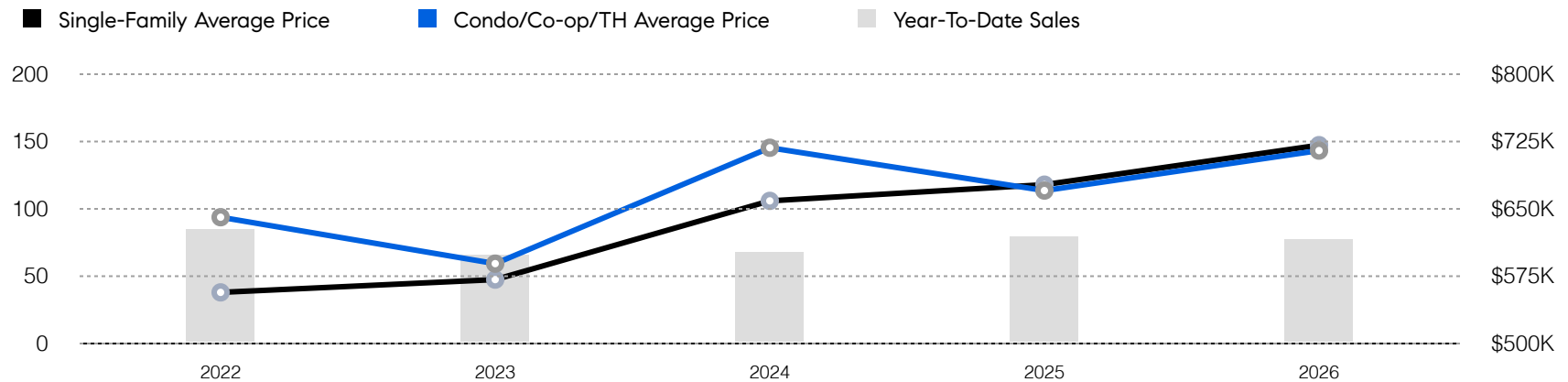
Historic Sales Trends



Wood-Ridge

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	35	33	-5.7%	7	3	-57.1%
	ACTIVE LISTINGS	15	29	93.3%	15	29	93.3%
	# OF SALES	38	32	-15.8%	5	3	-40.0%
	SALES VOLUME	\$25,724,380	\$23,071,000	-10.3%	\$4,181,880	\$2,030,000	-51.5%
	MEDIAN PRICE	\$682,500	\$699,500	2.5%	\$880,500	\$605,000	-31.3%
	AVERAGE PRICE	\$676,957	\$720,969	6.5%	\$836,376	\$676,667	-19.1%
	AVERAGE DOM	30	35	16.7%	25	18	-28.0%
	% OF ASKING PRICE	102.8%	100.0%	-2.8%	100.7%	102.7%	2.1%
Condo/Co-op/TH	CONTRACTS SIGNED	40	49	22.5%	2	4	100.0%
	ACTIVE LISTINGS	8	8	0.0%	8	8	0.0%
	# OF SALES	40	44	10.0%	7	3	-57.1%
	SALES VOLUME	\$26,815,000	\$31,456,000	17.3%	\$5,445,000	\$2,111,000	-61.2%
	MEDIAN PRICE	\$695,000	\$740,000	6.5%	\$830,000	\$764,000	-8.0%
	AVERAGE PRICE	\$670,375	\$714,909	6.6%	\$777,857	\$703,667	-9.5%
	AVERAGE DOM	17	30	76.5%	20	33	65.0%
	% OF ASKING PRICE	103.7%	101.1%	-2.7%	102.5%	99.9%	-2.6%

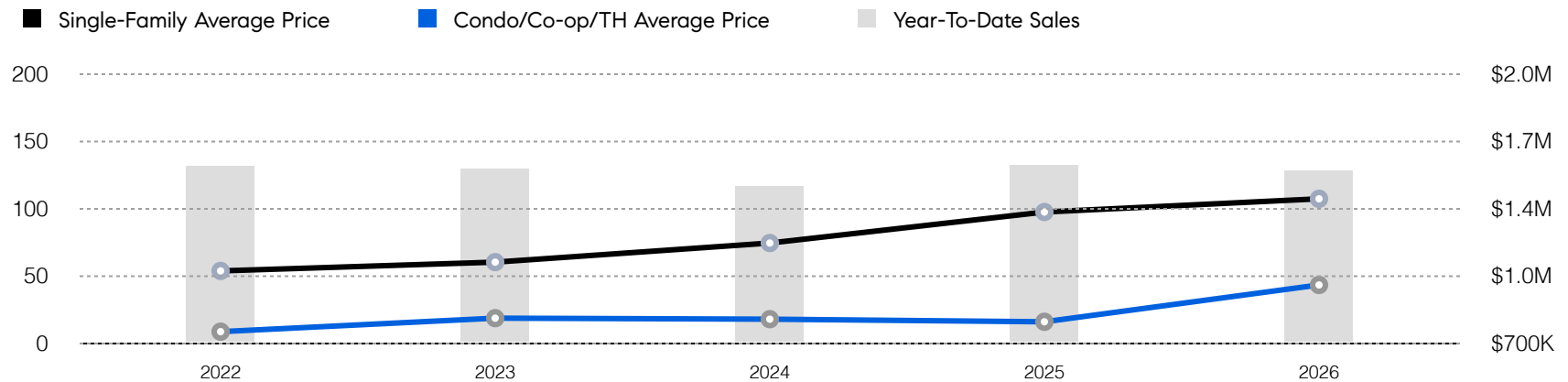
Historic Sales Trends



Wyckoff

		YTD 2025	YTD 2026	% Change	Aug 2025	Aug 2026	% Change
Single-Family	CONTRACTS SIGNED	140	127	-9.3%	13	12	-7.7%
	ACTIVE LISTINGS	51	42	-17.6%	51	42	-17.6%
	# OF SALES	120	115	-4.2%	18	27	50.0%
	SALES VOLUME	\$160,162,473	\$160,835,497	0.4%	\$22,633,500	\$38,393,999	69.6%
	MEDIAN PRICE	\$1,225,000	\$1,300,000	6.1%	\$1,345,000	\$1,250,000	-7.1%
	AVERAGE PRICE	\$1,334,687	\$1,398,570	4.8%	\$1,257,417	\$1,422,000	13.1%
	AVERAGE DOM	22	31	40.9%	10	18	80.0%
	% OF ASKING PRICE	107.1%	106.3%	-0.8%	106.5%	107.5%	1.0%
Condo/Co-op/TH	CONTRACTS SIGNED	11	13	18.2%	1	3	200.0%
	ACTIVE LISTINGS	1	4	300.0%	1	4	300.0%
	# OF SALES	11	12	9.1%	1	2	100.0%
	SALES VOLUME	\$8,854,000	\$11,792,799	33.2%	\$625,000	\$1,660,000	165.6%
	MEDIAN PRICE	\$777,000	\$891,400	14.7%	\$625,000	\$830,000	32.8%
	AVERAGE PRICE	\$804,909	\$982,733	22.1%	\$625,000	\$830,000	32.8%
	AVERAGE DOM	15	21	40.0%	7	18	157.1%
	% OF ASKING PRICE	108.7%	101.5%	-7.2%	108.7%	98.9%	-9.8%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 08/31/2025 vs. 01/01/2026 - 08/31/2026

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