



July 2026

Bergen Market Report

COMPASS

Bergen Overview

Year-To-Date Sales

4,703

-0.1% Year-To-Date
4.4% Month-Over-Month

Year-To-Date Contracts

5,369

3.6% Year-To-Date
-3.6% Month-Over-Month

Single-Family
Average Sale Price

\$1.1M

3.9% Year-To-Date
-1.0% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$639K

5.5% Year-To-Date
-4.8% Month-Over-Month

Average Days On Market

33

-2.9% Year-To-Date
10.0% Month-Over-Month

Active Listings

2,251

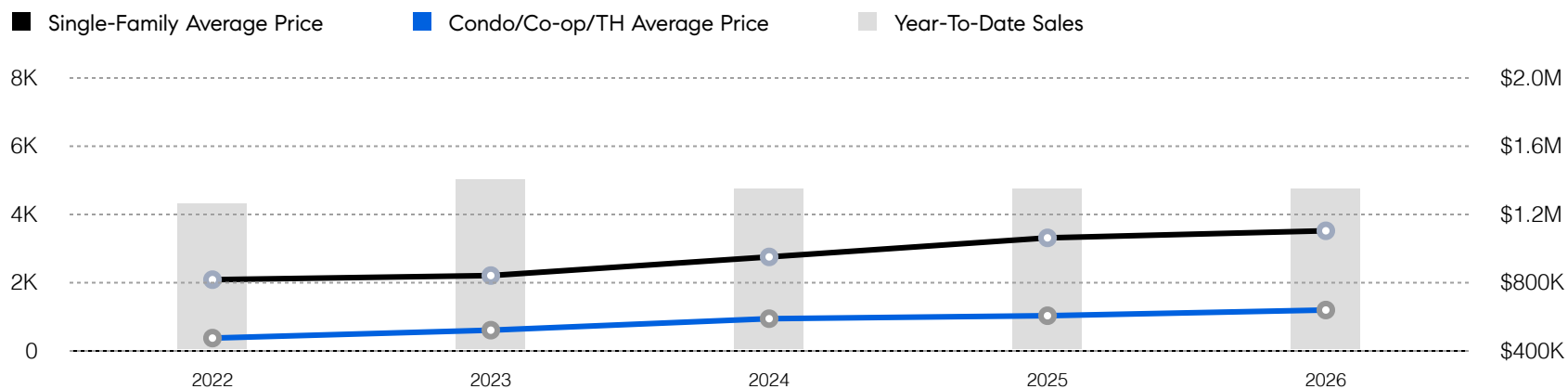
-26.4% Year-Over-Year
-12.4% Month-Over-Month



Bergen Overview

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	3,725	3,907	4.9%	620	673	8.5%
	ACTIVE LISTINGS	2,213	1,491	-32.6%	2,213	1,491	-32.6%
	# OF SALES	3,342	3,408	2.0%	653	735	12.6%
	SALES VOLUME	\$3,551,781,981	\$3,763,215,578	6.0%	\$699,384,885	\$862,041,762	23.3%
	MEDIAN PRICE	\$835,150	\$860,000	3.0%	\$860,000	\$925,000	7.6%
	AVERAGE PRICE	\$1,062,771	\$1,104,230	3.9%	\$1,071,034	\$1,172,846	9.5%
	AVERAGE DOM	35	35	0.0%	28	27	-3.6%
	% OF ASKING PRICE	104.1%	103.7%	-0.4%	104.9%	104.5%	-0.4%
Condo/Co-op/TH	CONTRACTS SIGNED	1,458	1,462	0.3%	227	261	15.0%
	ACTIVE LISTINGS	847	760	-10.3%	847	760	-10.3%
	# OF SALES	1,365	1,295	-5.1%	237	238	0.4%
	SALES VOLUME	\$827,789,354	\$828,508,577	0.1%	\$145,091,320	\$162,533,541	12.0%
	MEDIAN PRICE	\$499,900	\$512,500	2.5%	\$505,000	\$532,500	5.4%
	AVERAGE PRICE	\$606,439	\$639,775	5.5%	\$612,200	\$682,914	11.6%
	AVERAGE DOM	45	41	-8.9%	37	39	5.4%
	% OF ASKING PRICE	100.1%	99.5%	-0.6%	100.9%	99.3%	-1.6%

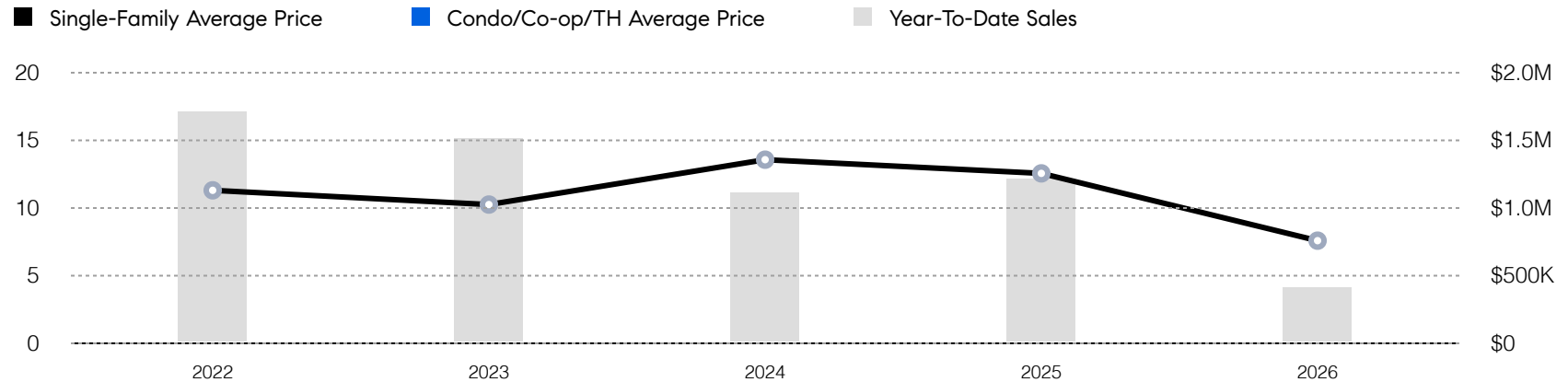
Historic Sales Trends



Allendale

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	13	7	-46.2%	2	3	50.0%
	ACTIVE LISTINGS	7	3	-57.1%	7	3	-57.1%
	# OF SALES	11	4	-63.6%	1	0	0.0%
	SALES VOLUME	\$13,817,000	\$3,035,000	-78.0%	\$710,000	-	-
	MEDIAN PRICE	\$1,300,000	\$720,000	-44.6%	\$710,000	-	-
	AVERAGE PRICE	\$1,256,091	\$758,750	-39.6%	\$710,000	-	-
	AVERAGE DOM	21	13	-38.1%	15	-	-
	% OF ASKING PRICE	105.3%	102.6%	-2.7%	109.4%	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	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%	-	-	-	-	-

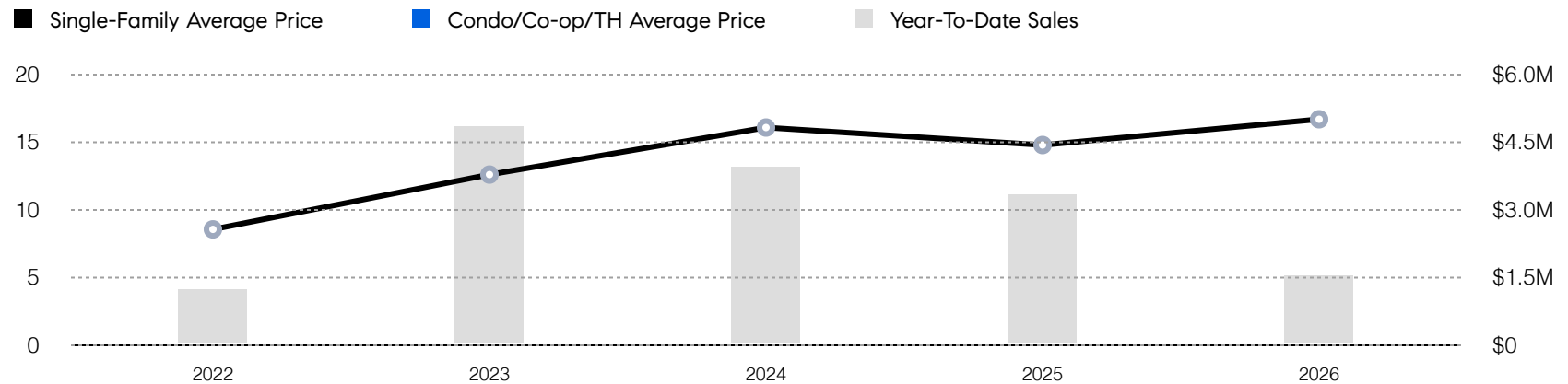
Historic Sales Trends



Alpine

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	10	6	-40.0%	2	2	0.0%
	ACTIVE LISTINGS	23	23	0.0%	23	23	0.0%
	# OF SALES	11	5	-54.5%	2	0	0.0%
	SALES VOLUME	\$48,825,000	\$25,048,000	-48.7%	\$5,770,000	-	-
	MEDIAN PRICE	\$3,675,000	\$4,500,000	22.4%	\$2,885,000	-	-
	AVERAGE PRICE	\$4,438,636	\$5,009,600	12.9%	\$2,885,000	-	-
	AVERAGE DOM	145	114	-21.4%	36	-	-
	% OF ASKING PRICE	97.3%	95.4%	-2.0%	101.9%	-	-
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	-	-	-	-	-	-

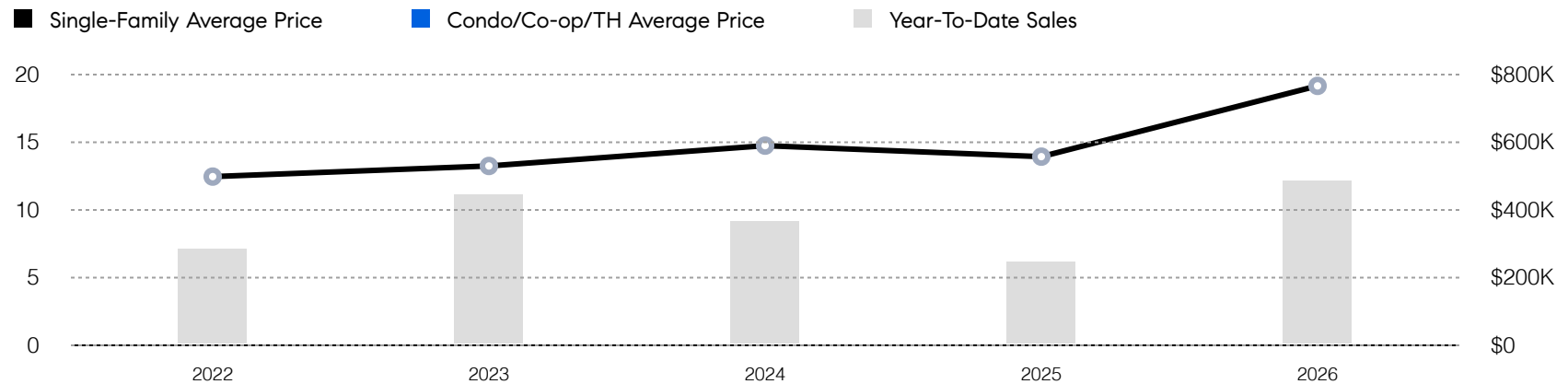
Historic Sales Trends



Bergenfield

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	6	14	133.3%	1	1	0.0%
	ACTIVE LISTINGS	7	9	28.6%	7	9	28.6%
	# OF SALES	6	12	100.0%	1	2	100.0%
	SALES VOLUME	\$3,345,000	\$9,200,000	175.0%	\$459,000	\$1,283,000	179.5%
	MEDIAN PRICE	\$585,000	\$674,000	15.2%	\$459,000	\$641,500	39.8%
	AVERAGE PRICE	\$557,500	\$766,667	37.5%	\$459,000	\$641,500	39.8%
	AVERAGE DOM	38	25	-34.2%	29	31	6.9%
	% OF ASKING PRICE	106.7%	110.0%	3.3%	102.0%	105.1%	3.1%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	1	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

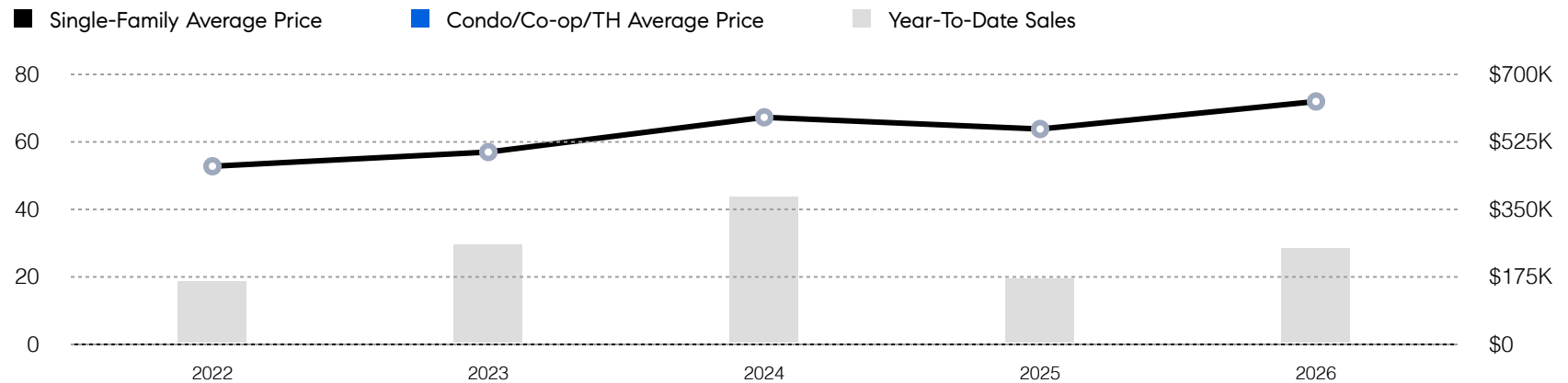
Historic Sales Trends



Bogota

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	19	29	52.6%	1	3	200.0%
	ACTIVE LISTINGS	21	17	-19.0%	21	17	-19.0%
	# OF SALES	19	28	47.4%	2	2	0.0%
	SALES VOLUME	\$10,609,000	\$17,633,900	66.2%	\$1,050,000	\$1,160,000	10.5%
	MEDIAN PRICE	\$562,000	\$670,000	19.2%	\$525,000	\$580,000	10.5%
	AVERAGE PRICE	\$558,368	\$629,782	12.8%	\$525,000	\$580,000	10.5%
	AVERAGE DOM	28	36	28.6%	35	21	-40.0%
	% OF ASKING PRICE	101.4%	101.7%	0.3%	94.2%	96.5%	2.3%
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	-	-	-	-	-	-

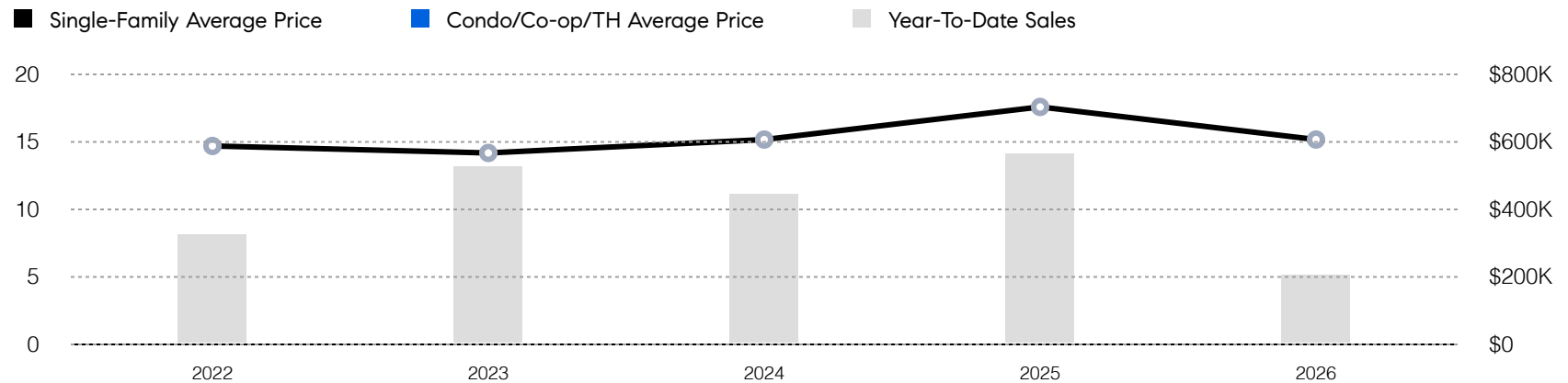
Historic Sales Trends



Carlstadt

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	19	12	-36.8%	7	5	-28.6%
	ACTIVE LISTINGS	8	6	-25.0%	8	6	-25.0%
	# OF SALES	13	5	-61.5%	2	0	0.0%
	SALES VOLUME	\$9,147,000	\$3,035,000	-66.8%	\$1,090,000	-	-
	MEDIAN PRICE	\$580,000	\$640,000	10.3%	\$545,000	-	-
	AVERAGE PRICE	\$703,615	\$607,000	-13.7%	\$545,000	-	-
	AVERAGE DOM	31	51	64.5%	12	-	-
	% OF ASKING PRICE	100.4%	97.5%	-2.9%	109.2%	-	-
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%	1	0	0.0%
	SALES VOLUME	\$450,000	-	-	\$450,000	-	-
	MEDIAN PRICE	\$450,000	-	-	\$450,000	-	-
	AVERAGE PRICE	\$450,000	-	-	\$450,000	-	-
	AVERAGE DOM	28	-	-	28	-	-
	% OF ASKING PRICE	90.0%	-	-	90.0%	-	-

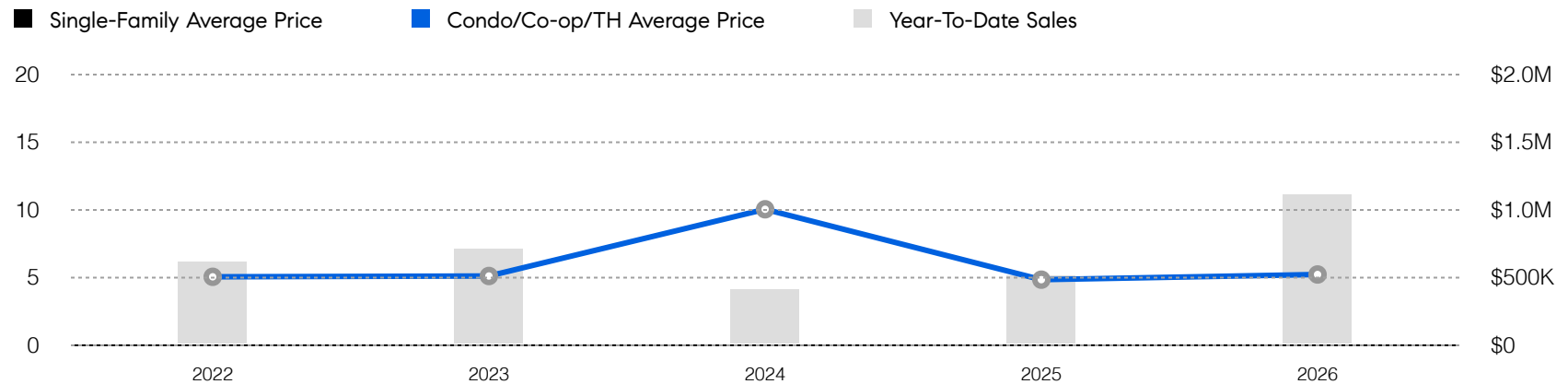
Historic Sales Trends



Cliffside Park

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	2	1	-50.0%	0	0	0.0%
	ACTIVE LISTINGS	3	0	0.0%	3	0	0.0%
	# OF SALES	2	0	0.0%	1	0	0.0%
	SALES VOLUME	\$3,090,000	-	-	\$1,460,000	-	-
	MEDIAN PRICE	\$1,545,000	-	-	\$1,460,000	-	-
	AVERAGE PRICE	\$1,545,000	-	-	\$1,460,000	-	-
	AVERAGE DOM	25	-	-	30	-	-
	% OF ASKING PRICE	101.3%	-	-	97.4%	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	3	11	266.7%	0	2	0.0%
	ACTIVE LISTINGS	6	7	16.7%	6	7	16.7%
	# OF SALES	3	11	266.7%	0	3	0.0%
	SALES VOLUME	\$1,455,000	\$5,756,000	295.6%	-	\$1,558,000	-
	MEDIAN PRICE	\$485,000	\$465,000	-4.1%	-	\$465,000	-
	AVERAGE PRICE	\$485,000	\$523,273	7.9%	-	\$519,333	-
	AVERAGE DOM	80	32	-60.0%	-	36	-
	% OF ASKING PRICE	98.5%	100.2%	1.7%	-	100.4%	-

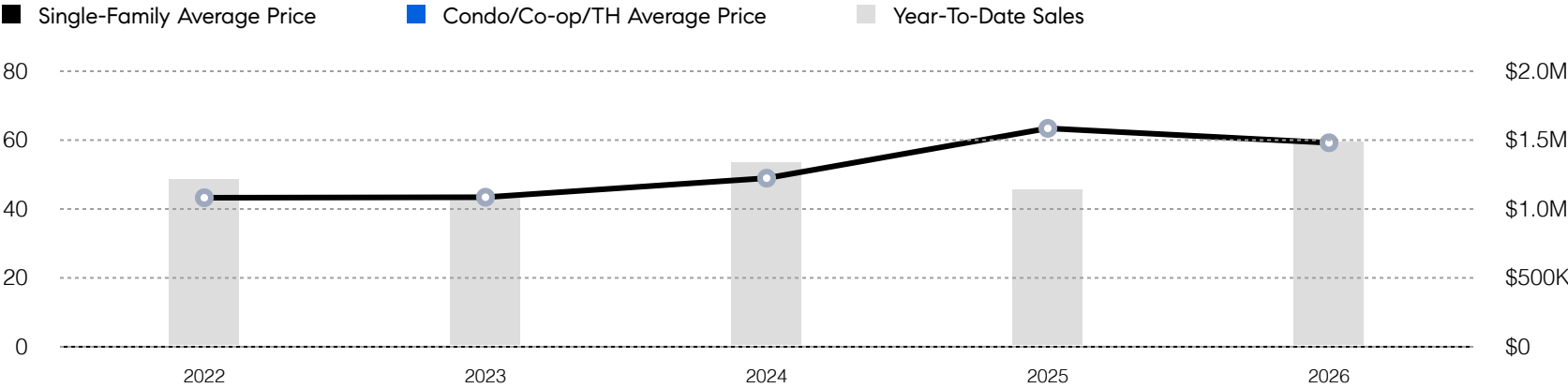
Historic Sales Trends



Cluster

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	50	56	12.0%	13	8	-38.5%
	ACTIVE LISTINGS	41	28	-31.7%	41	28	-31.7%
	# OF SALES	45	55	22.2%	10	14	40.0%
	SALES VOLUME	\$71,342,250	\$81,435,700	14.1%	\$12,531,500	\$21,555,500	72.0%
	MEDIAN PRICE	\$1,545,000	\$1,315,000	-14.9%	\$1,285,000	\$1,369,000	6.5%
	AVERAGE PRICE	\$1,585,383	\$1,480,649	-6.6%	\$1,253,150	\$1,539,679	22.9%
	AVERAGE DOM	48	39	-18.7%	21	41	95.2%
	% OF ASKING PRICE	100.5%	100.5%	0.0%	101.0%	99.7%	-1.2%
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%	-	-	-	-

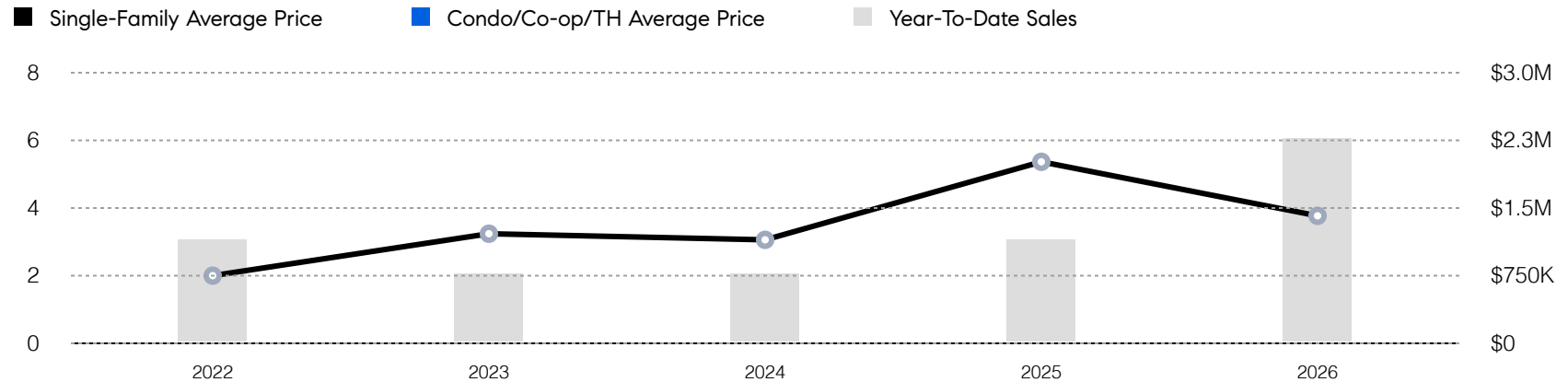
Historic Sales Trends



Cresskill

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	4	5	25.0%	2	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	2	6	200.0%	0	3	0.0%
	SALES VOLUME	\$4,025,000	\$8,482,000	110.7%	-	\$5,179,000	-
	MEDIAN PRICE	\$2,012,500	\$1,289,500	-35.9%	-	\$1,700,000	-
	AVERAGE PRICE	\$2,012,500	\$1,413,667	-29.8%	-	\$1,726,333	-
	AVERAGE DOM	81	48	-40.7%	-	65	-
	% OF ASKING PRICE	104.2%	109.3%	5.2%	-	100.9%	-
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	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%	-	-	-	-	-

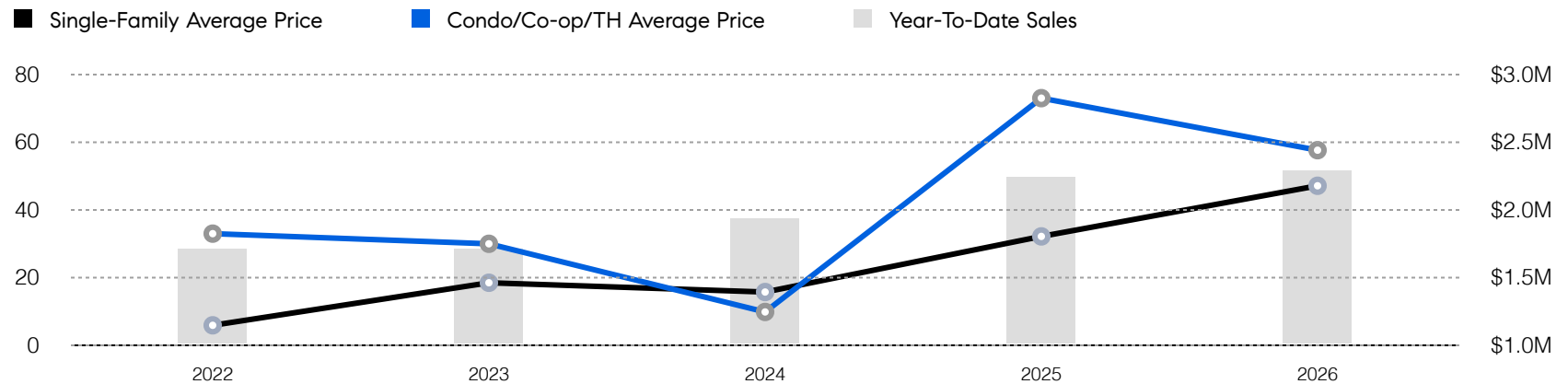
Historic Sales Trends



Demarest

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	45	44	-2.2%	6	6	0.0%
	ACTIVE LISTINGS	32	18	-43.7%	32	18	-43.7%
	# OF SALES	44	41	-6.8%	10	11	10.0%
	SALES VOLUME	\$79,402,419	\$89,325,000	12.5%	\$16,683,499	\$25,945,000	55.5%
	MEDIAN PRICE	\$1,485,000	\$1,685,000	13.5%	\$1,179,500	\$2,700,000	128.9%
	AVERAGE PRICE	\$1,804,600	\$2,178,659	20.7%	\$1,668,350	\$2,358,636	41.4%
	AVERAGE DOM	72	53	-26.4%	52	49	-5.8%
	% OF ASKING PRICE	98.8%	102.8%	4.0%	100.6%	97.7%	-2.8%
Condo/Co-op/TH	CONTRACTS SIGNED	7	9	28.6%	2	3	50.0%
	ACTIVE LISTINGS	11	7	-36.4%	11	7	-36.4%
	# OF SALES	5	10	100.0%	1	2	100.0%
	SALES VOLUME	\$14,130,000	\$24,415,000	72.8%	\$3,295,000	\$5,970,000	81.2%
	MEDIAN PRICE	\$2,950,000	\$2,365,000	-19.8%	\$3,295,000	\$2,985,000	-9.4%
	AVERAGE PRICE	\$2,826,000	\$2,441,500	-13.6%	\$3,295,000	\$2,985,000	-9.4%
	AVERAGE DOM	181	84	-53.6%	2	119	5,850.0%
	% OF ASKING PRICE	98.2%	98.5%	0.3%	100.0%	100.0%	-

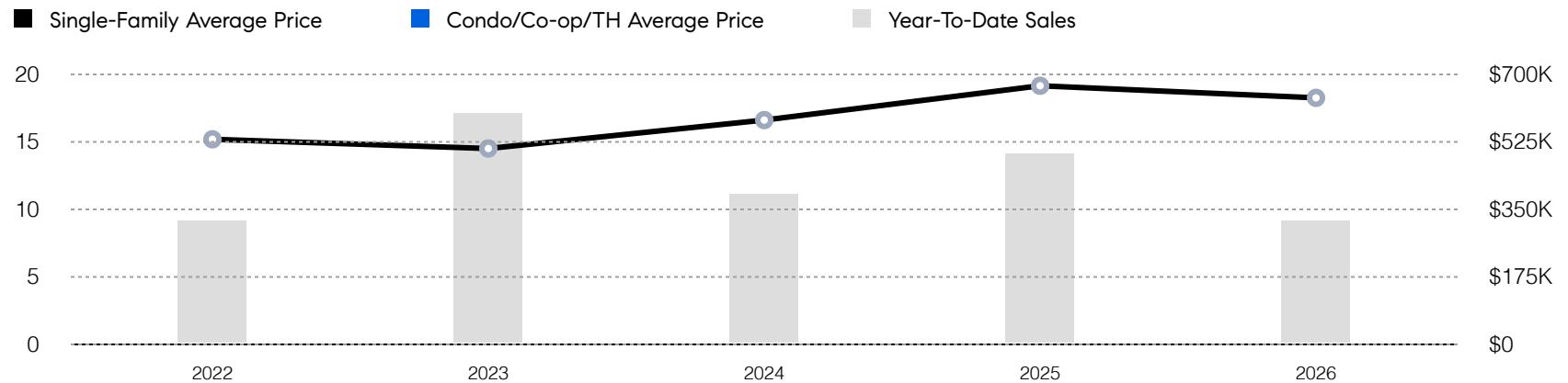
Historic Sales Trends



Dumont

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	14	7	-50.0%	1	1	0.0%
	ACTIVE LISTINGS	4	3	-25.0%	4	3	-25.0%
	# OF SALES	14	9	-35.7%	4	3	-25.0%
	SALES VOLUME	\$9,387,500	\$5,753,000	-38.7%	\$3,163,000	\$1,939,000	-38.7%
	MEDIAN PRICE	\$647,500	\$650,000	0.4%	\$839,000	\$650,000	-22.5%
	AVERAGE PRICE	\$670,536	\$639,222	-4.7%	\$790,750	\$646,333	-18.3%
	AVERAGE DOM	27	44	63.0%	16	22	37.5%
	% OF ASKING PRICE	107.0%	101.9%	-5.1%	108.5%	104.8%	-3.7%
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	-	-	-	-	-	-

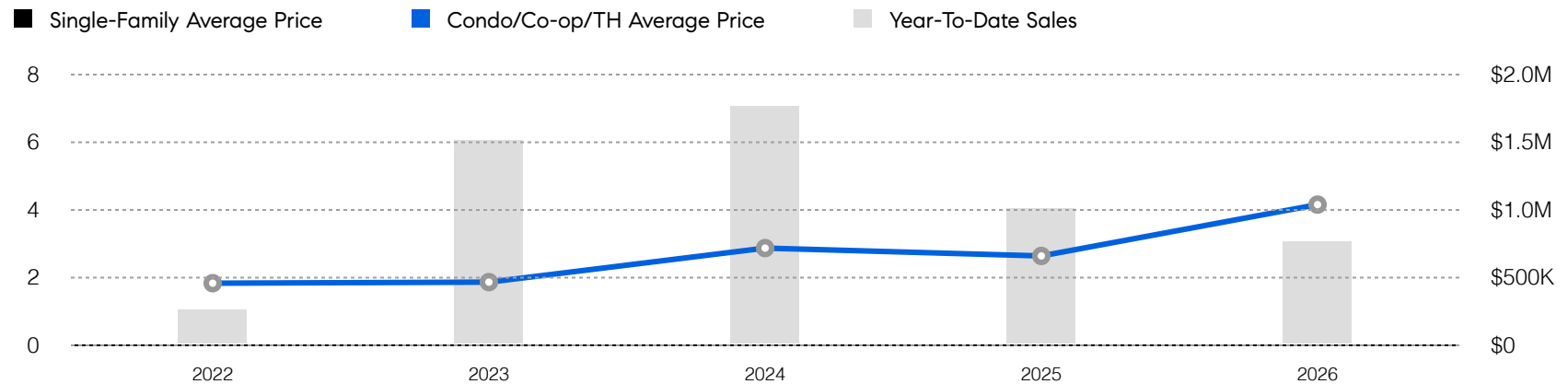
Historic Sales Trends



Edgewater

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	1	0	0.0%	1	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	1	1	0.0%	0	0	0.0%
	SALES VOLUME	\$636,500	\$830,000	30.4%	-	-	-
	MEDIAN PRICE	\$636,500	\$830,000	30.4%	-	-	-
	AVERAGE PRICE	\$636,500	\$830,000	30.4%	-	-	-
	AVERAGE DOM	42	169	302.4%	-	-	-
	% OF ASKING PRICE	97.9%	97.8%	-0.2%	-	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	4	4	0.0%	0	1	0.0%
	ACTIVE LISTINGS	8	3	-62.5%	8	3	-62.5%
	# 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%	-	-	-

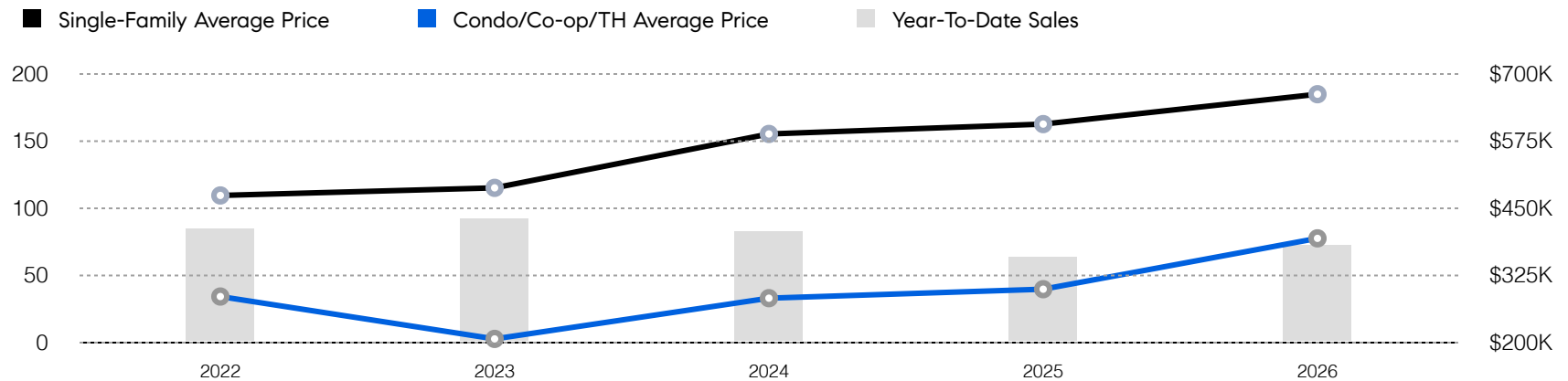
Historic Sales Trends



Elmwood Park

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	41	68	65.9%	4	9	125.0%
	ACTIVE LISTINGS	30	18	-40.0%	30	18	-40.0%
	# OF SALES	47	60	27.7%	10	11	10.0%
	SALES VOLUME	\$28,517,929	\$39,743,921	39.4%	\$6,210,000	\$8,594,000	38.4%
	MEDIAN PRICE	\$575,000	\$625,000	8.7%	\$575,000	\$651,000	13.2%
	AVERAGE PRICE	\$606,764	\$662,399	9.2%	\$621,000	\$781,273	25.8%
	AVERAGE DOM	20	46	130.0%	14	47	235.7%
	% OF ASKING PRICE	104.2%	101.7%	-2.5%	108.7%	101.1%	-7.6%
Condo/Co-op/TH	CONTRACTS SIGNED	11	17	54.5%	2	5	150.0%
	ACTIVE LISTINGS	4	5	25.0%	4	5	25.0%
	# OF SALES	15	11	-26.7%	2	5	150.0%
	SALES VOLUME	\$4,491,500	\$4,335,000	-3.5%	\$697,000	\$1,726,000	147.6%
	MEDIAN PRICE	\$339,000	\$415,000	22.4%	\$348,500	\$360,000	3.3%
	AVERAGE PRICE	\$299,433	\$394,091	31.6%	\$348,500	\$345,200	-0.9%
	AVERAGE DOM	50	43	-14.0%	96	42	-56.2%
	% OF ASKING PRICE	98.7%	100.2%	1.4%	101.1%	99.0%	-2.1%

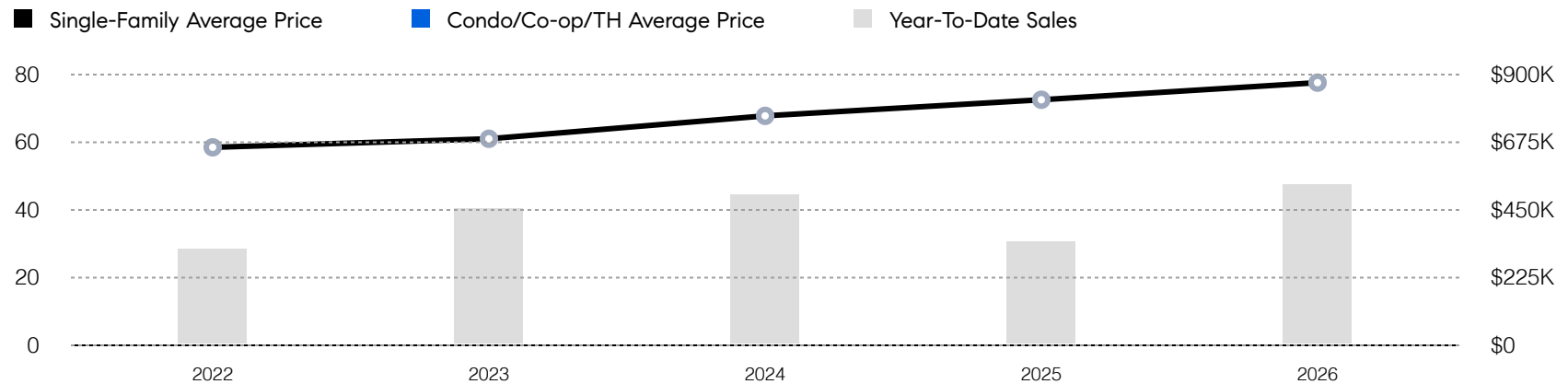
Historic Sales Trends



Emerson

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	37	60	62.2%	6	11	83.3%
	ACTIVE LISTINGS	28	9	-67.9%	28	9	-67.9%
	# OF SALES	30	46	53.3%	10	16	60.0%
	SALES VOLUME	\$24,490,000	\$40,166,799	64.0%	\$8,536,000	\$13,377,999	56.7%
	MEDIAN PRICE	\$757,500	\$873,000	15.2%	\$802,500	\$845,000	5.3%
	AVERAGE PRICE	\$816,333	\$873,191	7.0%	\$853,600	\$836,125	-2.0%
	AVERAGE DOM	22	31	40.9%	19	18	-5.3%
	% OF ASKING PRICE	105.1%	103.1%	-2.0%	103.5%	104.2%	0.7%
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	1	0.0%
	SALES VOLUME	-	\$467,000	-	-	\$467,000	-
	MEDIAN PRICE	-	\$467,000	-	-	\$467,000	-
	AVERAGE PRICE	-	\$467,000	-	-	\$467,000	-
	AVERAGE DOM	-	14	-	-	14	-
	% OF ASKING PRICE	-	101.7%	-	-	101.7%	-

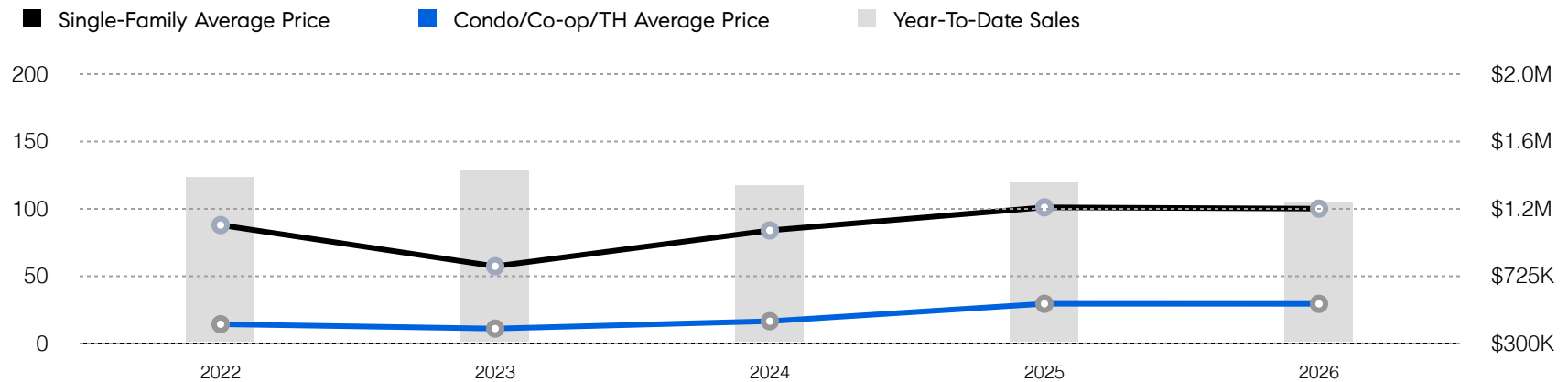
Historic Sales Trends



Englewood

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	72	80	11.1%	15	14	-6.7%
	ACTIVE LISTINGS	60	53	-11.7%	60	53	-11.7%
	# OF SALES	66	64	-3.0%	17	17	0.0%
	SALES VOLUME	\$76,539,749	\$73,696,498	-3.7%	\$18,758,329	\$23,457,000	25.0%
	MEDIAN PRICE	\$704,500	\$749,500	6.4%	\$712,530	\$781,000	9.6%
	AVERAGE PRICE	\$1,159,693	\$1,151,508	-0.7%	\$1,103,431	\$1,379,824	25.0%
	AVERAGE DOM	62	59	-4.8%	53	50	-5.7%
	% OF ASKING PRICE	100.5%	99.5%	-1.0%	99.4%	99.7%	0.2%
Condo/Co-op/TH	CONTRACTS SIGNED	58	49	-15.5%	11	11	0.0%
	ACTIVE LISTINGS	42	41	-2.4%	42	41	-2.4%
	# OF SALES	52	39	-25.0%	16	12	-25.0%
	SALES VOLUME	\$28,645,000	\$21,468,000	-25.1%	\$7,386,000	\$6,897,000	-6.6%
	MEDIAN PRICE	\$501,000	\$440,000	-12.2%	\$415,000	\$565,000	36.1%
	AVERAGE PRICE	\$550,865	\$550,462	-0.1%	\$461,625	\$574,750	24.5%
	AVERAGE DOM	48	51	6.3%	29	38	31.0%
	% OF ASKING PRICE	98.4%	99.1%	0.7%	99.0%	99.9%	0.9%

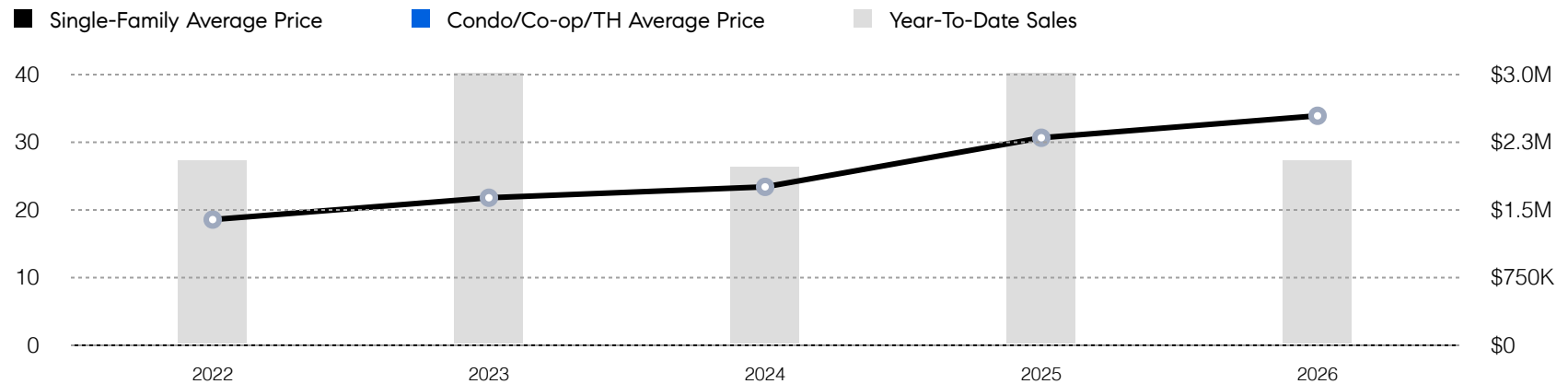
Historic Sales Trends



Englewood Cliffs

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	45	40	-11.1%	5	10	100.0%
	ACTIVE LISTINGS	31	26	-16.1%	31	26	-16.1%
	# OF SALES	40	27	-32.5%	7	9	28.6%
	SALES VOLUME	\$91,998,664	\$68,674,887	-25.4%	\$13,596,888	\$21,977,000	61.6%
	MEDIAN PRICE	\$1,995,000	\$2,201,000	10.3%	\$1,800,000	\$2,201,000	22.3%
	AVERAGE PRICE	\$2,299,967	\$2,543,514	10.6%	\$1,942,413	\$2,441,889	25.7%
	AVERAGE DOM	67	74	10.4%	57	58	1.8%
	% OF ASKING PRICE	99.3%	94.8%	-4.5%	96.2%	98.7%	2.5%
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	-	-	-	-	-	-

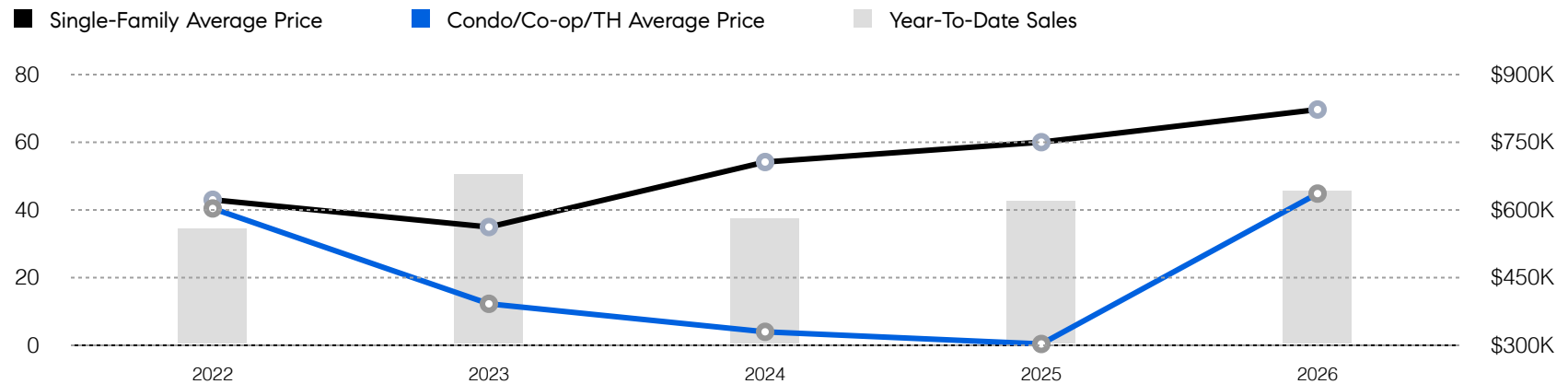
Historic Sales Trends



Fair Lawn

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	44	50	13.6%	8	8	0.0%
	ACTIVE LISTINGS	6	14	133.3%	6	14	133.3%
	# OF SALES	41	41	0.0%	4	13	225.0%
	SALES VOLUME	\$30,759,599	\$33,725,040	9.6%	\$3,965,000	\$11,688,040	194.8%
	MEDIAN PRICE	\$729,000	\$725,000	-0.5%	\$1,015,000	\$770,000	-24.1%
	AVERAGE PRICE	\$750,234	\$822,562	9.6%	\$991,250	\$899,080	-9.3%
	AVERAGE DOM	26	30	15.4%	18	28	55.6%
	% OF ASKING PRICE	105.0%	105.8%	0.8%	109.3%	103.6%	-5.7%
Condo/Co-op/TH	CONTRACTS SIGNED	2	4	100.0%	1	0	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	1	4	300.0%	0	0	0.0%
	SALES VOLUME	\$303,000	\$2,545,000	739.9%	-	-	-
	MEDIAN PRICE	\$303,000	\$595,000	96.4%	-	-	-
	AVERAGE PRICE	\$303,000	\$636,250	110.0%	-	-	-
	AVERAGE DOM	13	19	46.2%	-	-	-
	% OF ASKING PRICE	101.0%	107.7%	6.7%	-	-	-

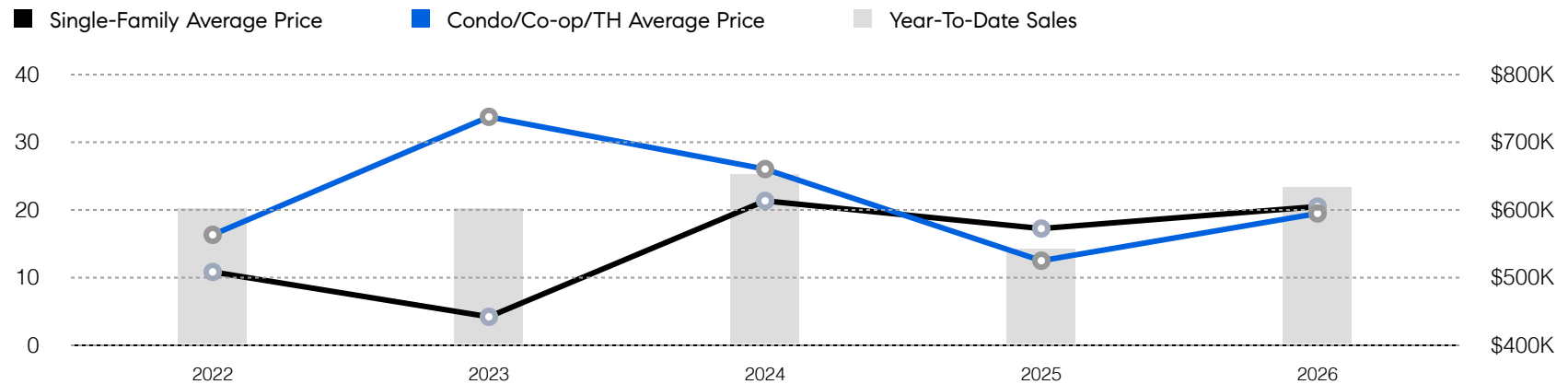
Historic Sales Trends



Fairview

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	14	12	-14.3%	3	4	33.3%
	ACTIVE LISTINGS	12	6	-50.0%	12	6	-50.0%
	# OF SALES	10	11	10.0%	1	0	0.0%
	SALES VOLUME	\$5,725,009	\$6,655,000	16.2%	\$535,000	-	-
	MEDIAN PRICE	\$632,500	\$615,000	-2.8%	\$535,000	-	-
	AVERAGE PRICE	\$572,501	\$605,000	5.7%	\$535,000	-	-
	AVERAGE DOM	65	41	-36.9%	26	-	-
	% OF ASKING PRICE	98.8%	101.0%	2.2%	101.9%	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	5	11	120.0%	1	1	0.0%
	ACTIVE LISTINGS	4	10	150.0%	4	10	150.0%
	# OF SALES	4	12	200.0%	2	3	50.0%
	SALES VOLUME	\$2,100,000	\$7,138,000	239.9%	\$1,175,000	\$1,969,000	67.6%
	MEDIAN PRICE	\$480,000	\$600,000	25.0%	\$587,500	\$777,000	32.3%
	AVERAGE PRICE	\$525,000	\$594,833	13.3%	\$587,500	\$656,333	11.7%
	AVERAGE DOM	62	46	-25.8%	36	43	19.4%
	% OF ASKING PRICE	99.0%	97.1%	-1.9%	93.7%	97.4%	3.7%

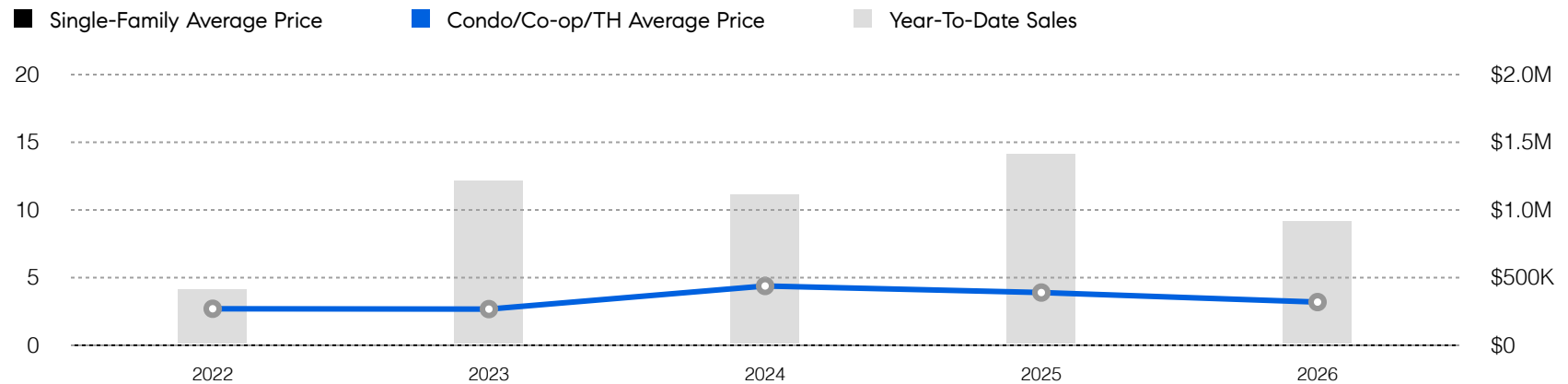
Historic Sales Trends



Fort Lee

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	4	2	-50.0%	0	0	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	5	2	-60.0%	1	0	0.0%
	SALES VOLUME	\$5,306,550	\$1,875,000	-64.7%	\$1,150,000	-	-
	MEDIAN PRICE	\$1,106,550	\$937,500	-15.3%	\$1,150,000	-	-
	AVERAGE PRICE	\$1,061,310	\$937,500	-11.7%	\$1,150,000	-	-
	AVERAGE DOM	23	69	200.0%	28	-	-
	% OF ASKING PRICE	100.0%	102.2%	2.1%	105.7%	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	12	6	-50.0%	3	1	-66.7%
	ACTIVE LISTINGS	5	6	20.0%	5	6	20.0%
	# OF SALES	9	7	-22.2%	1	0	0.0%
	SALES VOLUME	\$3,509,000	\$2,235,900	-36.3%	\$277,500	-	-
	MEDIAN PRICE	\$330,000	\$205,900	-37.6%	\$277,500	-	-
	AVERAGE PRICE	\$389,889	\$319,414	-18.1%	\$277,500	-	-
	AVERAGE DOM	35	67	91.4%	49	-	-
	% OF ASKING PRICE	100.4%	98.5%	-1.9%	95.7%	-	-

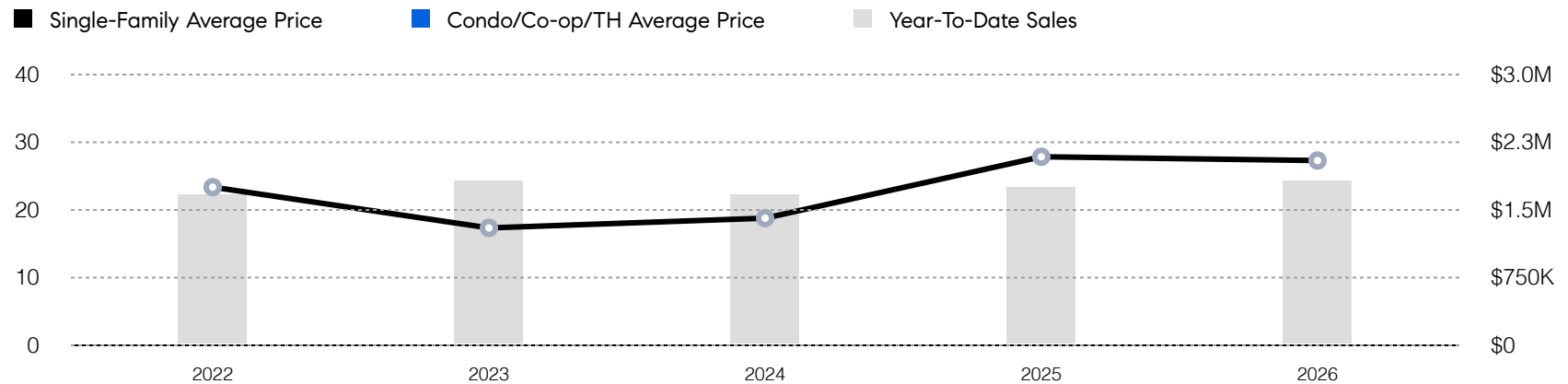
Historic Sales Trends



Franklin Lakes

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	32	25	-21.9%	6	4	-33.3%
	ACTIVE LISTINGS	19	5	-73.7%	19	5	-73.7%
	# OF SALES	23	23	0.0%	2	10	400.0%
	SALES VOLUME	\$48,057,000	\$47,095,160	-2.0%	\$3,650,000	\$21,675,250	493.8%
	MEDIAN PRICE	\$1,900,000	\$1,900,000	-	\$1,825,000	\$1,900,000	4.1%
	AVERAGE PRICE	\$2,089,435	\$2,047,616	-2.0%	\$1,825,000	\$2,167,525	18.8%
	AVERAGE DOM	46	32	-30.4%	15	20	33.3%
	% OF ASKING PRICE	99.4%	104.2%	4.9%	114.3%	106.3%	-7.9%
Condo/Co-op/TH	CONTRACTS SIGNED	1	1	0.0%	1	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	-	\$929,000	-	-	-	-
	MEDIAN PRICE	-	\$929,000	-	-	-	-
	AVERAGE PRICE	-	\$929,000	-	-	-	-
	AVERAGE DOM	-	18	-	-	-	-
	% OF ASKING PRICE	-	103.2%	-	-	-	-

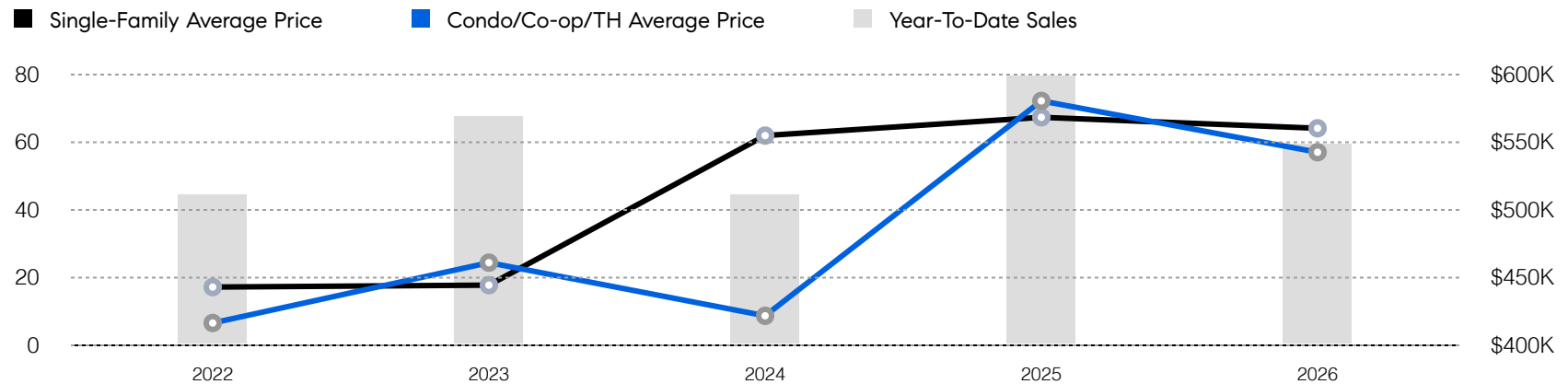
Historic Sales Trends



Garfield City

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	60	46	-23.3%	4	10	150.0%
	ACTIVE LISTINGS	24	23	-4.2%	24	23	-4.2%
	# OF SALES	56	42	-25.0%	8	6	-25.0%
	SALES VOLUME	\$31,833,350	\$23,534,200	-26.1%	\$4,905,000	\$3,874,000	-21.0%
	MEDIAN PRICE	\$550,000	\$556,000	1.1%	\$615,000	\$622,000	1.1%
	AVERAGE PRICE	\$568,453	\$560,338	-1.4%	\$613,125	\$645,667	5.3%
	AVERAGE DOM	36	32	-11.1%	30	19	-36.7%
	% OF ASKING PRICE	103.1%	100.9%	-2.3%	104.8%	97.9%	-6.9%
Condo/Co-op/TH	CONTRACTS SIGNED	25	20	-20.0%	2	1	-50.0%
	ACTIVE LISTINGS	9	6	-33.3%	9	6	-33.3%
	# OF SALES	23	17	-26.1%	0	2	0.0%
	SALES VOLUME	\$13,353,000	\$9,225,000	-30.9%	-	\$970,000	-
	MEDIAN PRICE	\$600,000	\$530,000	-11.7%	-	\$485,000	-
	AVERAGE PRICE	\$580,565	\$542,647	-6.5%	-	\$485,000	-
	AVERAGE DOM	30	42	40.0%	-	42	-
	% OF ASKING PRICE	100.4%	99.3%	-1.2%	-	102.1%	-

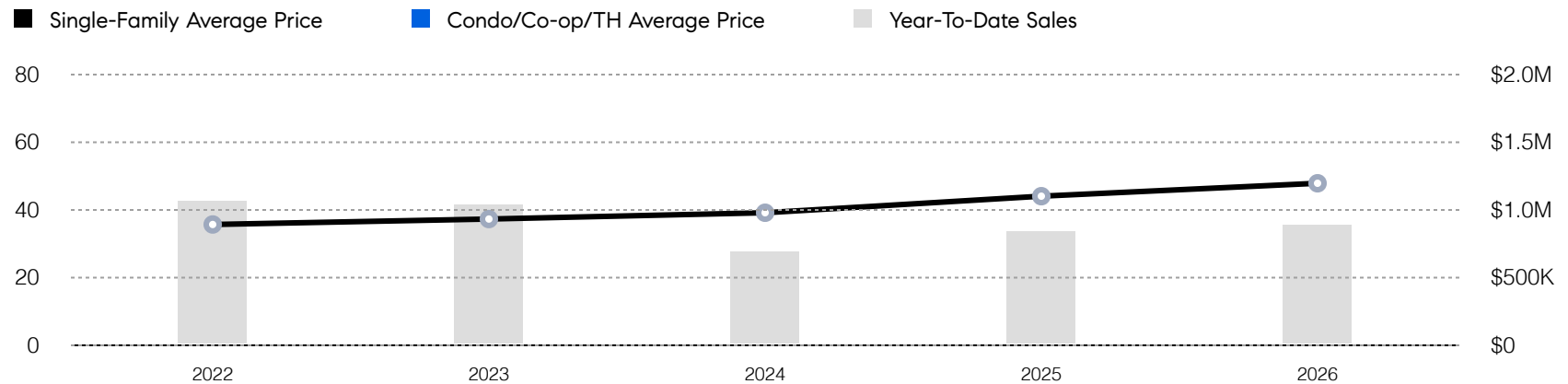
Historic Sales Trends



Glen Rock

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	36	39	8.3%	9	8	-11.1%
	ACTIVE LISTINGS	6	8	33.3%	6	8	33.3%
	# OF SALES	30	35	16.7%	6	7	16.7%
	SALES VOLUME	\$33,052,057	\$41,898,014	26.8%	\$6,261,058	\$8,337,500	33.2%
	MEDIAN PRICE	\$1,115,029	\$1,146,520	2.8%	\$1,030,029	\$1,308,000	27.0%
	AVERAGE PRICE	\$1,101,735	\$1,197,086	8.7%	\$1,043,510	\$1,191,071	14.1%
	AVERAGE DOM	14	19	35.7%	13	17	30.8%
	% OF ASKING PRICE	115.3%	111.0%	-4.3%	114.0%	108.3%	-5.6%
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%	1	0	0.0%
	SALES VOLUME	\$2,375,000	-	-	\$940,000	-	-
	MEDIAN PRICE	\$735,000	-	-	\$940,000	-	-
	AVERAGE PRICE	\$791,667	-	-	\$940,000	-	-
	AVERAGE DOM	9	-	-	3	-	-
	% OF ASKING PRICE	109.4%	-	-	104.6%	-	-

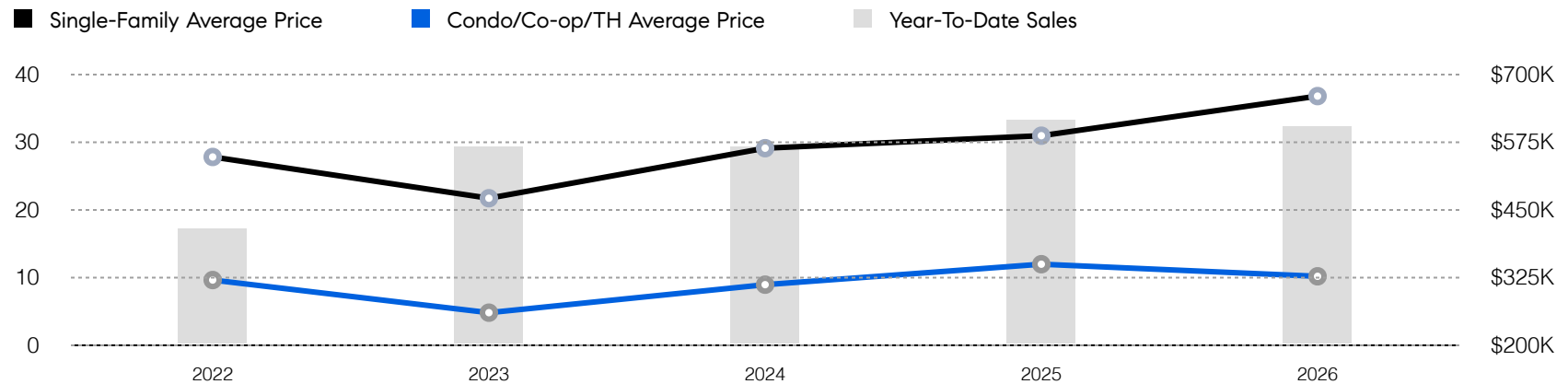
Historic Sales Trends



Hackensack

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	7	23	228.6%	1	6	500.0%
	ACTIVE LISTINGS	4	8	100.0%	4	8	100.0%
	# OF SALES	11	17	54.5%	2	4	100.0%
	SALES VOLUME	\$6,458,500	\$11,225,000	73.8%	\$1,470,000	\$2,627,000	78.7%
	MEDIAN PRICE	\$550,000	\$670,000	21.8%	\$735,000	\$686,000	-6.7%
	AVERAGE PRICE	\$587,136	\$660,294	12.5%	\$735,000	\$656,750	-10.6%
	AVERAGE DOM	23	54	134.8%	17	34	100.0%
	% OF ASKING PRICE	104.6%	103.4%	-1.3%	106.5%	105.1%	-1.4%
Condo/Co-op/TH	CONTRACTS SIGNED	21	17	-19.0%	2	4	100.0%
	ACTIVE LISTINGS	3	9	200.0%	3	9	200.0%
	# OF SALES	22	15	-31.8%	5	2	-60.0%
	SALES VOLUME	\$7,696,000	\$4,912,000	-36.2%	\$1,592,000	\$530,000	-66.7%
	MEDIAN PRICE	\$332,500	\$310,000	-6.8%	\$300,000	\$265,000	-11.7%
	AVERAGE PRICE	\$349,818	\$327,467	-6.4%	\$318,400	\$265,000	-16.8%
	AVERAGE DOM	30	67	123.3%	46	140	204.3%
	% OF ASKING PRICE	103.9%	99.9%	-4.0%	100.8%	98.9%	-1.9%

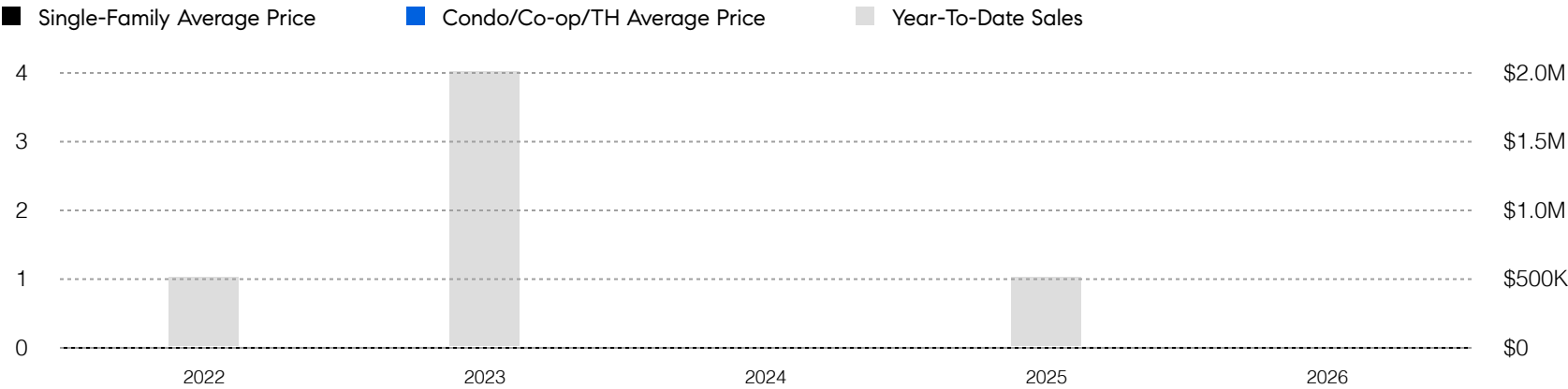
Historic Sales Trends



Haworth

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	2	1	-50.0%	0	0	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	1	0	0.0%	0	0	0.0%
	SALES VOLUME	\$1,250,000	-	-	-	-	-
	MEDIAN PRICE	\$1,250,000	-	-	-	-	-
	AVERAGE PRICE	\$1,250,000	-	-	-	-	-
	AVERAGE DOM	15	-	-	-	-	-
	% OF ASKING PRICE	92.6%	-	-	-	-	-
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	-	-	-	-	-	-

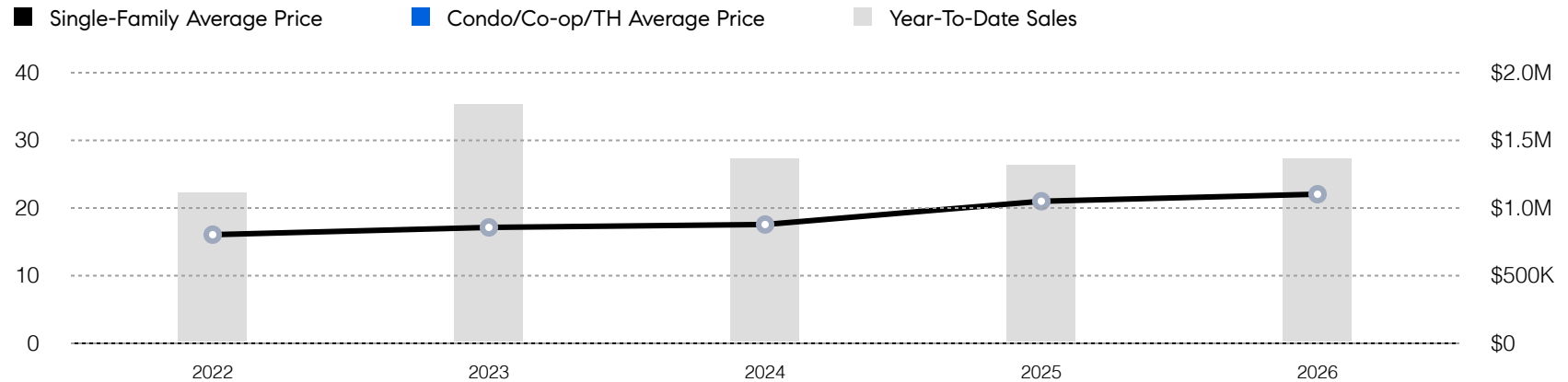
Historic Sales Trends



Harrington Park

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	25	32	28.0%	1	8	700.0%
	ACTIVE LISTINGS	14	10	-28.6%	14	10	-28.6%
	# OF SALES	25	27	8.0%	3	7	133.3%
	SALES VOLUME	\$26,250,500	\$29,754,999	13.4%	\$3,011,000	\$7,953,999	164.2%
	MEDIAN PRICE	\$975,000	\$1,050,000	7.7%	\$1,049,000	\$995,000	-5.1%
	AVERAGE PRICE	\$1,050,020	\$1,102,037	5.0%	\$1,003,667	\$1,136,286	13.2%
	AVERAGE DOM	22	28	27.3%	15	35	133.3%
	% OF ASKING PRICE	105.2%	103.8%	-1.4%	107.7%	97.5%	-10.1%
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%	0	0	0.0%
	SALES VOLUME	\$399,000	-	-	-	-	-
	MEDIAN PRICE	\$399,000	-	-	-	-	-
	AVERAGE PRICE	\$399,000	-	-	-	-	-
	AVERAGE DOM	66	-	-	-	-	-
	% OF ASKING PRICE	100.0%	-	-	-	-	-

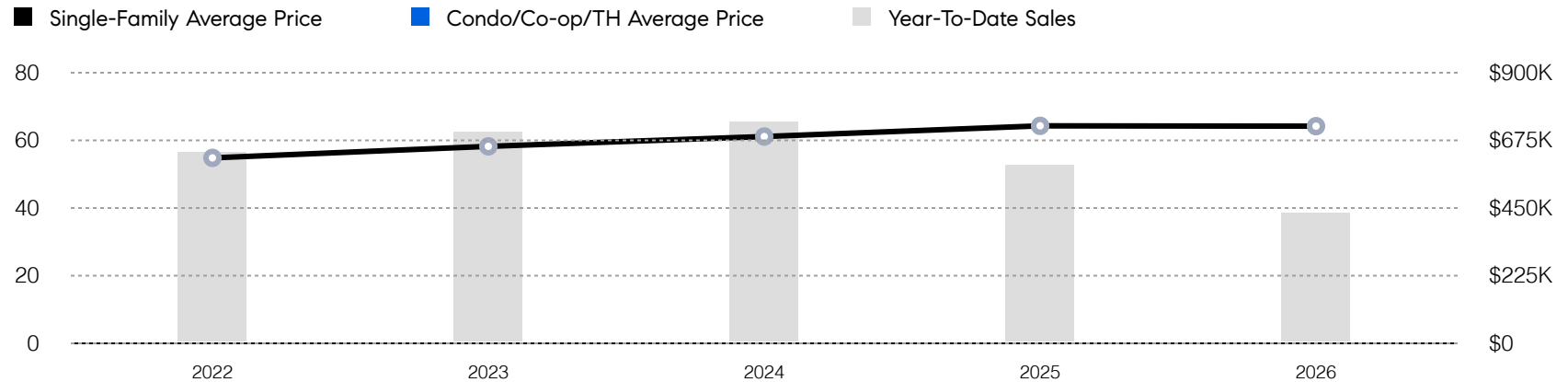
Historic Sales Trends



Hasbrouck Heights

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	49	45	-8.2%	12	8	-33.3%
	ACTIVE LISTINGS	26	31	19.2%	26	31	19.2%
	# OF SALES	52	38	-26.9%	5	7	40.0%
	SALES VOLUME	\$37,612,000	\$27,444,847	-27.0%	\$4,085,000	\$5,993,097	46.7%
	MEDIAN PRICE	\$690,000	\$732,500	6.2%	\$915,000	\$830,000	-9.3%
	AVERAGE PRICE	\$723,308	\$722,233	-0.1%	\$817,000	\$856,157	4.8%
	AVERAGE DOM	32	28	-12.5%	47	15	-68.1%
	% OF ASKING PRICE	102.6%	103.8%	1.2%	99.1%	102.9%	3.8%
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	-	-	-	-	-	-

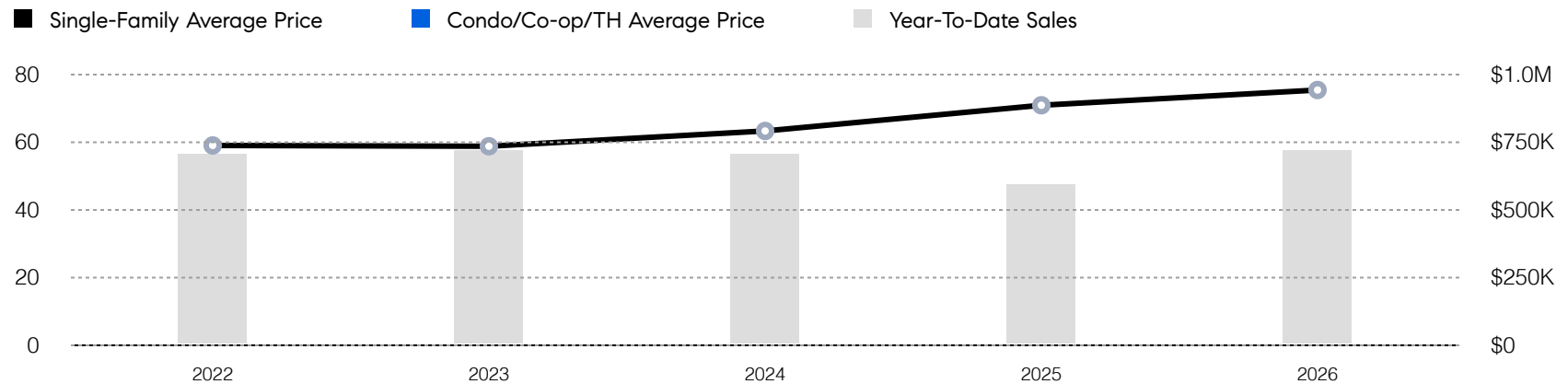
Historic Sales Trends



Hillsdale

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	53	61	15.1%	16	15	-6.2%
	ACTIVE LISTINGS	39	10	-74.4%	39	10	-74.4%
	# OF SALES	43	53	23.3%	9	9	0.0%
	SALES VOLUME	\$38,129,535	\$49,978,949	31.1%	\$7,466,250	\$10,268,950	37.5%
	MEDIAN PRICE	\$840,000	\$880,000	4.8%	\$785,000	\$1,250,000	59.2%
	AVERAGE PRICE	\$886,733	\$942,999	6.3%	\$829,583	\$1,140,994	37.5%
	AVERAGE DOM	31	27	-12.9%	30	13	-56.7%
	% OF ASKING PRICE	106.6%	104.9%	-1.7%	107.3%	107.9%	0.6%
Condo/Co-op/TH	CONTRACTS SIGNED	6	5	-16.7%	0	1	0.0%
	ACTIVE LISTINGS	3	0	0.0%	3	0	0.0%
	# OF SALES	4	4	0.0%	1	2	100.0%
	SALES VOLUME	\$3,200,000	\$3,096,000	-3.2%	\$1,100,000	\$1,416,000	28.7%
	MEDIAN PRICE	\$780,000	\$708,000	-9.2%	\$1,100,000	\$708,000	-35.6%
	AVERAGE PRICE	\$800,000	\$774,000	-3.2%	\$1,100,000	\$708,000	-35.6%
	AVERAGE DOM	14	59	321.4%	33	21	-36.4%
	% OF ASKING PRICE	108.5%	102.4%	-6.1%	97.8%	99.8%	2.0%

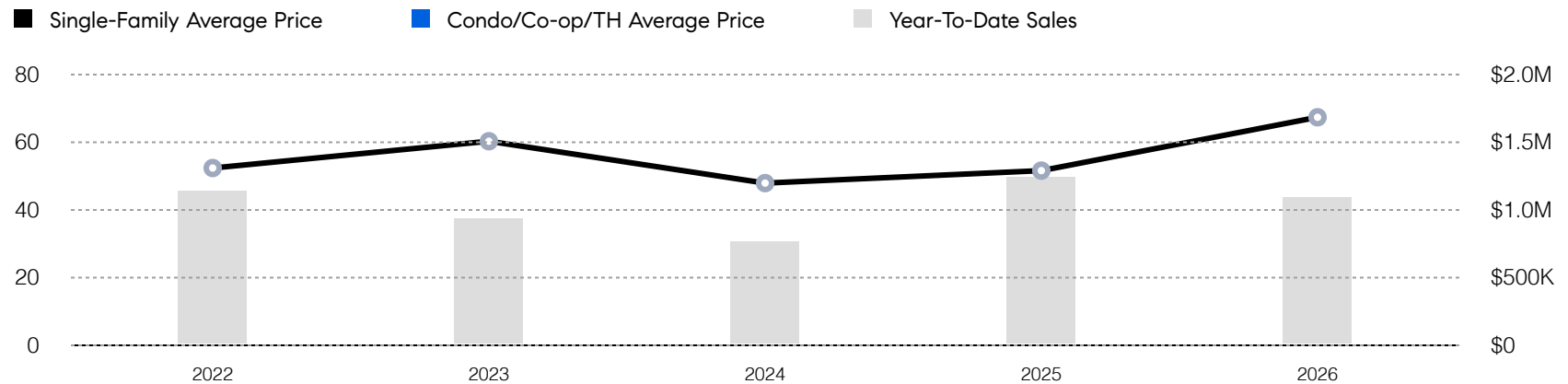
Historic Sales Trends



Ho-Ho-Kus

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	52	53	1.9%	7	10	42.9%
	ACTIVE LISTINGS	18	11	-38.9%	18	11	-38.9%
	# OF SALES	47	42	-10.6%	18	8	-55.6%
	SALES VOLUME	\$60,652,876	\$70,758,439	16.7%	\$21,682,321	\$14,558,000	-32.9%
	MEDIAN PRICE	\$1,156,000	\$1,525,000	31.9%	\$1,075,000	\$1,637,000	52.3%
	AVERAGE PRICE	\$1,290,487	\$1,684,725	30.5%	\$1,204,573	\$1,819,750	51.1%
	AVERAGE DOM	31	26	-16.1%	37	25	-32.4%
	% OF ASKING PRICE	107.5%	103.4%	-4.1%	103.6%	99.5%	-4.2%
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	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%	-	-	-

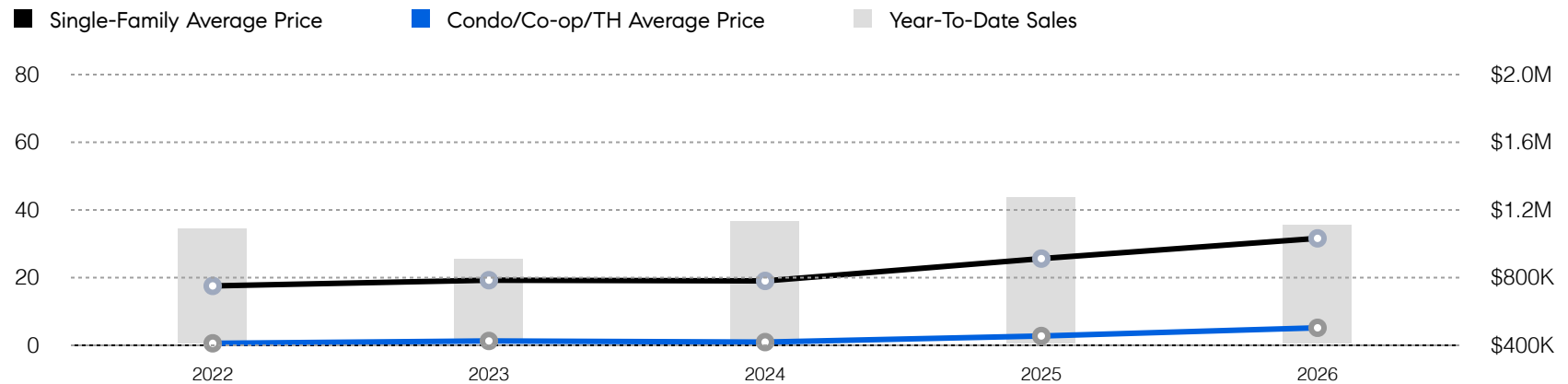
Historic Sales Trends



Leonora

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	37	29	-21.6%	7	5	-28.6%
	ACTIVE LISTINGS	27	17	-37.0%	27	17	-37.0%
	# OF SALES	33	27	-18.2%	8	6	-25.0%
	SALES VOLUME	\$30,111,088	\$27,868,900	-7.4%	\$8,053,688	\$7,105,000	-11.8%
	MEDIAN PRICE	\$844,000	\$955,000	13.2%	\$1,064,900	\$1,100,000	3.3%
	AVERAGE PRICE	\$912,457	\$1,032,181	13.1%	\$1,006,711	\$1,184,167	17.6%
	AVERAGE DOM	30	39	30.0%	26	28	7.7%
	% OF ASKING PRICE	102.9%	102.5%	-0.4%	98.6%	103.7%	5.0%
Condo/Co-op/TH	CONTRACTS SIGNED	10	5	-50.0%	2	0	0.0%
	ACTIVE LISTINGS	5	4	-20.0%	5	4	-20.0%
	# OF SALES	10	8	-20.0%	3	1	-66.7%
	SALES VOLUME	\$4,551,000	\$4,028,000	-11.5%	\$1,955,000	\$285,000	-85.4%
	MEDIAN PRICE	\$395,500	\$525,000	32.7%	\$630,000	\$285,000	-54.8%
	AVERAGE PRICE	\$455,100	\$503,500	10.6%	\$651,667	\$285,000	-56.3%
	AVERAGE DOM	35	64	82.9%	16	5	-68.7%
	% OF ASKING PRICE	100.3%	96.9%	-3.3%	102.7%	100.0%	-2.7%

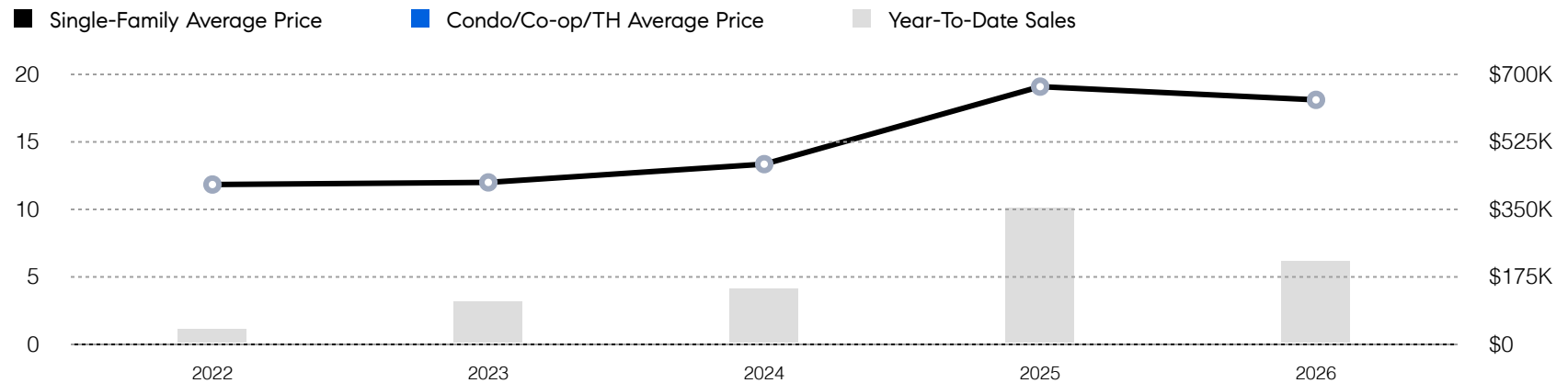
Historic Sales Trends



Little Ferry

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	8	4	-50.0%	1	0	0.0%
	ACTIVE LISTINGS	5	3	-40.0%	5	3	-40.0%
	# OF SALES	8	4	-50.0%	3	2	-33.3%
	SALES VOLUME	\$5,346,000	\$2,536,000	-52.6%	\$1,800,000	\$1,415,000	-21.4%
	MEDIAN PRICE	\$616,000	\$648,000	5.2%	\$580,000	\$707,500	22.0%
	AVERAGE PRICE	\$668,250	\$634,000	-5.1%	\$600,000	\$707,500	17.9%
	AVERAGE DOM	47	27	-42.6%	22	40	81.8%
	% OF ASKING PRICE	102.1%	103.7%	1.6%	104.0%	105.2%	1.1%
Condo/Co-op/TH	CONTRACTS SIGNED	2	2	0.0%	0	0	0.0%
	ACTIVE LISTINGS	2	2	0.0%	2	2	0.0%
	# 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%	-	-	-

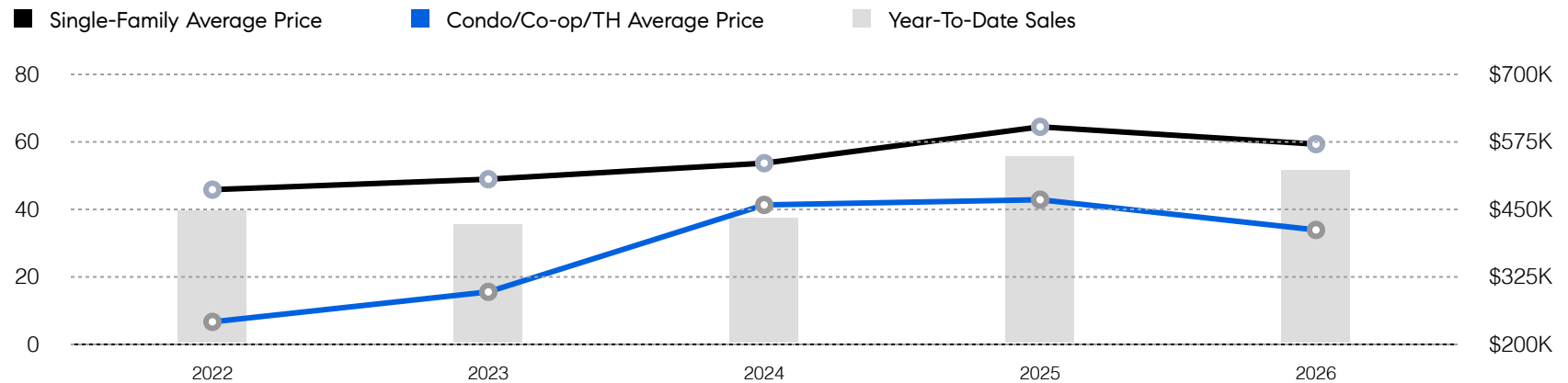
Historic Sales Trends



Lodi

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	44	51	15.9%	9	5	-44.4%
	ACTIVE LISTINGS	26	20	-23.1%	26	20	-23.1%
	# OF SALES	43	47	9.3%	7	8	14.3%
	SALES VOLUME	\$25,924,900	\$26,830,000	3.5%	\$4,645,000	\$5,422,000	16.7%
	MEDIAN PRICE	\$620,000	\$600,000	-3.2%	\$620,000	\$720,500	16.2%
	AVERAGE PRICE	\$602,905	\$570,851	-5.3%	\$663,571	\$677,750	2.1%
	AVERAGE DOM	37	37	0.0%	39	21	-46.2%
	% OF ASKING PRICE	100.4%	103.7%	3.3%	101.2%	103.5%	2.3%
Condo/Co-op/TH	CONTRACTS SIGNED	17	15	-11.8%	3	8	166.7%
	ACTIVE LISTINGS	6	15	150.0%	6	15	150.0%
	# OF SALES	12	4	-66.7%	0	2	0.0%
	SALES VOLUME	\$5,615,000	\$1,648,000	-70.7%	-	\$698,000	-
	MEDIAN PRICE	\$475,000	\$471,500	-0.7%	-	\$349,000	-
	AVERAGE PRICE	\$467,917	\$412,000	-12.0%	-	\$349,000	-
	AVERAGE DOM	52	32	-38.5%	-	33	-
	% OF ASKING PRICE	94.3%	100.4%	6.1%	-	98.6%	-

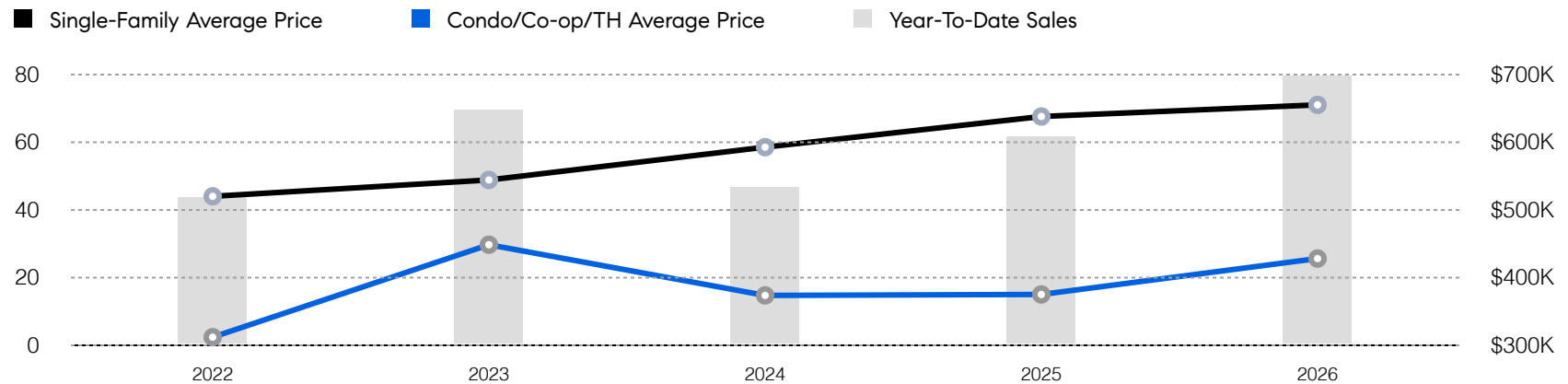
Historic Sales Trends



Lyndhurst

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	70	73	4.3%	11	11	0.0%
	ACTIVE LISTINGS	39	25	-35.9%	39	25	-35.9%
	# OF SALES	55	65	18.2%	17	15	-11.8%
	SALES VOLUME	\$35,094,019	\$42,593,521	21.4%	\$11,091,500	\$10,766,000	-2.9%
	MEDIAN PRICE	\$610,000	\$615,000	0.8%	\$575,000	\$685,000	19.1%
	AVERAGE PRICE	\$638,073	\$655,285	2.7%	\$652,441	\$717,733	10.0%
	AVERAGE DOM	33	37	12.1%	34	39	14.7%
	% OF ASKING PRICE	103.1%	102.3%	-0.8%	104.6%	103.2%	-1.4%
Condo/Co-op/TH	CONTRACTS SIGNED	7	19	171.4%	2	3	50.0%
	ACTIVE LISTINGS	2	6	200.0%	2	6	200.0%
	# OF SALES	6	14	133.3%	1	7	600.0%
	SALES VOLUME	\$2,250,900	\$5,995,000	166.3%	\$495,000	\$2,975,000	501.0%
	MEDIAN PRICE	\$382,975	\$410,000	7.1%	\$495,000	\$405,000	-18.2%
	AVERAGE PRICE	\$375,150	\$428,214	14.1%	\$495,000	\$425,000	-14.1%
	AVERAGE DOM	66	27	-59.1%	42	40	-4.8%
	% OF ASKING PRICE	100.6%	101.7%	1.1%	103.1%	101.2%	-1.9%

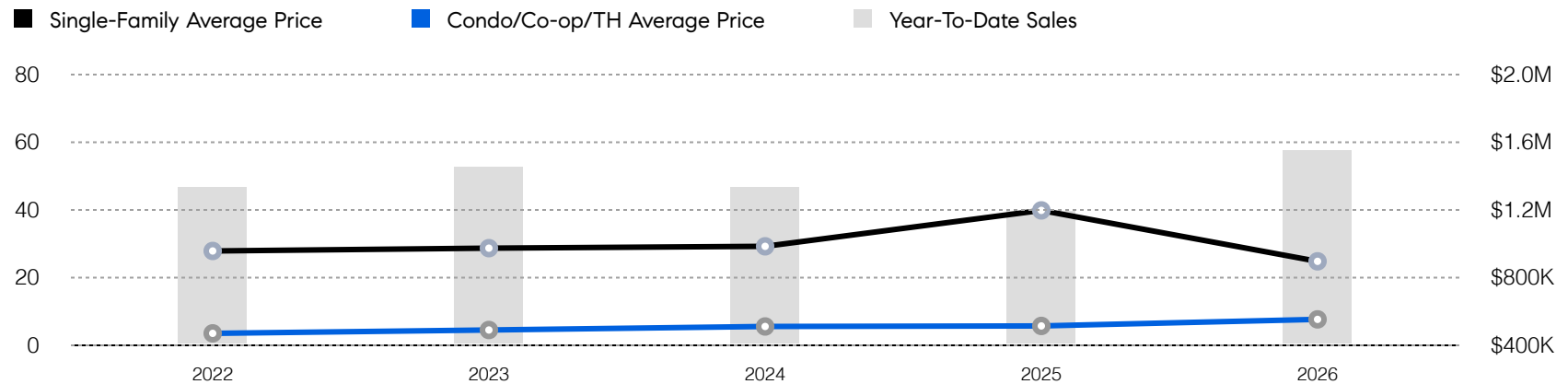
Historic Sales Trends



Mahwah

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	15	27	80.0%	0	3	0.0%
	ACTIVE LISTINGS	10	10	0.0%	10	10	0.0%
	# OF SALES	21	25	19.0%	3	7	133.3%
	SALES VOLUME	\$25,144,500	\$22,408,300	-10.9%	\$3,540,500	\$6,760,000	90.9%
	MEDIAN PRICE	\$1,159,000	\$880,000	-24.1%	\$1,250,500	\$917,000	-26.7%
	AVERAGE PRICE	\$1,197,357	\$896,332	-25.1%	\$1,180,167	\$965,714	-18.2%
	AVERAGE DOM	40	27	-32.5%	23	16	-30.4%
	% OF ASKING PRICE	103.2%	103.7%	0.5%	102.9%	107.5%	4.6%
Condo/Co-op/TH	CONTRACTS SIGNED	25	37	48.0%	7	6	-14.3%
	ACTIVE LISTINGS	8	4	-50.0%	8	4	-50.0%
	# OF SALES	18	32	77.8%	4	6	50.0%
	SALES VOLUME	\$9,262,277	\$17,706,545	91.2%	\$2,075,000	\$3,585,000	72.8%
	MEDIAN PRICE	\$459,500	\$508,750	10.7%	\$412,500	\$617,500	49.7%
	AVERAGE PRICE	\$514,571	\$553,330	7.5%	\$518,750	\$597,500	15.2%
	AVERAGE DOM	32	27	-15.6%	16	27	68.8%
	% OF ASKING PRICE	101.6%	102.7%	1.0%	100.2%	103.7%	3.5%

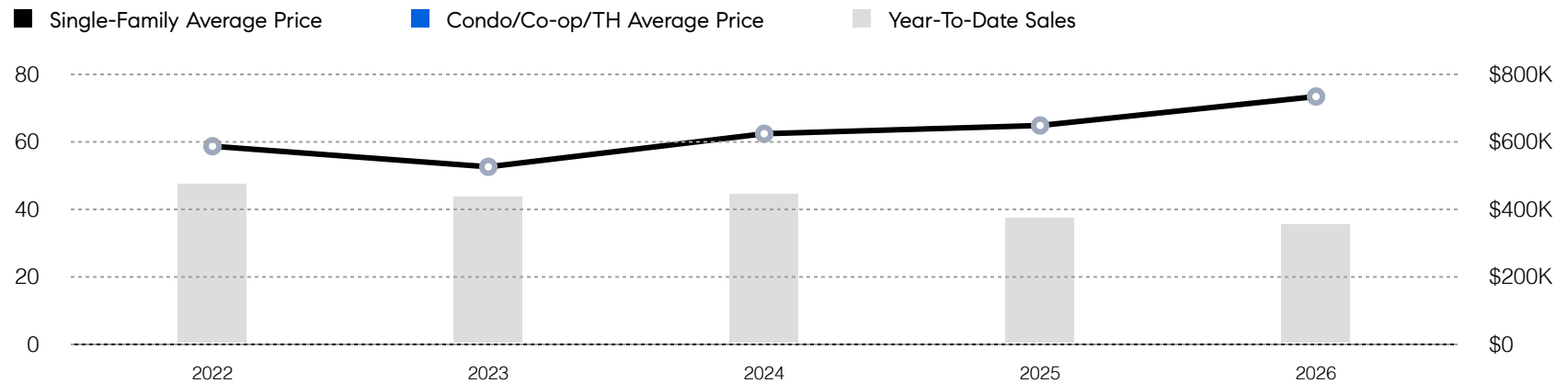
Historic Sales Trends



Maywood

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	40	52	30.0%	4	12	200.0%
	ACTIVE LISTINGS	16	10	-37.5%	16	10	-37.5%
	# OF SALES	37	35	-5.4%	6	10	66.7%
	SALES VOLUME	\$23,998,500	\$25,705,000	7.1%	\$4,455,000	\$7,434,000	66.9%
	MEDIAN PRICE	\$635,000	\$739,500	16.5%	\$750,000	\$739,500	-1.4%
	AVERAGE PRICE	\$648,608	\$734,429	13.2%	\$742,500	\$743,400	0.1%
	AVERAGE DOM	25	22	-12.0%	26	28	7.7%
	% OF ASKING PRICE	103.8%	105.0%	1.3%	104.7%	104.9%	0.2%
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	-	-	-	-	-	-

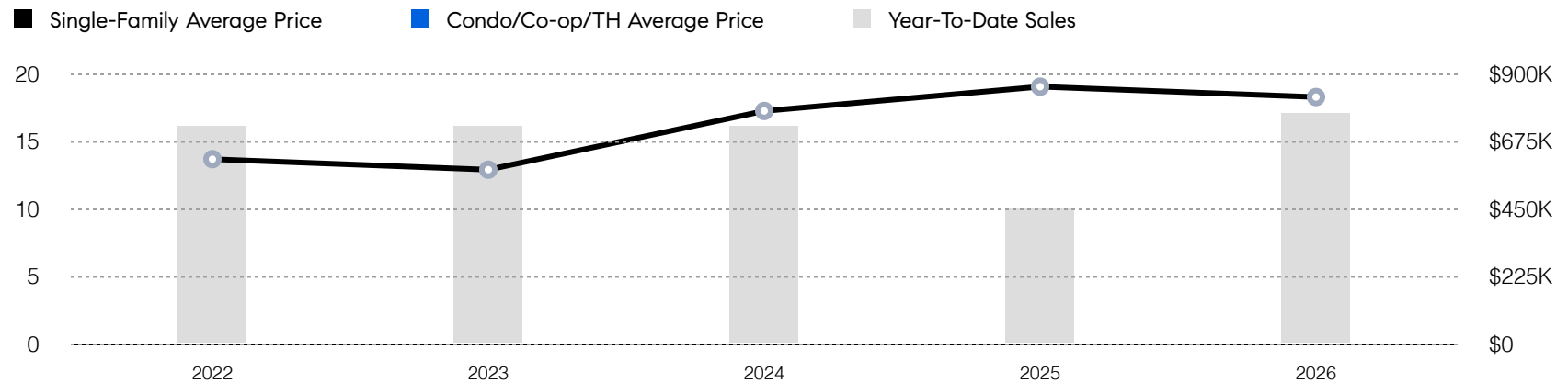
Historic Sales Trends



Midland Park

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	12	17	41.7%	3	2	-33.3%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	10	16	60.0%	3	3	0.0%
	SALES VOLUME	\$8,589,500	\$13,191,776	53.6%	\$3,043,000	\$2,930,999	-3.7%
	MEDIAN PRICE	\$876,500	\$807,500	-7.9%	\$950,000	\$999,999	5.3%
	AVERAGE PRICE	\$858,950	\$824,486	-4.0%	\$1,014,333	\$977,000	-3.7%
	AVERAGE DOM	26	17	-34.6%	28	22	-21.4%
	% OF ASKING PRICE	106.0%	111.1%	5.1%	106.3%	113.7%	7.4%
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%	-	-	-	-

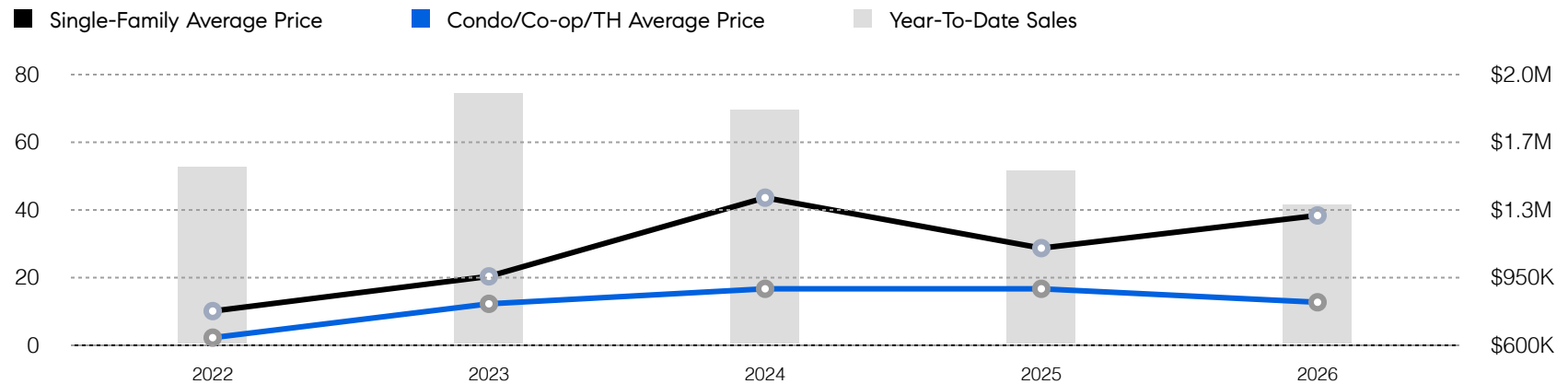
Historic Sales Trends



Montvale

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	37	28	-24.3%	6	6	0.0%
	ACTIVE LISTINGS	20	15	-25.0%	20	15	-25.0%
	# OF SALES	33	25	-24.2%	3	10	233.3%
	SALES VOLUME	\$36,385,816	\$31,789,624	-12.6%	\$4,150,000	\$11,149,200	168.7%
	MEDIAN PRICE	\$925,000	\$989,000	6.9%	\$1,650,000	\$907,500	-45.0%
	AVERAGE PRICE	\$1,102,600	\$1,271,585	15.3%	\$1,383,333	\$1,114,920	-19.4%
	AVERAGE DOM	54	24	-55.6%	19	23	21.1%
	% OF ASKING PRICE	104.8%	103.7%	-1.1%	102.1%	104.0%	1.9%
Condo/Co-op/TH	CONTRACTS SIGNED	18	19	5.6%	4	5	25.0%
	ACTIVE LISTINGS	12	8	-33.3%	12	8	-33.3%
	# OF SALES	18	16	-11.1%	3	4	33.3%
	SALES VOLUME	\$16,060,000	\$13,163,000	-18.0%	\$3,059,000	\$2,792,000	-8.7%
	MEDIAN PRICE	\$920,000	\$808,500	-12.1%	\$1,105,000	\$615,000	-44.3%
	AVERAGE PRICE	\$892,222	\$822,688	-7.8%	\$1,019,667	\$698,000	-31.5%
	AVERAGE DOM	25	26	4.0%	38	18	-52.6%
	% OF ASKING PRICE	101.3%	102.0%	0.8%	101.2%	101.5%	0.3%

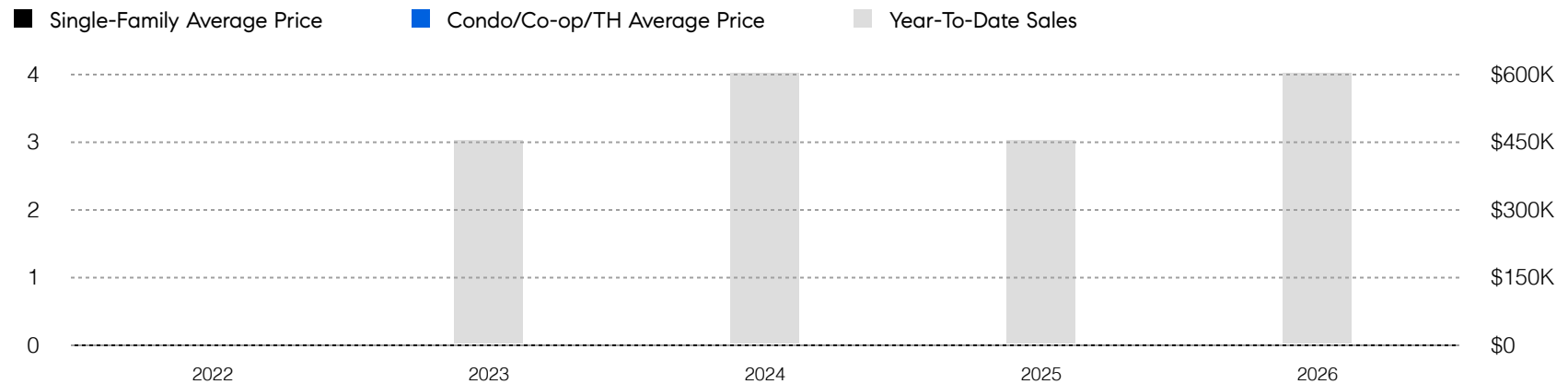
Historic Sales Trends



Moonachie

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	4	2	-50.0%	2	0	0.0%
	ACTIVE LISTINGS	5	4	-20.0%	5	4	-20.0%
	# OF SALES	3	4	33.3%	1	0	0.0%
	SALES VOLUME	\$705,750	\$2,190,000	210.3%	\$120,000	-	-
	MEDIAN PRICE	\$120,000	\$667,500	456.3%	\$120,000	-	-
	AVERAGE PRICE	\$235,250	\$547,500	132.7%	\$120,000	-	-
	AVERAGE DOM	66	61	-7.6%	55	-	-
	% OF ASKING PRICE	98.6%	96.7%	-1.9%	96.0%	-	-
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	-	-	-	-	-	-

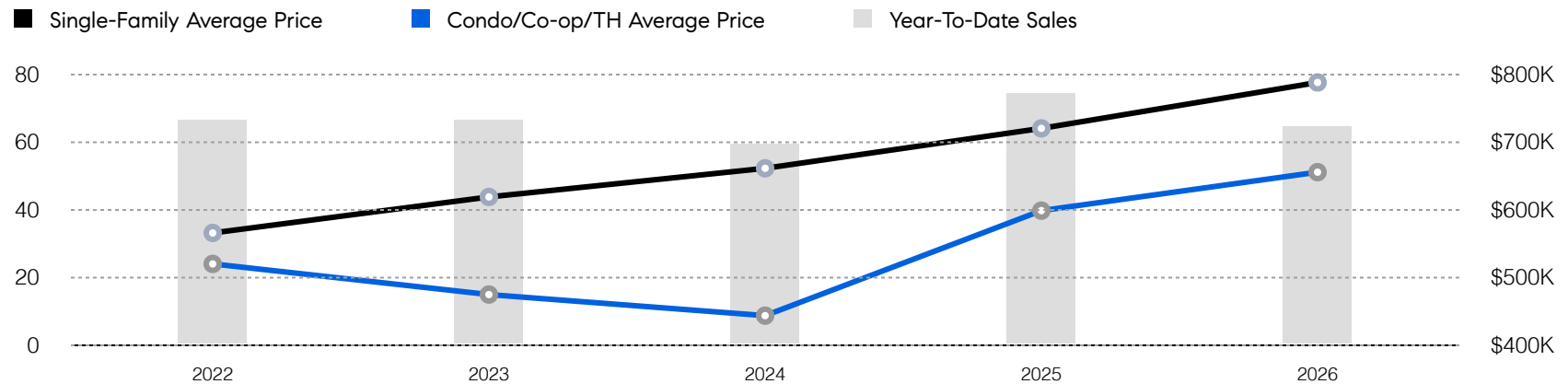
Historic Sales Trends



New Milford

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	90	76	-15.6%	19	18	-5.3%
	ACTIVE LISTINGS	36	24	-33.3%	36	24	-33.3%
	# OF SALES	73	61	-16.4%	16	20	25.0%
	SALES VOLUME	\$52,597,027	\$48,089,999	-8.6%	\$12,477,277	\$15,553,999	24.7%
	MEDIAN PRICE	\$700,000	\$700,000	-	\$715,000	\$730,000	2.1%
	AVERAGE PRICE	\$720,507	\$788,361	9.4%	\$779,830	\$777,700	-0.3%
	AVERAGE DOM	31	31	0.0%	30	19	-36.7%
	% OF ASKING PRICE	104.1%	102.3%	-1.8%	103.3%	106.2%	2.9%
Condo/Co-op/TH	CONTRACTS SIGNED	2	1	-50.0%	0	0	0.0%
	ACTIVE LISTINGS	4	0	0.0%	4	0	0.0%
	# OF SALES	1	3	200.0%	1	1	0.0%
	SALES VOLUME	\$599,000	\$1,967,500	228.5%	\$599,000	\$697,500	16.4%
	MEDIAN PRICE	\$599,000	\$635,000	6.0%	\$599,000	\$697,500	16.4%
	AVERAGE PRICE	\$599,000	\$655,833	9.5%	\$599,000	\$697,500	16.4%
	AVERAGE DOM	7	22	214.3%	7	33	371.4%
	% OF ASKING PRICE	100.0%	103.1%	3.1%	100.0%	107.3%	7.3%

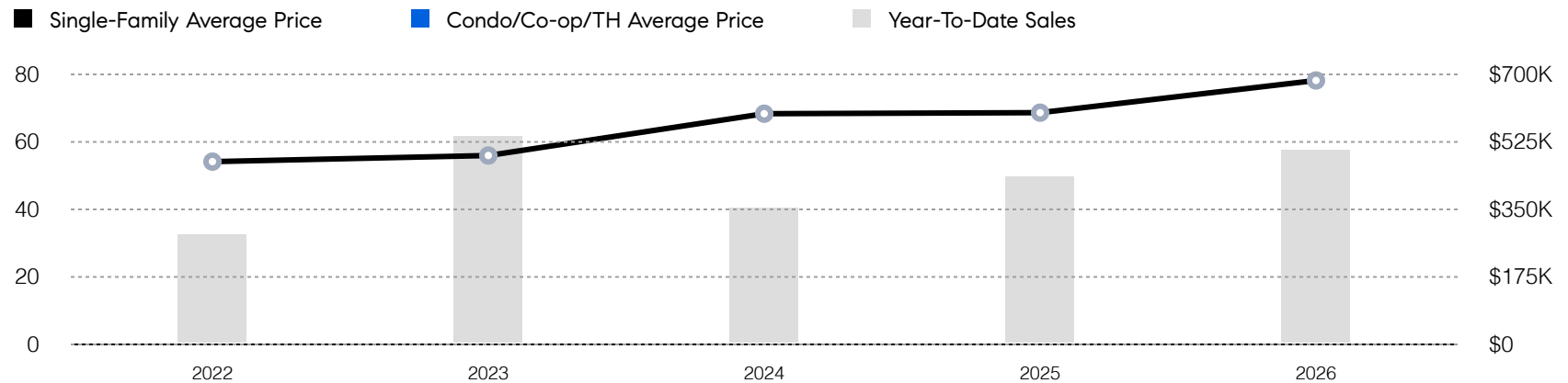
Historic Sales Trends



North Arlington

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	53	84	58.5%	12	15	25.0%
	ACTIVE LISTINGS	25	28	12.0%	25	28	12.0%
	# OF SALES	49	56	14.3%	4	6	50.0%
	SALES VOLUME	\$29,437,913	\$38,319,500	30.2%	\$2,925,000	\$4,300,000	47.0%
	MEDIAN PRICE	\$575,000	\$647,500	12.6%	\$685,000	\$645,000	-5.8%
	AVERAGE PRICE	\$600,774	\$684,277	13.9%	\$731,250	\$716,667	-2.0%
	AVERAGE DOM	26	34	30.8%	21	29	38.1%
	% OF ASKING PRICE	101.9%	104.5%	2.6%	101.7%	104.6%	2.8%
Condo/Co-op/TH	CONTRACTS SIGNED	0	7	0.0%	0	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# 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%	-	-	-	-

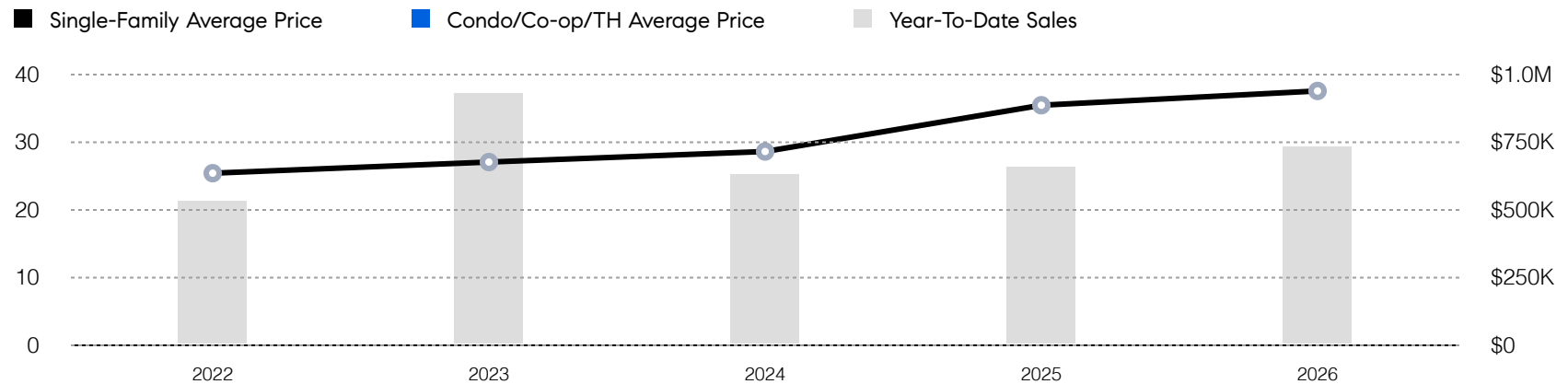
Historic Sales Trends



Northvale

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	27	25	-7.4%	5	4	-20.0%
	ACTIVE LISTINGS	12	10	-16.7%	12	10	-16.7%
	# OF SALES	22	23	4.5%	4	3	-25.0%
	SALES VOLUME	\$19,510,000	\$21,609,000	10.8%	\$4,340,000	\$3,280,000	-24.4%
	MEDIAN PRICE	\$792,500	\$795,000	0.3%	\$1,062,500	\$1,160,000	9.2%
	AVERAGE PRICE	\$886,818	\$939,522	5.9%	\$1,085,000	\$1,093,333	0.8%
	AVERAGE DOM	21	26	23.8%	15	14	-6.7%
	% OF ASKING PRICE	106.6%	101.6%	-5.0%	104.9%	106.1%	1.3%
Condo/Co-op/TH	CONTRACTS SIGNED	6	6	0.0%	0	1	0.0%
	ACTIVE LISTINGS	2	7	250.0%	2	7	250.0%
	# OF SALES	4	6	50.0%	1	3	200.0%
	SALES VOLUME	\$2,864,900	\$3,785,000	32.1%	\$680,000	\$2,115,000	211.0%
	MEDIAN PRICE	\$664,950	\$655,000	-1.5%	\$680,000	\$760,000	11.8%
	AVERAGE PRICE	\$716,225	\$630,833	-11.9%	\$680,000	\$705,000	3.7%
	AVERAGE DOM	18	50	177.8%	7	25	257.1%
	% OF ASKING PRICE	99.6%	99.4%	-0.2%	100.7%	101.8%	1.0%

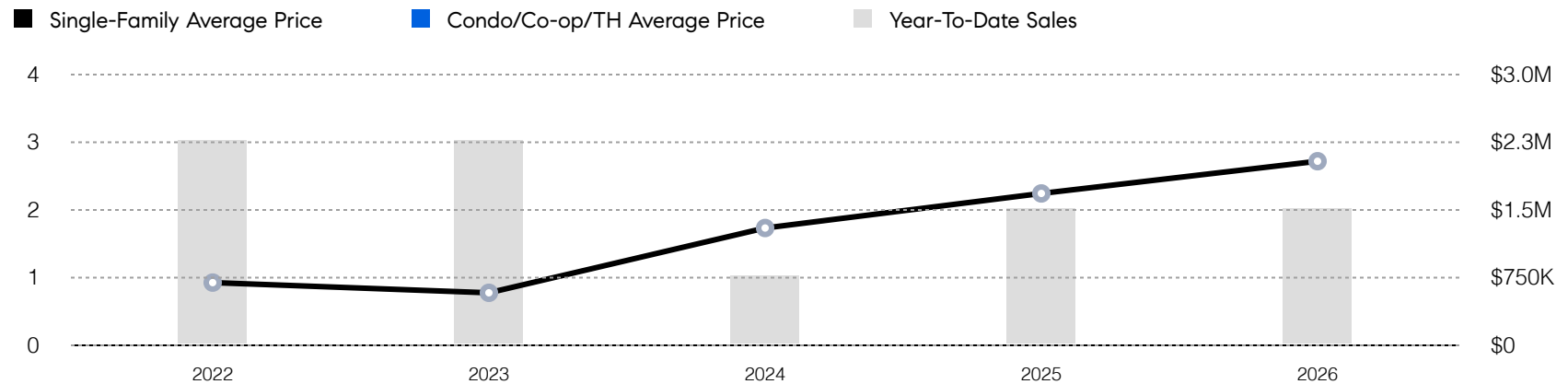
Historic Sales Trends



Norwood

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	1	2	100.0%	0	0	0.0%
	ACTIVE LISTINGS	5	2	-60.0%	5	2	-60.0%
	# 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	2	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	1	0	0.0%	1	0	0.0%
	SALES VOLUME	\$865,000	-	-	\$865,000	-	-
	MEDIAN PRICE	\$865,000	-	-	\$865,000	-	-
	AVERAGE PRICE	\$865,000	-	-	\$865,000	-	-
	AVERAGE DOM	15	-	-	15	-	-
	% OF ASKING PRICE	98.3%	-	-	98.3%	-	-

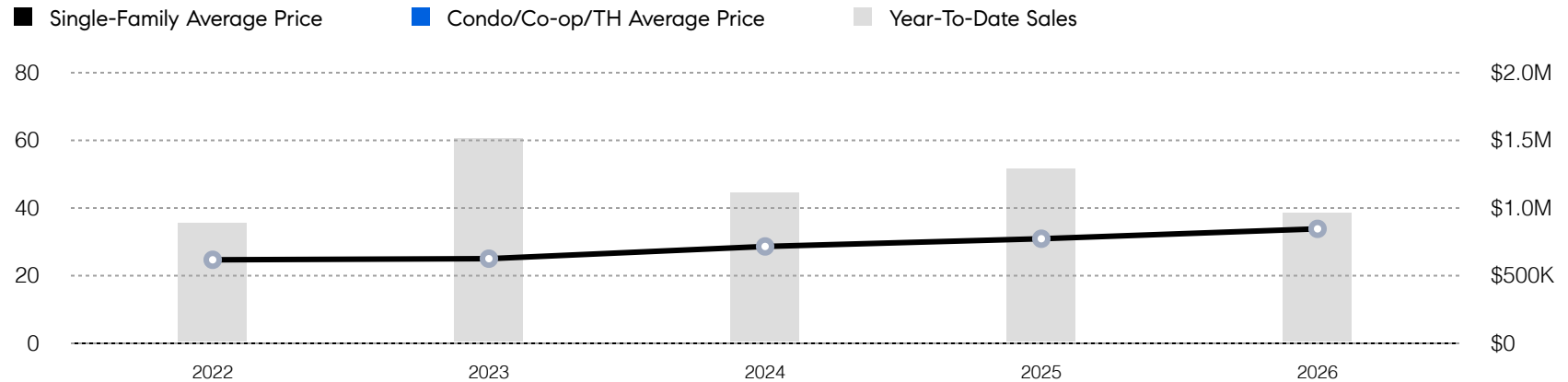
Historic Sales Trends



Oakland

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	53	48	-9.4%	7	8	14.3%
	ACTIVE LISTINGS	11	12	9.1%	11	12	9.1%
	# OF SALES	48	36	-25.0%	10	8	-20.0%
	SALES VOLUME	\$37,106,636	\$30,461,226	-17.9%	\$7,130,000	\$8,011,000	12.4%
	MEDIAN PRICE	\$755,521	\$730,500	-3.3%	\$732,500	\$900,500	22.9%
	AVERAGE PRICE	\$773,055	\$846,145	9.5%	\$713,000	\$1,001,375	40.4%
	AVERAGE DOM	25	24	-4.0%	25	18	-28.0%
	% OF ASKING PRICE	106.9%	107.0%	0.1%	106.9%	109.6%	2.6%
Condo/Co-op/TH	CONTRACTS SIGNED	6	2	-66.7%	1	0	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	3	2	-33.3%	0	1	0.0%
	SALES VOLUME	\$2,241,000	\$2,018,180	-9.9%	-	\$1,030,190	-
	MEDIAN PRICE	\$805,000	\$1,009,090	25.4%	-	\$1,030,190	-
	AVERAGE PRICE	\$747,000	\$1,009,090	35.1%	-	\$1,030,190	-
	AVERAGE DOM	36	14	-61.1%	-	0	-
	% OF ASKING PRICE	111.3%	100.0%	-11.3%	-	100.0%	-

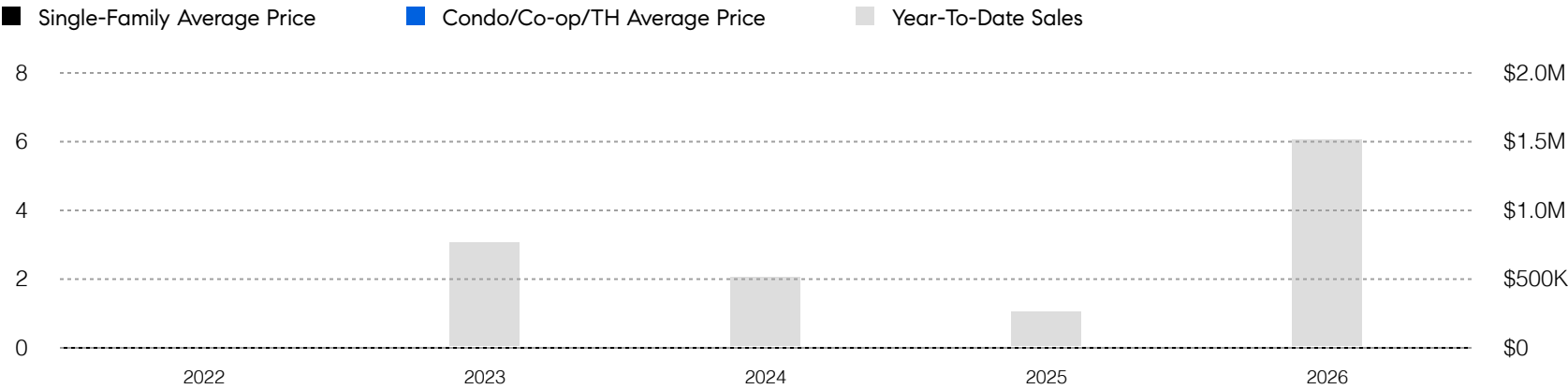
Historic Sales Trends



Old Tappan

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	1	7	600.0%	0	3	0.0%
	ACTIVE LISTINGS	6	6	0.0%	6	6	0.0%
	# OF SALES	1	4	300.0%	0	0	0.0%
	SALES VOLUME	\$800,000	\$7,842,500	880.3%	-	-	-
	MEDIAN PRICE	\$800,000	\$1,736,250	117.0%	-	-	-
	AVERAGE PRICE	\$800,000	\$1,960,625	145.1%	-	-	-
	AVERAGE DOM	28	52	85.7%	-	-	-
	% OF ASKING PRICE	100.1%	100.6%	0.5%	-	-	-
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	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%	-	-	-	-

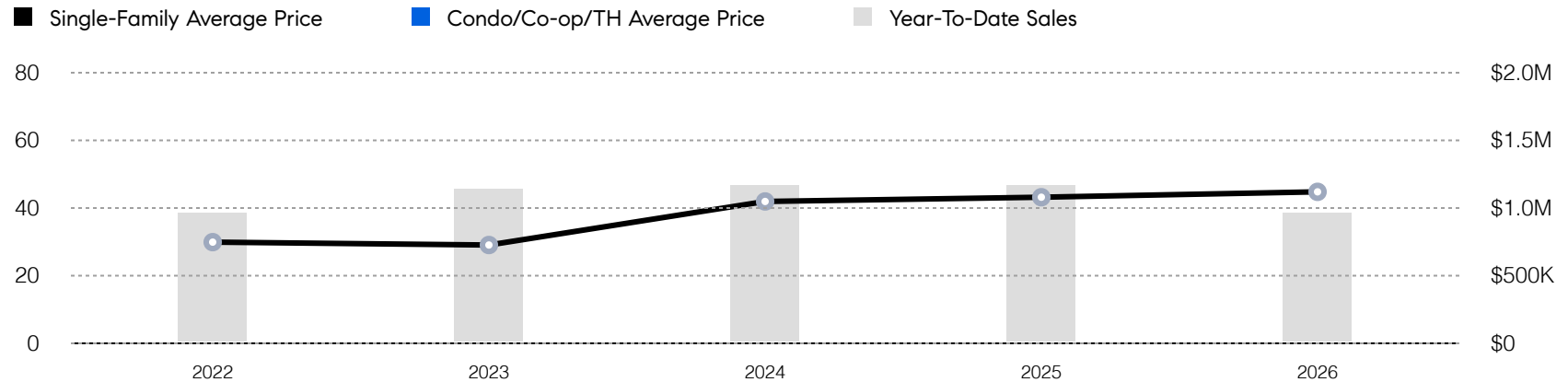
Historic Sales Trends



Oradell

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	50	44	-12.0%	7	7	0.0%
	ACTIVE LISTINGS	25	14	-44.0%	25	14	-44.0%
	# OF SALES	44	36	-18.2%	10	8	-20.0%
	SALES VOLUME	\$47,515,900	\$40,305,296	-15.2%	\$11,320,000	\$7,955,088	-29.7%
	MEDIAN PRICE	\$1,070,000	\$1,020,000	-4.7%	\$1,040,000	\$930,500	-10.5%
	AVERAGE PRICE	\$1,079,907	\$1,119,592	3.7%	\$1,132,000	\$994,386	-12.2%
	AVERAGE DOM	17	16	-5.9%	14	13	-7.1%
	% OF ASKING PRICE	108.6%	110.6%	2.0%	109.0%	112.0%	3.0%
Condo/Co-op/TH	CONTRACTS SIGNED	4	4	0.0%	2	0	0.0%
	ACTIVE LISTINGS	2	3	50.0%	2	3	50.0%
	# OF SALES	2	2	0.0%	1	0	0.0%
	SALES VOLUME	\$649,999	\$2,205,000	239.2%	\$329,999	-	-
	MEDIAN PRICE	\$325,000	\$1,102,500	239.2%	\$329,999	-	-
	AVERAGE PRICE	\$325,000	\$1,102,500	239.2%	\$329,999	-	-
	AVERAGE DOM	6	22	266.7%	5	-	-
	% OF ASKING PRICE	101.8%	94.9%	-6.8%	100.0%	-	-

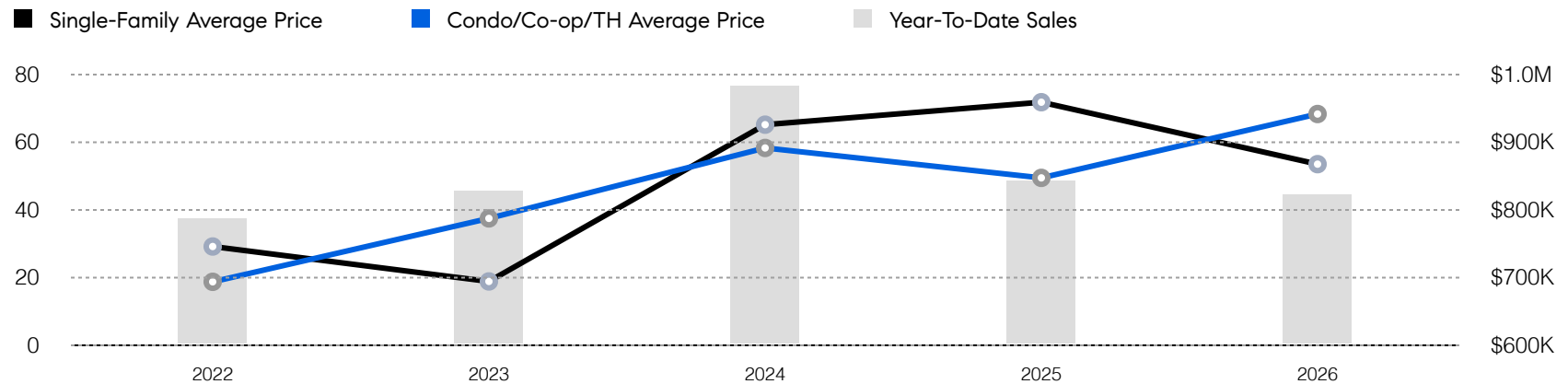
Historic Sales Trends



Palisades Park

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	8	8	0.0%	0	0	0.0%
	ACTIVE LISTINGS	5	7	40.0%	5	7	40.0%
	# OF SALES	5	9	80.0%	1	0	0.0%
	SALES VOLUME	\$4,796,000	\$7,809,000	62.8%	\$811,000	-	-
	MEDIAN PRICE	\$915,000	\$780,000	-14.8%	\$811,000	-	-
	AVERAGE PRICE	\$959,200	\$867,667	-9.5%	\$811,000	-	-
	AVERAGE DOM	20	69	245.0%	25	-	-
	% OF ASKING PRICE	115.5%	97.2%	-18.3%	108.1%	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	50	48	-4.0%	9	11	22.2%
	ACTIVE LISTINGS	35	29	-17.1%	35	29	-17.1%
	# OF SALES	43	35	-18.6%	7	7	0.0%
	SALES VOLUME	\$36,438,055	\$32,961,367	-9.5%	\$4,585,000	\$7,346,500	60.2%
	MEDIAN PRICE	\$830,000	\$1,028,888	24.0%	\$410,000	\$1,099,000	168.0%
	AVERAGE PRICE	\$847,397	\$941,753	11.1%	\$655,000	\$1,049,500	60.2%
	AVERAGE DOM	79	44	-44.3%	87	30	-65.5%
	% OF ASKING PRICE	98.1%	99.1%	1.0%	98.7%	99.8%	1.1%

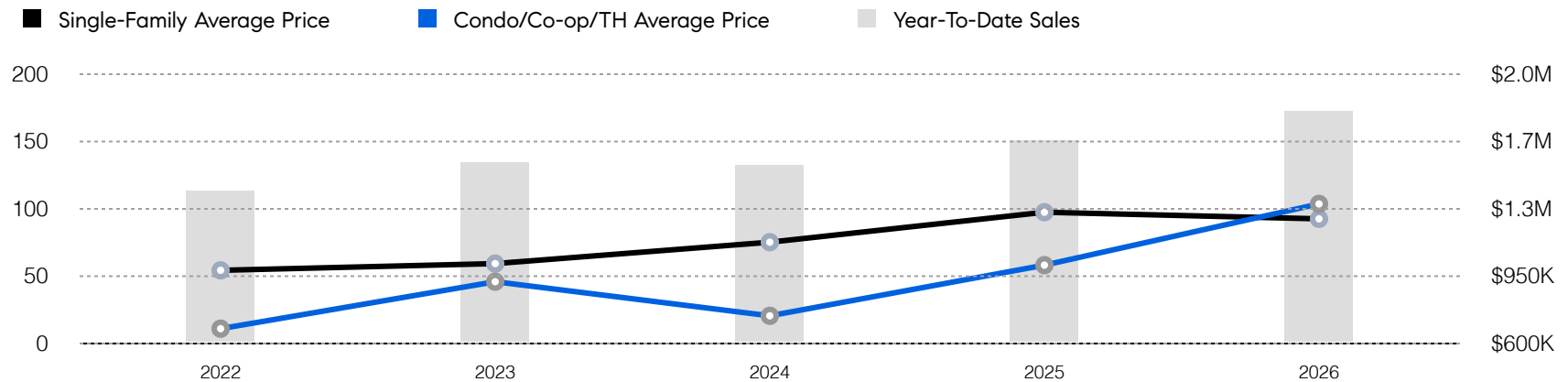
Historic Sales Trends



Paramus

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	151	168	11.3%	19	31	63.2%
	ACTIVE LISTINGS	97	63	-35.1%	97	63	-35.1%
	# OF SALES	136	146	7.4%	26	30	15.4%
	SALES VOLUME	\$174,423,267	\$182,232,501	4.5%	\$34,120,999	\$35,886,509	5.2%
	MEDIAN PRICE	\$994,998	\$1,054,000	5.9%	\$1,025,000	\$1,011,255	-1.3%
	AVERAGE PRICE	\$1,282,524	\$1,248,168	-2.7%	\$1,312,346	\$1,196,217	-8.8%
	AVERAGE DOM	41	33	-19.5%	20	26	30.0%
	% OF ASKING PRICE	102.4%	101.8%	-0.6%	104.2%	102.2%	-2.0%
Condo/Co-op/TH	CONTRACTS SIGNED	6	23	283.3%	0	3	0.0%
	ACTIVE LISTINGS	1	16	1,500.0%	1	16	1,500.0%
	# OF SALES	13	25	92.3%	1	10	900.0%
	SALES VOLUME	\$13,095,999	\$33,141,500	153.1%	\$999,999	\$16,260,000	1,526.0%
	MEDIAN PRICE	\$980,000	\$1,420,000	44.9%	\$999,999	\$1,747,500	74.8%
	AVERAGE PRICE	\$1,007,385	\$1,325,660	31.6%	\$999,999	\$1,626,000	62.6%
	AVERAGE DOM	58	22	-62.1%	12	14	16.7%
	% OF ASKING PRICE	100.4%	100.2%	-0.1%	100.5%	101.6%	1.1%

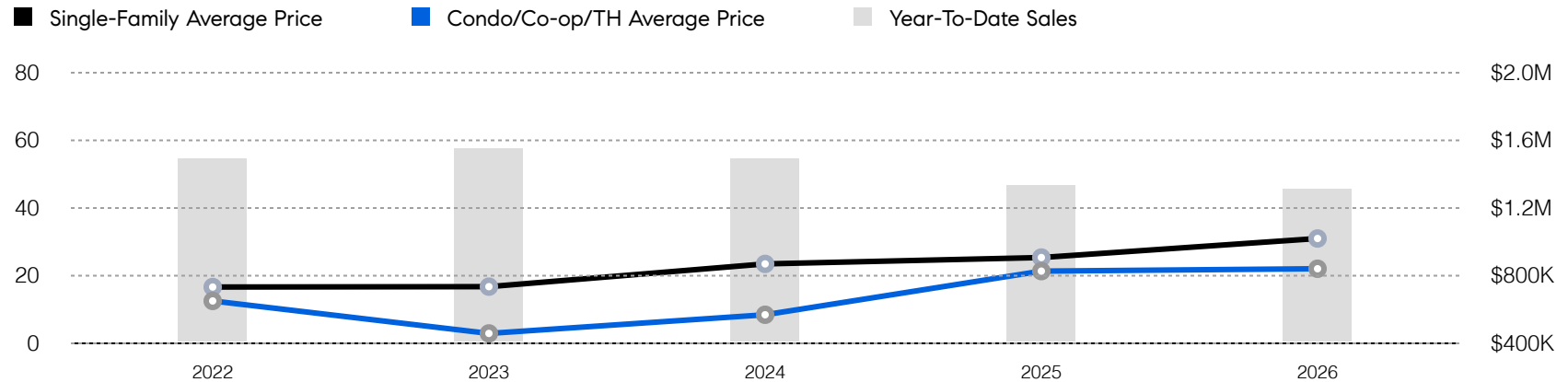
Historic Sales Trends



Park Ridge

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	45	40	-11.1%	13	5	-61.5%
	ACTIVE LISTINGS	27	13	-51.9%	27	13	-51.9%
	# OF SALES	35	33	-5.7%	5	5	0.0%
	SALES VOLUME	\$31,755,320	\$33,654,960	6.0%	\$4,191,820	\$4,425,210	5.6%
	MEDIAN PRICE	\$810,000	\$930,000	14.8%	\$702,910	\$850,730	21.0%
	AVERAGE PRICE	\$907,295	\$1,019,847	12.4%	\$838,364	\$885,042	5.6%
	AVERAGE DOM	27	19	-29.6%	13	14	7.7%
	% OF ASKING PRICE	107.6%	111.9%	4.3%	117.5%	111.1%	-6.5%
Condo/Co-op/TH	CONTRACTS SIGNED	13	12	-7.7%	1	1	0.0%
	ACTIVE LISTINGS	6	0	0.0%	6	0	0.0%
	# OF SALES	11	12	9.1%	3	4	33.3%
	SALES VOLUME	\$9,096,800	\$10,092,000	10.9%	\$1,245,300	\$4,633,000	272.0%
	MEDIAN PRICE	\$860,000	\$505,000	-41.3%	\$505,000	\$1,170,000	131.7%
	AVERAGE PRICE	\$826,982	\$841,000	1.7%	\$415,100	\$1,158,250	179.0%
	AVERAGE DOM	16	38	137.5%	15	23	53.3%
	% OF ASKING PRICE	98.7%	104.3%	5.6%	96.0%	104.7%	8.7%

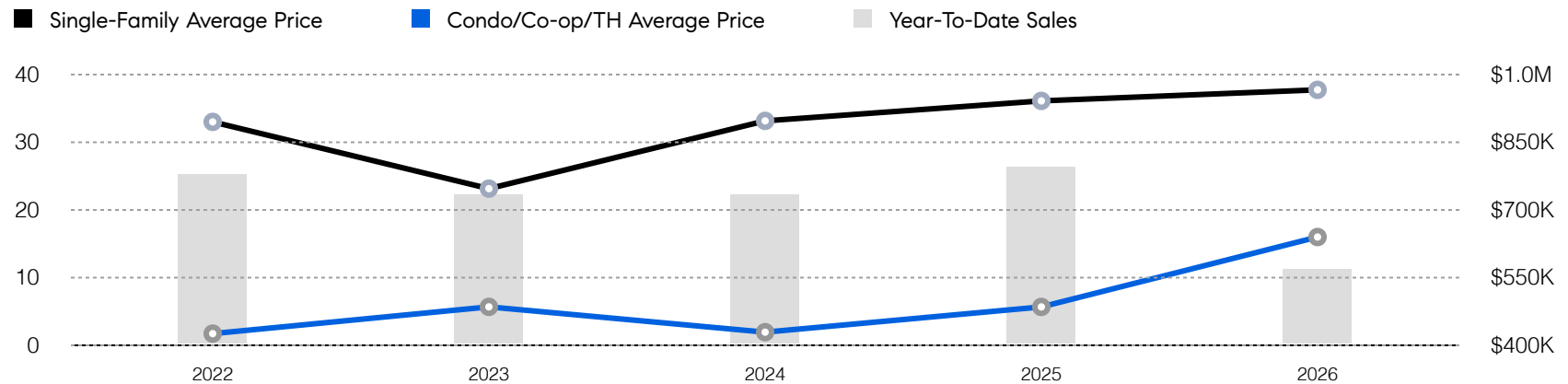
Historic Sales Trends



Ramsey

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	12	12	0.0%	1	1	0.0%
	ACTIVE LISTINGS	3	2	-33.3%	3	2	-33.3%
	# OF SALES	17	9	-47.1%	5	3	-40.0%
	SALES VOLUME	\$16,008,995	\$8,696,000	-45.7%	\$4,667,000	\$3,275,000	-29.8%
	MEDIAN PRICE	\$860,000	\$950,000	10.5%	\$860,000	\$1,150,000	33.7%
	AVERAGE PRICE	\$941,706	\$966,222	2.6%	\$933,400	\$1,091,667	17.0%
	AVERAGE DOM	29	26	-10.3%	28	18	-35.7%
	% OF ASKING PRICE	105.9%	103.4%	-2.5%	108.4%	103.0%	-5.4%
Condo/Co-op/TH	CONTRACTS SIGNED	8	3	-62.5%	0	1	0.0%
	ACTIVE LISTINGS	0	2	0.0%	0	2	0.0%
	# OF SALES	9	2	-77.8%	0	0	0.0%
	SALES VOLUME	\$4,366,000	\$1,280,000	-70.7%	-	-	-
	MEDIAN PRICE	\$470,000	\$640,000	36.2%	-	-	-
	AVERAGE PRICE	\$485,111	\$640,000	31.9%	-	-	-
	AVERAGE DOM	46	3	-93.5%	-	-	-
	% OF ASKING PRICE	102.3%	109.6%	7.3%	-	-	-

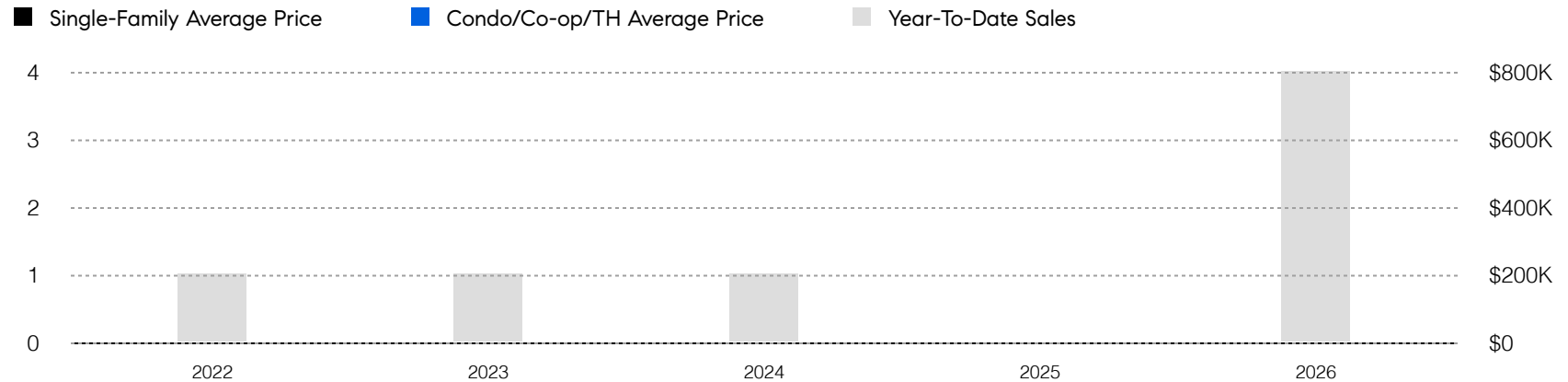
Historic Sales Trends



Ridgefield

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	0	3	0.0%	0	0	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	0	3	0.0%	0	1	0.0%
	SALES VOLUME	-	\$2,220,000	-	-	\$795,000	-
	MEDIAN PRICE	-	\$735,000	-	-	\$795,000	-
	AVERAGE PRICE	-	\$740,000	-	-	\$795,000	-
	AVERAGE DOM	-	33	-	-	56	-
	% OF ASKING PRICE	-	103.6%	-	-	99.5%	-
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%	-	-	-	-

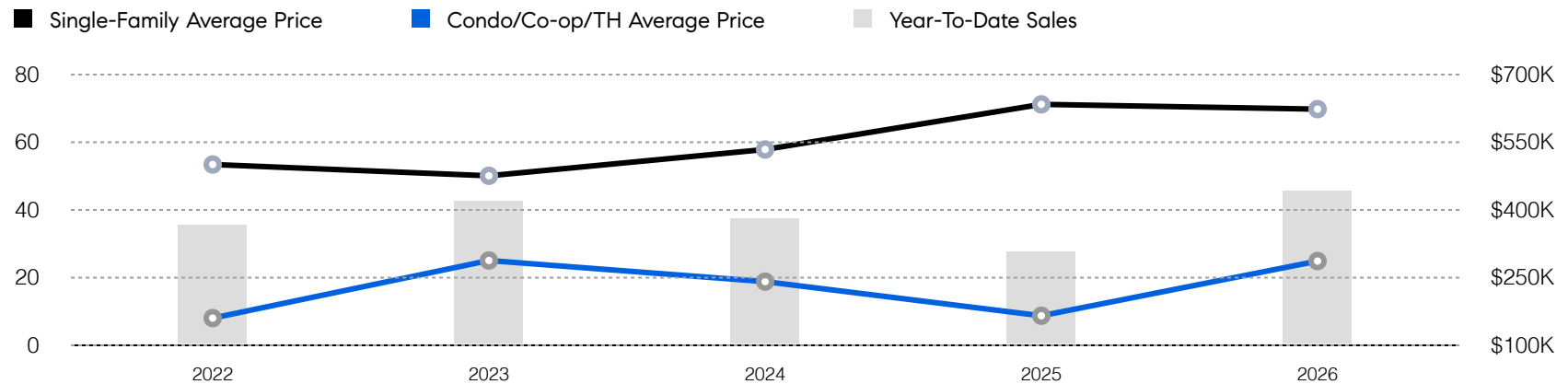
Historic Sales Trends



Ridgefield Park

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	23	32	39.1%	5	4	-20.0%
	ACTIVE LISTINGS	23	18	-21.7%	23	18	-21.7%
	# OF SALES	23	35	52.2%	7	12	71.4%
	SALES VOLUME	\$14,582,900	\$21,819,499	49.6%	\$4,625,000	\$7,437,499	60.8%
	MEDIAN PRICE	\$625,000	\$615,000	-1.6%	\$600,000	\$608,250	1.4%
	AVERAGE PRICE	\$634,039	\$623,414	-1.7%	\$660,714	\$619,792	-6.2%
	AVERAGE DOM	31	43	38.7%	23	36	56.5%
	% OF ASKING PRICE	104.0%	103.5%	-0.4%	104.9%	102.5%	-2.4%
Condo/Co-op/TH	CONTRACTS SIGNED	7	13	85.7%	2	3	50.0%
	ACTIVE LISTINGS	7	5	-28.6%	7	5	-28.6%
	# OF SALES	4	10	150.0%	1	3	200.0%
	SALES VOLUME	\$662,000	\$2,867,000	333.1%	\$258,000	\$805,000	212.0%
	MEDIAN PRICE	\$147,500	\$255,750	73.4%	\$258,000	\$170,000	-34.1%
	AVERAGE PRICE	\$165,500	\$286,700	73.2%	\$258,000	\$268,333	4.0%
	AVERAGE DOM	24	56	133.3%	36	63	75.0%
	% OF ASKING PRICE	100.7%	95.3%	-5.4%	98.5%	91.0%	-7.5%

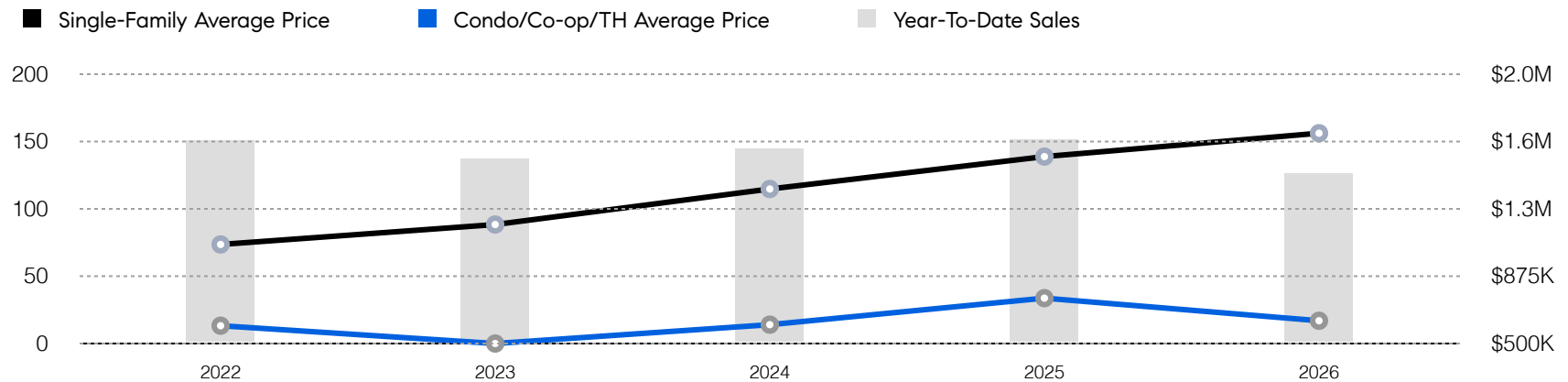
Historic Sales Trends



Ridgewood

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	158	146	-7.6%	24	26	8.3%
	ACTIVE LISTINGS	57	19	-66.7%	57	19	-66.7%
	# OF SALES	142	122	-14.1%	25	33	32.0%
	SALES VOLUME	\$218,839,536	\$203,900,047	-6.8%	\$40,305,499	\$57,599,421	42.9%
	MEDIAN PRICE	\$1,323,500	\$1,565,225	18.3%	\$1,355,000	\$1,585,000	17.0%
	AVERAGE PRICE	\$1,541,123	\$1,671,312	8.4%	\$1,612,220	\$1,745,437	8.3%
	AVERAGE DOM	25	26	4.0%	14	21	50.0%
	% OF ASKING PRICE	111.8%	112.3%	0.5%	109.0%	112.6%	3.6%
Condo/Co-op/TH	CONTRACTS SIGNED	7	3	-57.1%	0	0	0.0%
	ACTIVE LISTINGS	1	3	200.0%	1	3	200.0%
	# OF SALES	8	3	-62.5%	3	0	0.0%
	SALES VOLUME	\$6,021,999	\$1,880,500	-68.8%	\$2,199,999	-	-
	MEDIAN PRICE	\$695,500	\$630,000	-9.4%	\$750,000	-	-
	AVERAGE PRICE	\$752,750	\$626,833	-16.7%	\$733,333	-	-
	AVERAGE DOM	23	16	-30.4%	37	-	-
	% OF ASKING PRICE	106.5%	104.6%	-1.8%	99.6%	-	-

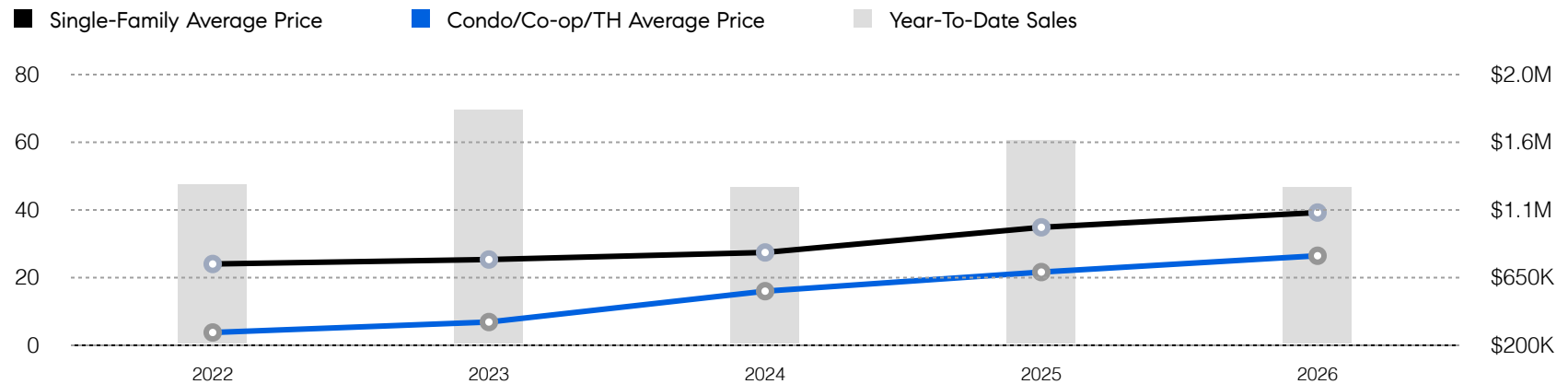
Historic Sales Trends



River Edge

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	59	50	-15.3%	5	7	40.0%
	ACTIVE LISTINGS	29	18	-37.9%	29	18	-37.9%
	# OF SALES	58	44	-24.1%	16	14	-12.5%
	SALES VOLUME	\$57,106,999	\$47,642,000	-16.6%	\$18,982,000	\$16,194,000	-14.7%
	MEDIAN PRICE	\$851,500	\$949,500	11.5%	\$1,202,500	\$1,000,000	-16.8%
	AVERAGE PRICE	\$984,603	\$1,082,773	10.0%	\$1,186,375	\$1,156,714	-2.5%
	AVERAGE DOM	26	37	42.3%	17	24	41.2%
	% OF ASKING PRICE	107.0%	102.2%	-4.7%	107.8%	103.2%	-4.6%
Condo/Co-op/TH	CONTRACTS SIGNED	3	3	0.0%	1	0	0.0%
	ACTIVE LISTINGS	5	6	20.0%	5	6	20.0%
	# OF SALES	2	2	0.0%	0	0	0.0%
	SALES VOLUME	\$1,374,000	\$1,591,000	15.8%	-	-	-
	MEDIAN PRICE	\$687,000	\$795,500	15.8%	-	-	-
	AVERAGE PRICE	\$687,000	\$795,500	15.8%	-	-	-
	AVERAGE DOM	42	11	-73.8%	-	-	-
	% OF ASKING PRICE	102.7%	111.7%	9.0%	-	-	-

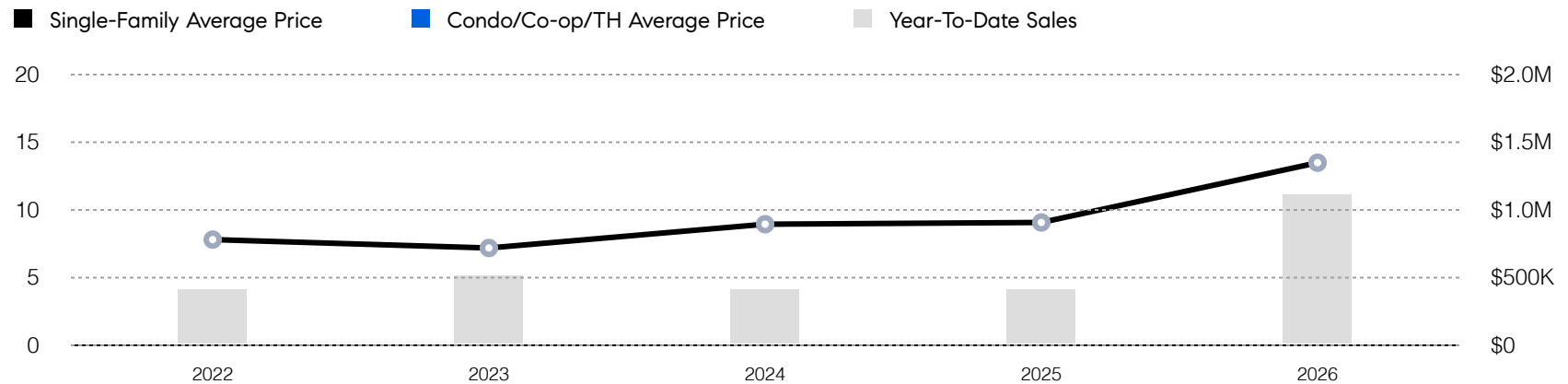
Historic Sales Trends



River Vale

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	4	9	125.0%	0	2	0.0%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	2	10	400.0%	0	2	0.0%
	SALES VOLUME	\$1,815,000	\$13,489,500	643.2%	-	\$2,785,000	-
	MEDIAN PRICE	\$907,500	\$1,310,000	44.4%	-	\$1,392,500	-
	AVERAGE PRICE	\$907,500	\$1,348,950	48.6%	-	\$1,392,500	-
	AVERAGE DOM	94	45	-52.1%	-	16	-
	% OF ASKING PRICE	94.8%	101.4%	6.6%	-	103.4%	-
Condo/Co-op/TH	CONTRACTS SIGNED	4	2	-50.0%	1	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	\$1,725,000	\$455,000	-73.6%	\$1,240,000	-	-
	MEDIAN PRICE	\$862,500	\$455,000	-47.2%	\$1,240,000	-	-
	AVERAGE PRICE	\$862,500	\$455,000	-47.2%	\$1,240,000	-	-
	AVERAGE DOM	37	19	-48.6%	61	-	-
	% OF ASKING PRICE	102.5%	101.3%	-1.1%	99.3%	-	-

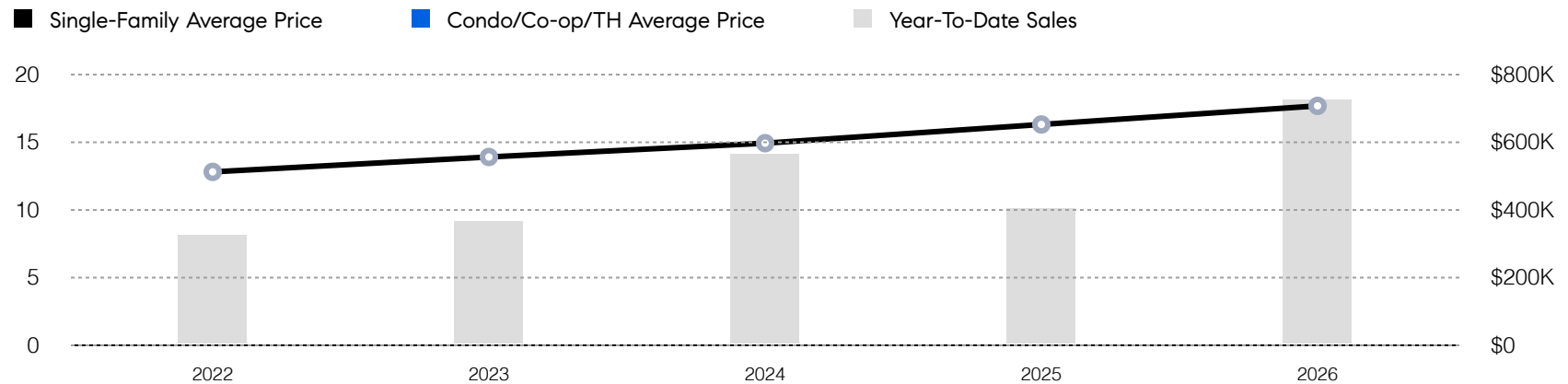
Historic Sales Trends



Rochelle Park

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	11	17	54.5%	0	1	0.0%
	ACTIVE LISTINGS	3	4	33.3%	3	4	33.3%
	# OF SALES	10	17	70.0%	1	4	300.0%
	SALES VOLUME	\$6,526,000	\$12,028,000	84.3%	\$550,000	\$2,710,000	392.7%
	MEDIAN PRICE	\$594,000	\$680,000	14.5%	\$550,000	\$645,000	17.3%
	AVERAGE PRICE	\$652,600	\$707,529	8.4%	\$550,000	\$677,500	23.2%
	AVERAGE DOM	19	14	-26.3%	13	17	30.8%
	% OF ASKING PRICE	106.7%	105.3%	-1.5%	102.8%	104.0%	1.2%
Condo/Co-op/TH	CONTRACTS SIGNED	1	0	0.0%	1	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	-	\$610,000	-	-	-	-
	MEDIAN PRICE	-	\$610,000	-	-	-	-
	AVERAGE PRICE	-	\$610,000	-	-	-	-
	AVERAGE DOM	-	14	-	-	-	-
	% OF ASKING PRICE	-	106.1%	-	-	-	-

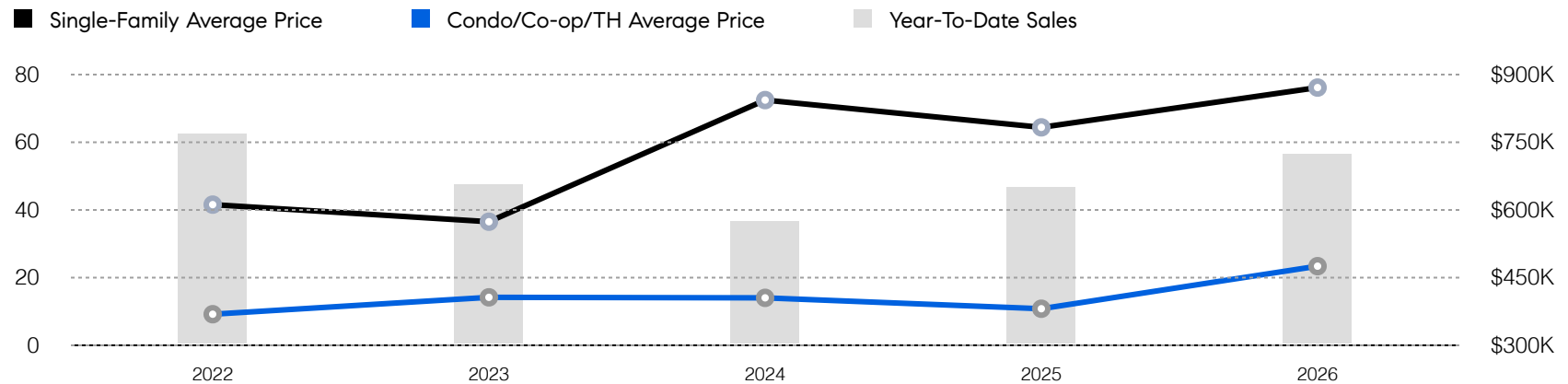
Historic Sales Trends



Rutherford

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	34	49	44.1%	8	10	25.0%
	ACTIVE LISTINGS	21	13	-38.1%	21	13	-38.1%
	# OF SALES	29	44	51.7%	5	5	0.0%
	SALES VOLUME	\$22,708,900	\$38,333,998	68.8%	\$3,925,000	\$4,565,000	16.3%
	MEDIAN PRICE	\$765,000	\$802,500	4.9%	\$760,000	\$880,000	15.8%
	AVERAGE PRICE	\$783,066	\$871,227	11.3%	\$785,000	\$913,000	16.3%
	AVERAGE DOM	36	33	-8.3%	36	53	47.2%
	% OF ASKING PRICE	104.5%	102.6%	-1.9%	105.5%	99.4%	-6.0%
Condo/Co-op/TH	CONTRACTS SIGNED	15	12	-20.0%	3	2	-33.3%
	ACTIVE LISTINGS	2	3	50.0%	2	3	50.0%
	# OF SALES	17	12	-29.4%	3	2	-33.3%
	SALES VOLUME	\$6,478,480	\$5,705,000	-11.9%	\$1,100,000	\$1,030,000	-6.4%
	MEDIAN PRICE	\$436,500	\$535,000	22.6%	\$445,000	\$515,000	15.7%
	AVERAGE PRICE	\$381,087	\$475,417	24.8%	\$366,667	\$515,000	40.5%
	AVERAGE DOM	23	21	-8.7%	15	9	-40.0%
	% OF ASKING PRICE	102.1%	101.7%	-0.4%	104.1%	105.3%	1.2%

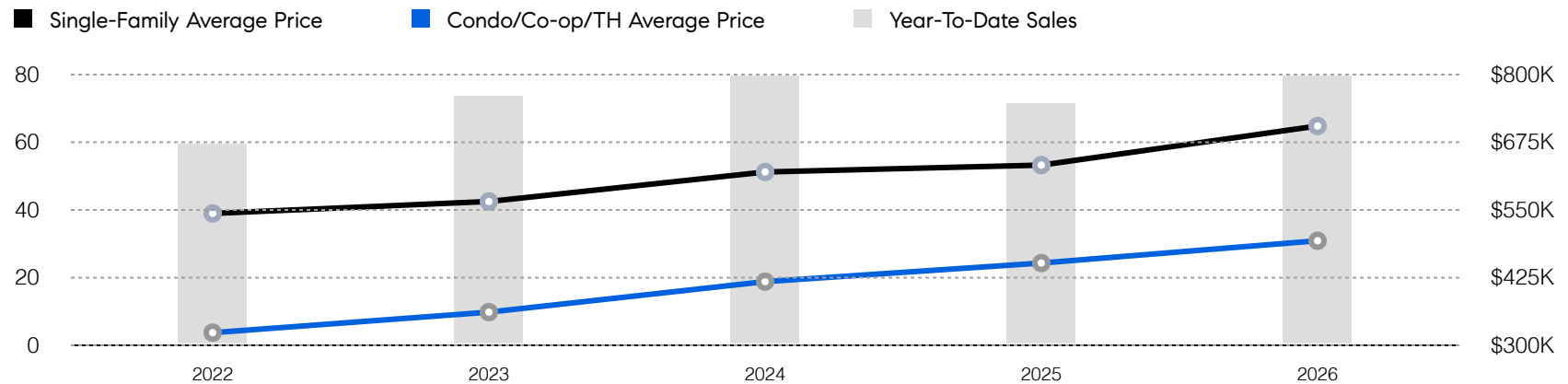
Historic Sales Trends



Saddle Brook

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	65	71	9.2%	10	9	-10.0%
	ACTIVE LISTINGS	25	38	52.0%	25	38	52.0%
	# OF SALES	59	71	20.3%	13	23	76.9%
	SALES VOLUME	\$37,335,998	\$50,062,000	34.1%	\$8,355,000	\$18,320,000	119.3%
	MEDIAN PRICE	\$610,000	\$637,000	4.4%	\$620,000	\$660,000	6.5%
	AVERAGE PRICE	\$632,814	\$705,099	11.4%	\$642,692	\$796,522	23.9%
	AVERAGE DOM	26	25	-3.8%	17	20	17.6%
	% OF ASKING PRICE	104.8%	103.4%	-1.4%	111.2%	104.8%	-6.4%
Condo/Co-op/TH	CONTRACTS SIGNED	13	4	-69.2%	1	0	0.0%
	ACTIVE LISTINGS	1	3	200.0%	1	3	200.0%
	# OF SALES	12	8	-33.3%	3	0	0.0%
	SALES VOLUME	\$5,423,500	\$3,945,000	-27.3%	\$1,351,500	-	-
	MEDIAN PRICE	\$462,500	\$440,000	-4.9%	\$530,000	-	-
	AVERAGE PRICE	\$451,958	\$493,125	9.1%	\$450,500	-	-
	AVERAGE DOM	36	32	-11.1%	14	-	-
	% OF ASKING PRICE	101.0%	98.3%	-2.7%	103.4%	-	-

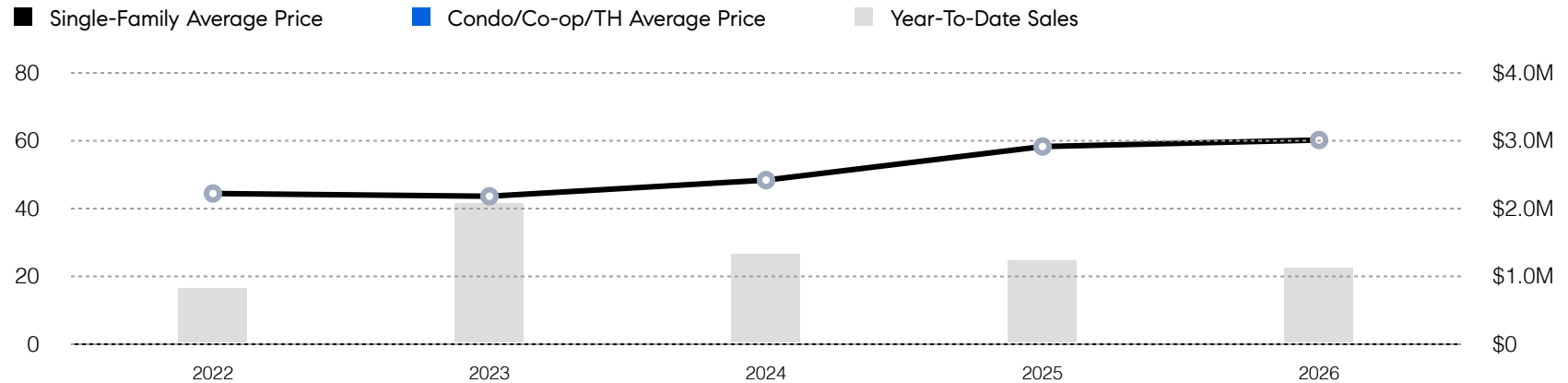
Historic Sales Trends



Saddle River

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	26	28	7.7%	4	0	0.0%
	ACTIVE LISTINGS	47	39	-17.0%	47	39	-17.0%
	# OF SALES	23	20	-13.0%	5	2	-60.0%
	SALES VOLUME	\$67,031,000	\$60,211,000	-10.2%	\$15,833,000	\$3,785,000	-76.1%
	MEDIAN PRICE	\$2,425,000	\$2,619,000	8.0%	\$3,750,000	\$1,892,500	-49.5%
	AVERAGE PRICE	\$2,914,391	\$3,010,550	3.3%	\$3,166,600	\$1,892,500	-40.2%
	AVERAGE DOM	83	82	-1.2%	16	61	281.3%
	% OF ASKING PRICE	94.9%	96.3%	1.5%	102.2%	102.4%	0.2%
Condo/Co-op/TH	CONTRACTS SIGNED	2	5	150.0%	1	2	100.0%
	ACTIVE LISTINGS	2	1	-50.0%	2	1	-50.0%
	# OF SALES	1	2	100.0%	1	0	0.0%
	SALES VOLUME	\$2,200,000	\$3,350,000	52.3%	\$2,200,000	-	-
	MEDIAN PRICE	\$2,200,000	\$1,675,000	-23.9%	\$2,200,000	-	-
	AVERAGE PRICE	\$2,200,000	\$1,675,000	-23.9%	\$2,200,000	-	-
	AVERAGE DOM	72	20	-72.2%	72	-	-
	% OF ASKING PRICE	96.5%	101.9%	5.4%	96.5%	-	-

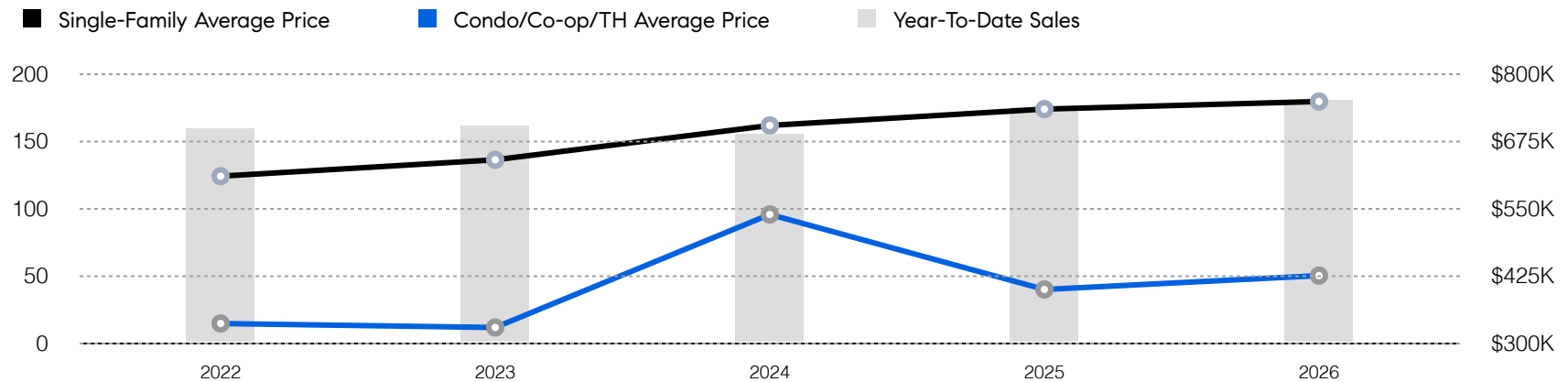
Historic Sales Trends



Teaneck

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	171	192	12.3%	38	37	-2.6%
	ACTIVE LISTINGS	117	98	-16.2%	117	98	-16.2%
	# OF SALES	152	161	5.9%	19	24	26.3%
	SALES VOLUME	\$111,748,973	\$120,642,707	8.0%	\$14,796,000	\$18,292,000	23.6%
	MEDIAN PRICE	\$702,500	\$675,000	-3.9%	\$725,000	\$665,000	-8.3%
	AVERAGE PRICE	\$735,191	\$749,334	1.9%	\$778,737	\$762,167	-2.1%
	AVERAGE DOM	44	40	-9.1%	38	28	-26.3%
	% OF ASKING PRICE	103.4%	102.4%	-1.0%	104.7%	102.2%	-2.5%
Condo/Co-op/TH	CONTRACTS SIGNED	28	14	-50.0%	5	2	-60.0%
	ACTIVE LISTINGS	21	9	-57.1%	21	9	-57.1%
	# OF SALES	22	18	-18.2%	3	5	66.7%
	SALES VOLUME	\$8,806,668	\$7,669,285	-12.9%	\$556,000	\$2,420,000	335.3%
	MEDIAN PRICE	\$415,000	\$398,000	-4.1%	\$206,000	\$401,000	94.7%
	AVERAGE PRICE	\$400,303	\$426,071	6.4%	\$185,333	\$484,000	161.2%
	AVERAGE DOM	73	31	-57.5%	85	48	-43.5%
	% OF ASKING PRICE	98.7%	95.9%	-2.8%	90.3%	100.1%	9.8%

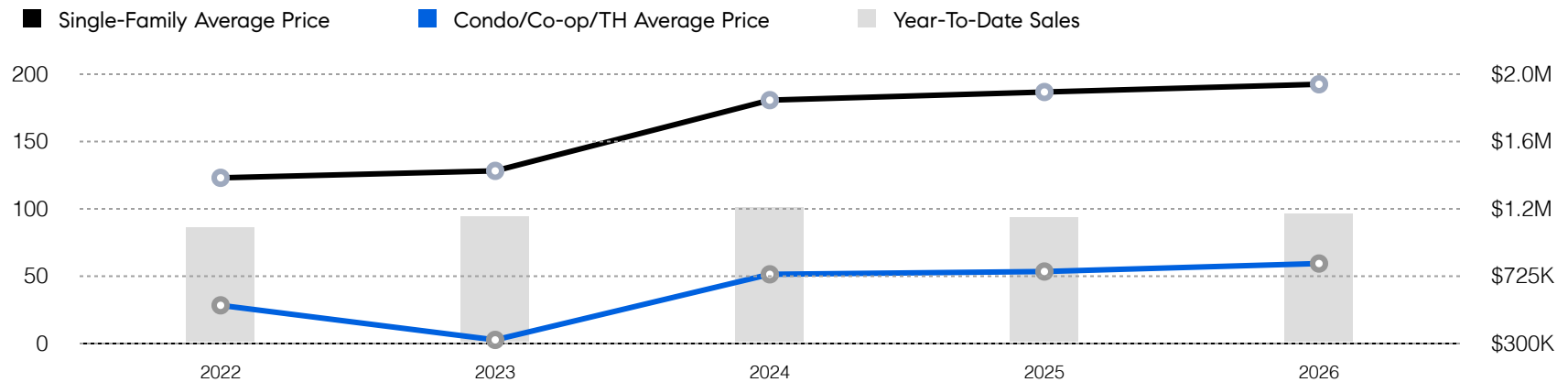
Historic Sales Trends



Tenaflly

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	71	78	9.9%	7	9	28.6%
	ACTIVE LISTINGS	44	29	-34.1%	44	29	-34.1%
	# OF SALES	77	86	11.7%	14	19	35.7%
	SALES VOLUME	\$145,337,300	\$166,532,192	14.6%	\$34,216,300	\$40,745,000	19.1%
	MEDIAN PRICE	\$1,700,000	\$1,700,000	-	\$2,324,500	\$1,775,000	-23.6%
	AVERAGE PRICE	\$1,887,497	\$1,936,421	2.6%	\$2,444,021	\$2,144,474	-12.3%
	AVERAGE DOM	52	41	-21.2%	68	35	-48.5%
	% OF ASKING PRICE	101.7%	104.0%	2.3%	103.0%	102.5%	-0.5%
Condo/Co-op/TH	CONTRACTS SIGNED	14	9	-35.7%	1	0	0.0%
	ACTIVE LISTINGS	2	5	150.0%	2	5	150.0%
	# OF SALES	15	9	-40.0%	4	5	25.0%
	SALES VOLUME	\$11,316,999	\$7,244,000	-36.0%	\$3,552,999	\$4,556,000	28.2%
	MEDIAN PRICE	\$610,000	\$667,000	9.3%	\$805,000	\$730,000	-9.3%
	AVERAGE PRICE	\$754,467	\$804,889	6.7%	\$888,250	\$911,200	2.6%
	AVERAGE DOM	75	29	-61.3%	21	31	47.6%
	% OF ASKING PRICE	100.0%	99.5%	-0.5%	102.7%	100.2%	-2.5%

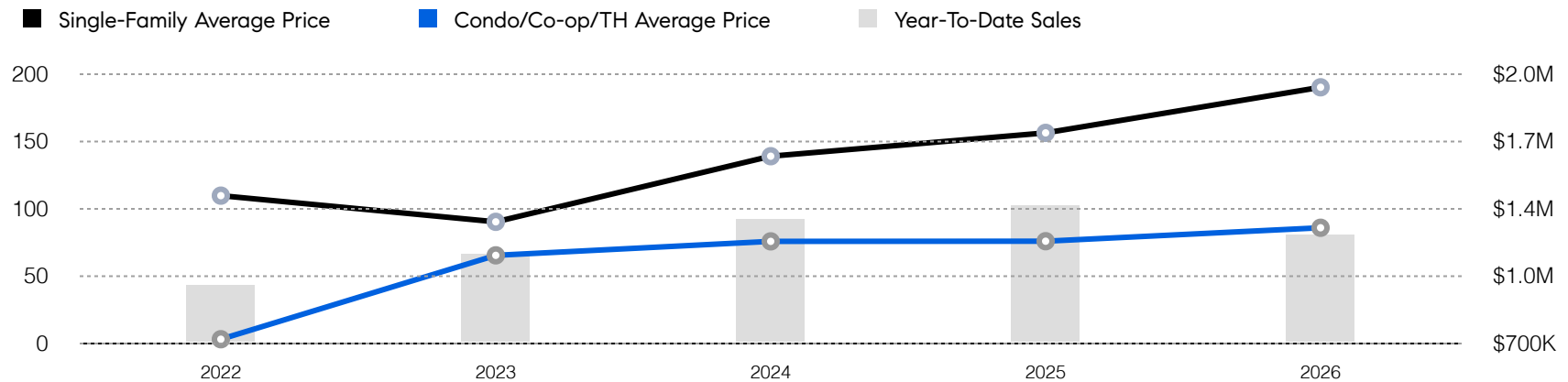
Historic Sales Trends



Upper Saddle River

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	76	76	0.0%	12	11	-8.3%
	ACTIVE LISTINGS	51	20	-60.8%	51	20	-60.8%
	# OF SALES	74	75	1.4%	12	10	-16.7%
	SALES VOLUME	\$127,042,715	\$145,260,825	14.3%	\$23,137,000	\$21,342,835	-7.8%
	MEDIAN PRICE	\$1,640,000	\$1,650,000	0.6%	\$1,815,000	\$1,737,500	-4.3%
	AVERAGE PRICE	\$1,716,793	\$1,936,811	12.8%	\$1,928,083	\$2,134,284	10.7%
	AVERAGE DOM	35	39	11.4%	27	34	25.9%
	% OF ASKING PRICE	102.0%	103.4%	1.4%	100.9%	106.3%	5.4%
Condo/Co-op/TH	CONTRACTS SIGNED	6	3	-50.0%	1	1	0.0%
	ACTIVE LISTINGS	6	4	-33.3%	6	4	-33.3%
	# OF SALES	27	4	-85.2%	3	2	-33.3%
	SALES VOLUME	\$32,234,524	\$5,035,000	-84.4%	\$3,422,758	\$2,550,000	-25.5%
	MEDIAN PRICE	\$1,203,824	\$1,275,000	5.9%	\$1,161,659	\$1,275,000	9.8%
	AVERAGE PRICE	\$1,193,871	\$1,258,750	5.4%	\$1,140,919	\$1,275,000	11.8%
	AVERAGE DOM	163	45	-72.4%	321	59	-81.6%
	% OF ASKING PRICE	101.7%	98.1%	-3.6%	103.0%	96.3%	-6.7%

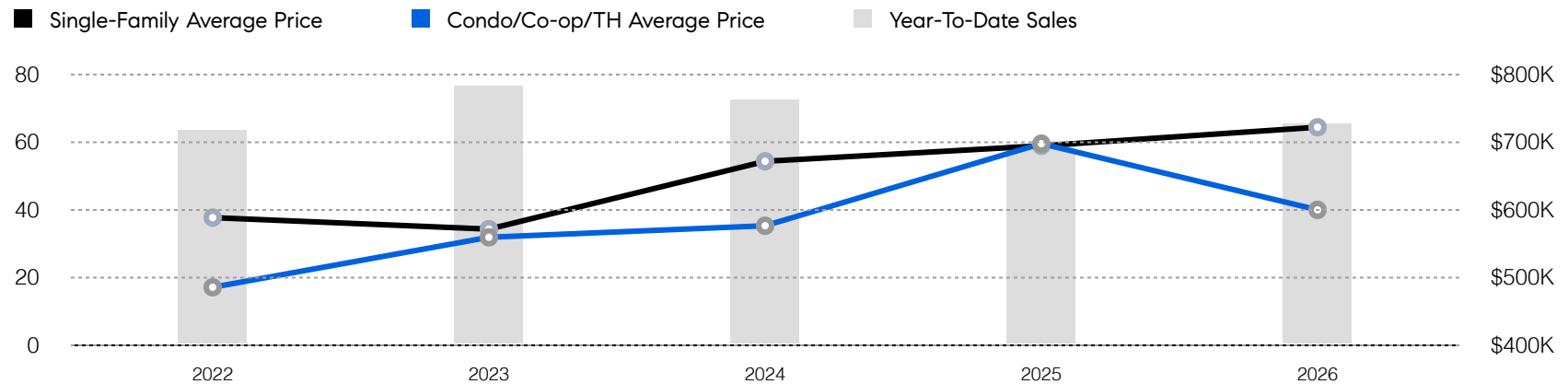
Historic Sales Trends



Waldwick

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	69	64	-7.2%	13	9	-30.8%
	ACTIVE LISTINGS	42	8	-81.0%	42	8	-81.0%
	# OF SALES	52	54	3.8%	15	8	-46.7%
	SALES VOLUME	\$36,126,548	\$39,001,000	8.0%	\$11,174,848	\$6,201,000	-44.5%
	MEDIAN PRICE	\$682,500	\$702,500	2.9%	\$765,000	\$776,000	1.4%
	AVERAGE PRICE	\$694,741	\$722,241	4.0%	\$744,990	\$775,125	4.0%
	AVERAGE DOM	25	25	0.0%	19	20	5.3%
	% OF ASKING PRICE	108.0%	109.1%	1.1%	109.9%	105.5%	-4.3%
Condo/Co-op/TH	CONTRACTS SIGNED	5	11	120.0%	0	5	0.0%
	ACTIVE LISTINGS	4	4	0.0%	4	4	0.0%
	# OF SALES	7	11	57.1%	2	2	0.0%
	SALES VOLUME	\$4,885,828	\$6,601,800	35.1%	\$1,326,828	\$1,060,000	-20.1%
	MEDIAN PRICE	\$750,000	\$550,000	-26.7%	\$663,414	\$530,000	-20.1%
	AVERAGE PRICE	\$697,975	\$600,164	-14.0%	\$663,414	\$530,000	-20.1%
	AVERAGE DOM	44	17	-61.4%	19	15	-21.1%
	% OF ASKING PRICE	102.6%	104.0%	1.5%	106.9%	102.0%	-4.9%

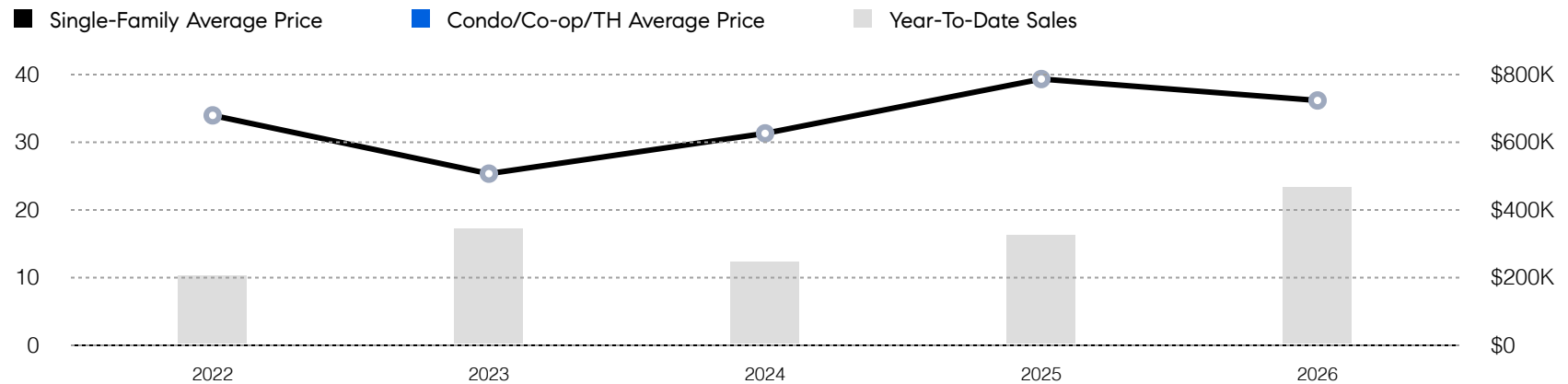
Historic Sales Trends



Wallington

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	18	13	-27.8%	5	1	-80.0%
	ACTIVE LISTINGS	8	6	-25.0%	8	6	-25.0%
	# OF SALES	16	22	37.5%	5	2	-60.0%
	SALES VOLUME	\$12,589,500	\$15,917,900	26.4%	\$2,961,500	\$1,598,000	-46.0%
	MEDIAN PRICE	\$729,500	\$684,250	-6.2%	\$549,000	\$799,000	45.5%
	AVERAGE PRICE	\$786,844	\$723,541	-8.0%	\$592,300	\$799,000	34.9%
	AVERAGE DOM	27	46	70.4%	23	20	-13.0%
	% OF ASKING PRICE	100.2%	100.1%	-0.1%	100.9%	107.6%	6.6%
Condo/Co-op/TH	CONTRACTS SIGNED	3	1	-66.7%	2	1	-50.0%
	ACTIVE LISTINGS	3	0	0.0%	3	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	-	-	-	-
	% OF ASKING PRICE	-	100.9%	-	-	-	-

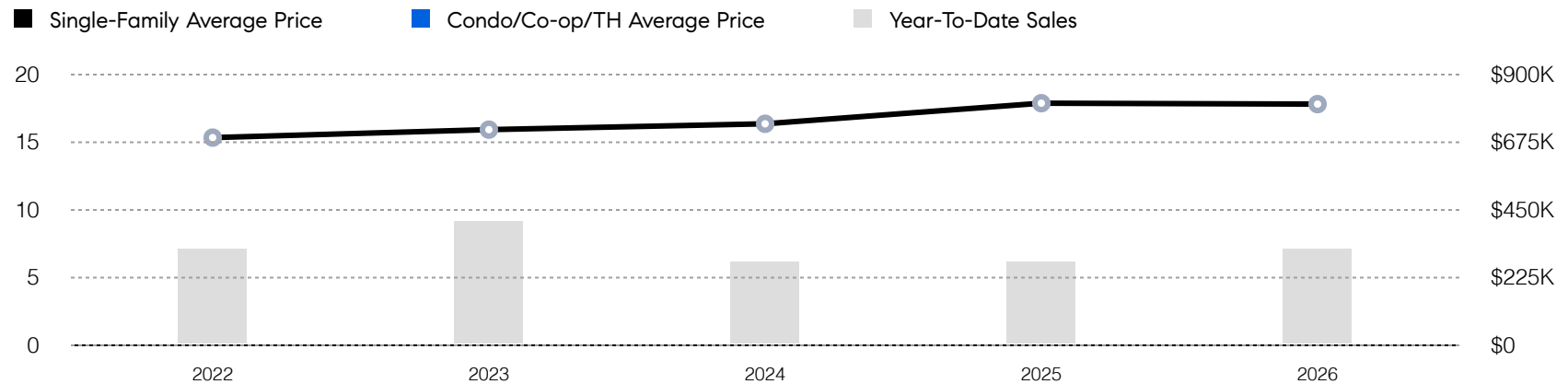
Historic Sales Trends



Washington Township

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	6	8	33.3%	0	3	0.0%
	ACTIVE LISTINGS	3	2	-33.3%	3	2	-33.3%
	# OF SALES	6	6	0.0%	3	2	-33.3%
	SALES VOLUME	\$4,829,372	\$4,811,250	-0.4%	\$2,999,372	\$1,511,250	-49.6%
	MEDIAN PRICE	\$649,686	\$805,625	24.0%	\$690,000	\$755,625	9.5%
	AVERAGE PRICE	\$804,895	\$801,875	-0.4%	\$999,791	\$755,625	-24.4%
	AVERAGE DOM	35	15	-57.1%	20	17	-15.0%
	% OF ASKING PRICE	106.3%	113.7%	7.5%	102.2%	112.2%	10.0%
Condo/Co-op/TH	CONTRACTS SIGNED	1	1	0.0%	1	1	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%	-	-	-	-

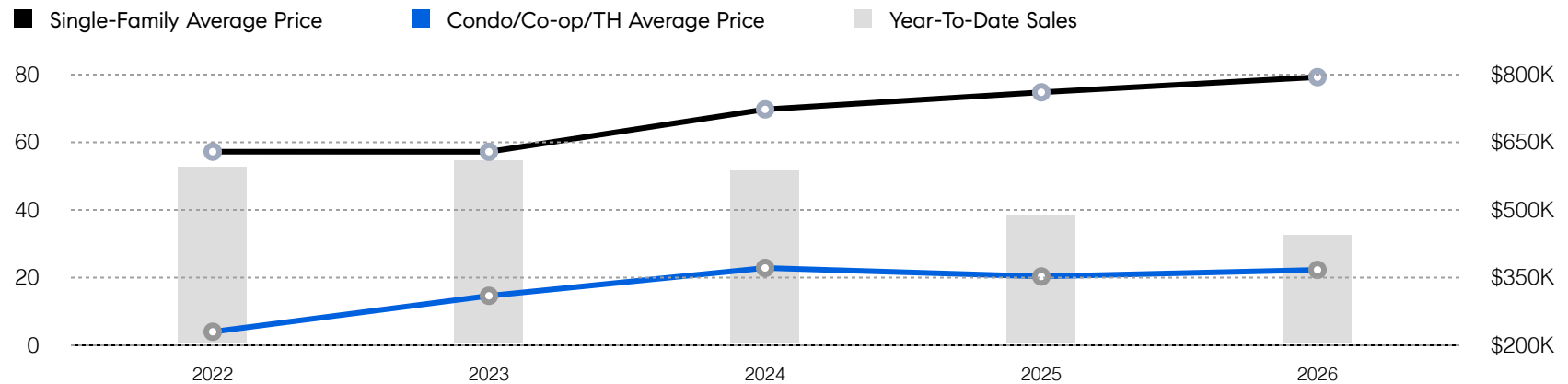
Historic Sales Trends



Westwood

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	43	33	-23.3%	8	6	-25.0%
	ACTIVE LISTINGS	21	16	-23.8%	21	16	-23.8%
	# OF SALES	34	25	-26.5%	4	5	25.0%
	SALES VOLUME	\$25,865,209	\$19,859,865	-23.2%	\$2,777,210	\$4,949,000	78.2%
	MEDIAN PRICE	\$759,000	\$790,000	4.1%	\$732,625	\$875,000	19.4%
	AVERAGE PRICE	\$760,741	\$794,395	4.4%	\$694,303	\$989,800	42.6%
	AVERAGE DOM	41	16	-61.0%	37	11	-70.3%
	% OF ASKING PRICE	103.6%	110.2%	6.6%	100.9%	113.2%	12.3%
Condo/Co-op/TH	CONTRACTS SIGNED	4	6	50.0%	0	1	0.0%
	ACTIVE LISTINGS	1	2	100.0%	1	2	100.0%
	# OF SALES	4	7	75.0%	0	1	0.0%
	SALES VOLUME	\$1,410,000	\$2,570,000	82.3%	-	\$342,000	-
	MEDIAN PRICE	\$335,000	\$381,000	13.7%	-	\$342,000	-
	AVERAGE PRICE	\$352,500	\$367,143	4.2%	-	\$342,000	-
	AVERAGE DOM	44	28	-36.4%	-	12	-
	% OF ASKING PRICE	100.1%	102.8%	2.7%	-	114.4%	-

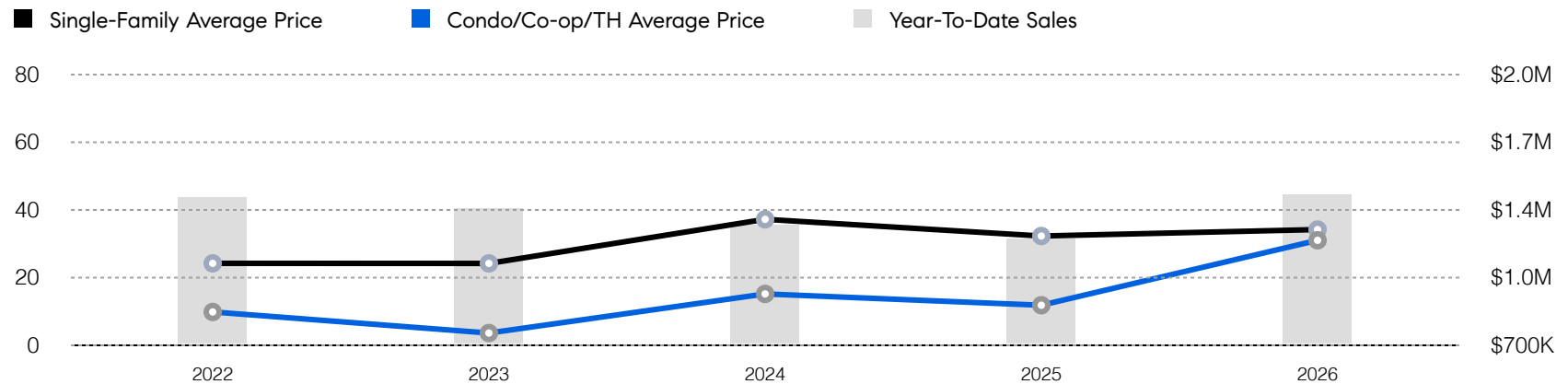
Historic Sales Trends



Woodcliff Lake

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	27	46	70.4%	4	8	100.0%
	ACTIVE LISTINGS	15	18	20.0%	15	18	20.0%
	# OF SALES	29	35	20.7%	9	4	-55.6%
	SALES VOLUME	\$35,520,517	\$43,954,448	23.7%	\$12,016,000	\$4,954,000	-58.8%
	MEDIAN PRICE	\$1,151,000	\$1,270,000	10.3%	\$1,299,000	\$1,102,500	-15.1%
	AVERAGE PRICE	\$1,224,845	\$1,255,841	2.5%	\$1,335,111	\$1,238,500	-7.2%
	AVERAGE DOM	39	37	-5.1%	28	31	10.7%
	% OF ASKING PRICE	104.5%	102.3%	-2.2%	100.3%	102.2%	1.9%
Condo/Co-op/TH	CONTRACTS SIGNED	5	11	120.0%	2	3	50.0%
	ACTIVE LISTINGS	4	4	0.0%	4	4	0.0%
	# OF SALES	2	9	350.0%	1	1	0.0%
	SALES VOLUME	\$1,785,000	\$10,839,000	507.2%	\$895,000	\$1,202,000	34.3%
	MEDIAN PRICE	\$892,500	\$1,270,000	42.3%	\$895,000	\$1,202,000	34.3%
	AVERAGE PRICE	\$892,500	\$1,204,333	34.9%	\$895,000	\$1,202,000	34.3%
	AVERAGE DOM	30	24	-20.0%	12	6	-50.0%
	% OF ASKING PRICE	103.3%	99.5%	-3.8%	104.3%	104.5%	0.2%

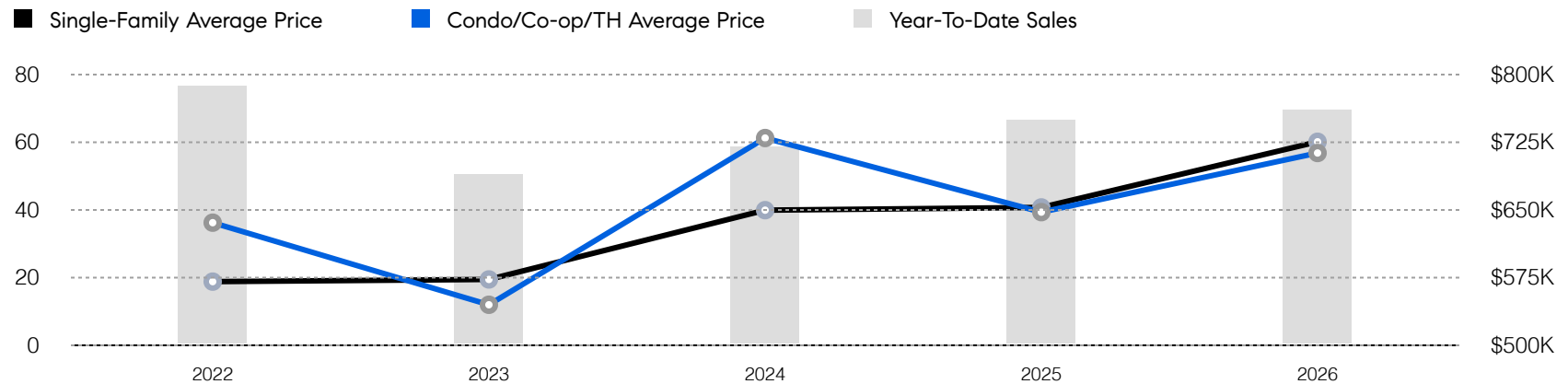
Historic Sales Trends



Wood-Ridge

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	28	31	10.7%	0	6	0.0%
	ACTIVE LISTINGS	13	24	84.6%	13	24	84.6%
	# OF SALES	33	29	-12.1%	5	1	-80.0%
	SALES VOLUME	\$21,542,500	\$21,041,000	-2.3%	\$3,375,000	\$769,000	-77.2%
	MEDIAN PRICE	\$650,000	\$700,000	7.7%	\$675,000	\$769,000	13.9%
	AVERAGE PRICE	\$652,803	\$725,552	11.1%	\$675,000	\$769,000	13.9%
	AVERAGE DOM	31	37	19.4%	12	10	-16.7%
	% OF ASKING PRICE	103.1%	99.8%	-3.4%	106.7%	100.0%	-6.7%
Condo/Co-op/TH	CONTRACTS SIGNED	38	45	18.4%	7	8	14.3%
	ACTIVE LISTINGS	8	9	12.5%	8	9	12.5%
	# OF SALES	33	40	21.2%	8	9	12.5%
	SALES VOLUME	\$21,370,000	\$28,525,000	33.5%	\$5,069,500	\$5,854,000	15.5%
	MEDIAN PRICE	\$650,000	\$724,000	11.4%	\$561,500	\$697,000	24.1%
	AVERAGE PRICE	\$647,576	\$713,125	10.1%	\$633,688	\$650,444	2.6%
	AVERAGE DOM	17	30	76.5%	12	35	191.7%
	% OF ASKING PRICE	104.0%	101.3%	-2.7%	103.7%	101.2%	-2.5%

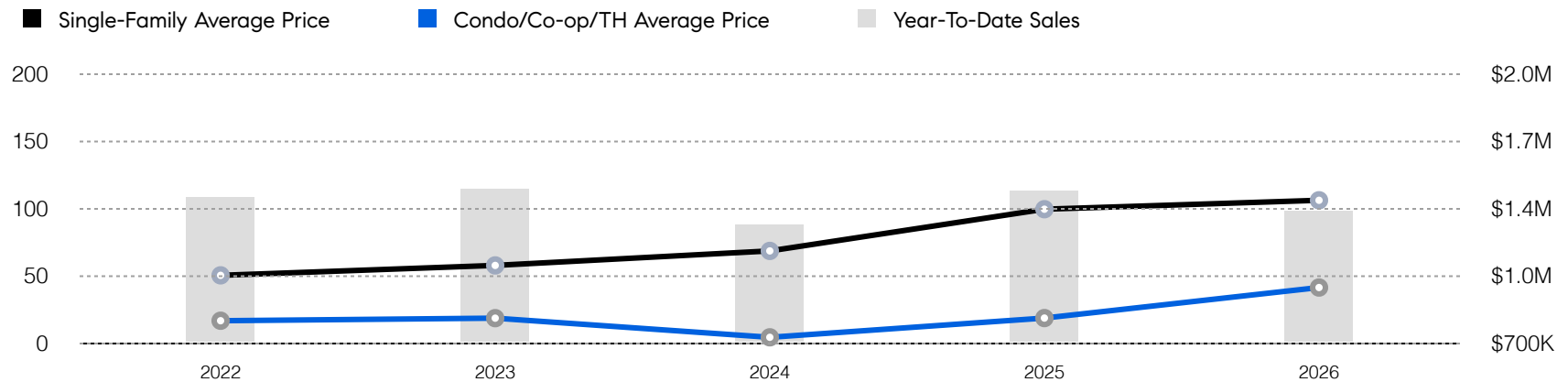
Historic Sales Trends



Wyckoff

		YTD 2025	YTD 2026	% Change	Jul 2025	Jul 2026	% Change
Single-Family	CONTRACTS SIGNED	127	116	-8.7%	38	27	-28.9%
	ACTIVE LISTINGS	67	31	-53.7%	67	31	-53.7%
	# OF SALES	102	88	-13.7%	11	23	109.1%
	SALES VOLUME	\$137,528,973	\$122,441,498	-11.0%	\$14,952,000	\$35,026,999	134.3%
	MEDIAN PRICE	\$1,189,500	\$1,305,000	9.7%	\$1,300,000	\$1,390,000	6.9%
	AVERAGE PRICE	\$1,348,323	\$1,391,381	3.2%	\$1,359,273	\$1,522,913	12.0%
	AVERAGE DOM	24	34	41.7%	26	22	-15.4%
	% OF ASKING PRICE	107.2%	105.9%	-1.3%	107.3%	107.5%	0.2%
Condo/Co-op/TH	CONTRACTS SIGNED	10	9	-10.0%	0	1	0.0%
	ACTIVE LISTINGS	3	4	33.3%	3	4	33.3%
	# OF SALES	10	9	-10.0%	1	1	0.0%
	SALES VOLUME	\$8,229,000	\$8,732,799	6.1%	\$1,235,000	\$999,999	-19.0%
	MEDIAN PRICE	\$777,000	\$952,800	22.6%	\$1,235,000	\$999,999	-19.0%
	AVERAGE PRICE	\$822,900	\$970,311	17.9%	\$1,235,000	\$999,999	-19.0%
	AVERAGE DOM	16	20	25.0%	24	11	-54.2%
	% OF ASKING PRICE	108.7%	102.2%	-6.5%	112.4%	111.1%	-1.3%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 07/31/2025 vs. 01/01/2026 - 07/31/2026

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