



Year In Review 2025

# Bergen County Market Report

COMPASS

# Bergen County Overview

Year-To-Date Sales

**8,413**

-1.4% Year-To-Date  
-15.5% Quarter-Over-Quarter

Year-To-Date Contracts

**8,495**

-2.8% Year-To-Date  
-11.6% Quarter-Over-Quarter

Single-Family  
Average Sale Price

**\$1.0M**

11.4% Year-To-Date  
-6.0% Quarter-Over-Quarter

Average Days On Market

**35**

-5.4% Year-To-Date  
11.8% Quarter-Over-Quarter

Condo/Co-op/Townhouse  
Average Sale Price

**\$615K**

4.6% Year-To-Date  
-0.4% Quarter-Over-Quarter

Active Listings

**1,118**

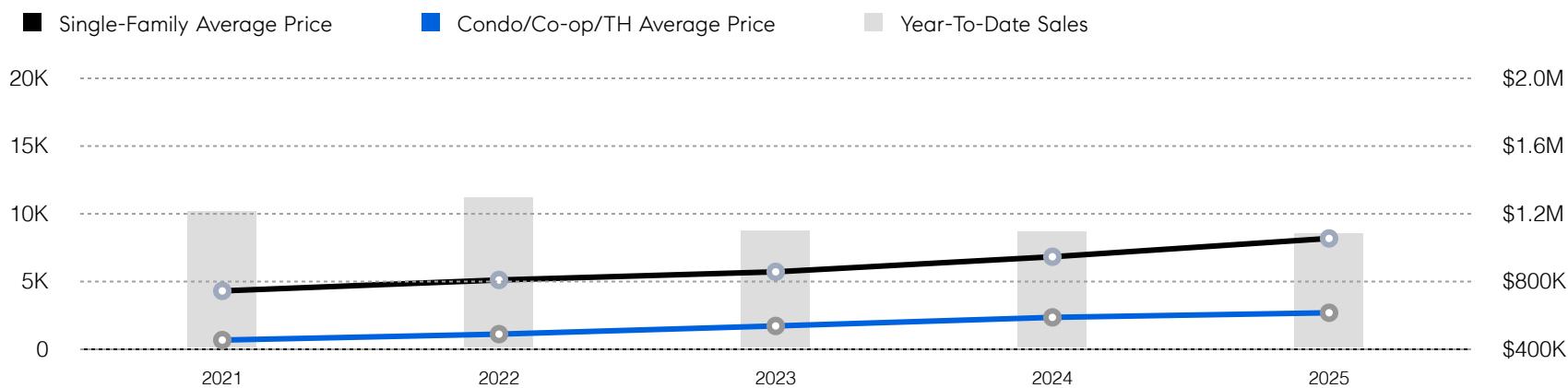
-40.1% Year-Over-Year  
-58.9% Quarter-Over-Quarter



# Bergen County Overview

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	6,179	6,056	-2.0%	1,458	1,371	-6.0%
	ACTIVE LISTINGS	1,250	695	-44.4%	1,250	695	-44.4%
	# OF SALES	6,006	6,021	0.2%	1,599	1,535	-4.0%
	SALES VOLUME	\$5,683,875,796	\$6,349,703,460	11.7%	\$1,466,024,804	\$1,553,934,645	6.0%
	MEDIAN PRICE	\$755,000	\$825,000	9.3%	\$753,000	\$800,000	6.2%
	AVERAGE PRICE	\$946,366	\$1,054,593	11.4%	\$916,839	\$1,012,335	10.4%
	AVERAGE DOM	31	34	9.7%	33	36	9.1%
Condo/Co-op/TH	CONTRACTS SIGNED	2,559	2,439	-4.7%	568	613	7.9%
	ACTIVE LISTINGS	618	423	-31.6%	618	423	-31.6%
	# OF SALES	2,526	2,392	-5.3%	659	602	-8.6%
	SALES VOLUME	\$1,486,550,335	\$1,472,527,747	-0.9%	\$387,789,474	\$374,782,259	-3.4%
	MEDIAN PRICE	\$475,000	\$505,500	6.4%	\$475,000	\$519,000	9.3%
	AVERAGE PRICE	\$588,500	\$615,605	4.6%	\$588,451	\$622,562	5.8%
	AVERAGE DOM	41	43	4.9%	40	39	-2.5%

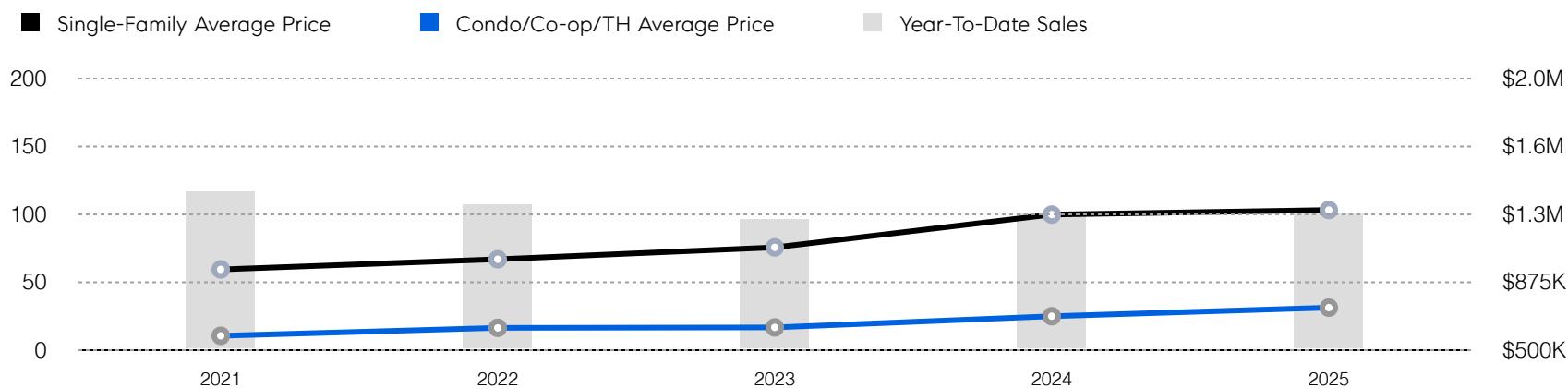
## Historic Sales Trends



# Allendale

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	84	78	-7.1%	22	16	-27.3%
	ACTIVE LISTINGS	12	3	-75.0%	12	3	-75.0%
	# OF SALES	76	78	2.6%	23	16	-30.4%
	SALES VOLUME	\$94,916,765	\$99,387,879	4.7%	\$27,945,998	\$21,118,380	-24.4%
	MEDIAN PRICE	\$1,015,000	\$1,300,000	28.1%	\$999,999	\$1,420,000	42.0%
	AVERAGE PRICE	\$1,248,905	\$1,274,204	2.0%	\$1,215,043	\$1,319,899	8.6%
	AVERAGE DOM	27	32	18.5%	38	43	13.2%
Condo/Co-op/TH	CONTRACTS SIGNED	23	19	-17.4%	6	5	-16.7%
	ACTIVE LISTINGS	4	0	0.0%	4	0	0.0%
	# OF SALES	24	21	-12.5%	4	7	75.0%
	SALES VOLUME	\$16,495,900	\$15,430,900	-6.5%	\$3,180,000	\$5,367,000	68.8%
	MEDIAN PRICE	\$712,500	\$750,000	5.3%	\$820,000	\$750,000	-8.5%
	AVERAGE PRICE	\$687,329	\$734,805	6.9%	\$795,000	\$766,714	-3.6%
	AVERAGE DOM	17	21	23.5%	41	26	-36.6%

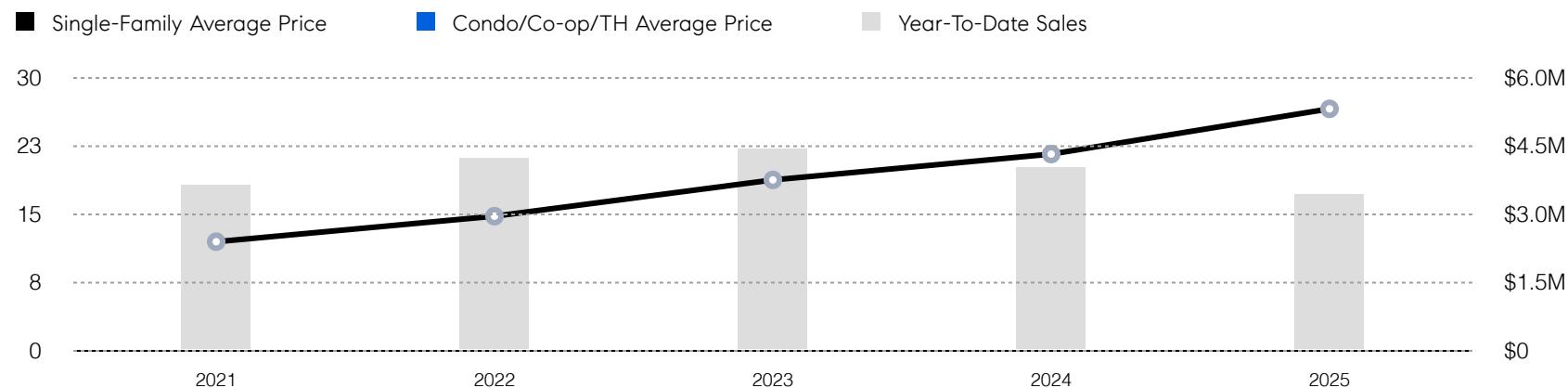
## Historic Sales Trends



# Alpine

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	19	13	-31.6%	6	2	-66.7%
	ACTIVE LISTINGS	18	20	11.1%	18	20	11.1%
	# OF SALES	20	17	-15.0%	4	2	-50.0%
	SALES VOLUME	\$86,532,500	\$90,459,000	4.5%	\$11,970,000	\$7,550,000	-36.9%
	MEDIAN PRICE	\$3,587,250	\$4,400,000	22.7%	\$3,555,000	\$3,775,000	6.2%
	AVERAGE PRICE	\$4,326,625	\$5,321,118	23.0%	\$2,992,500	\$3,775,000	26.1%
	AVERAGE DOM	166	174	4.8%	76	497	553.9%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	2	0	0.0%	2	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

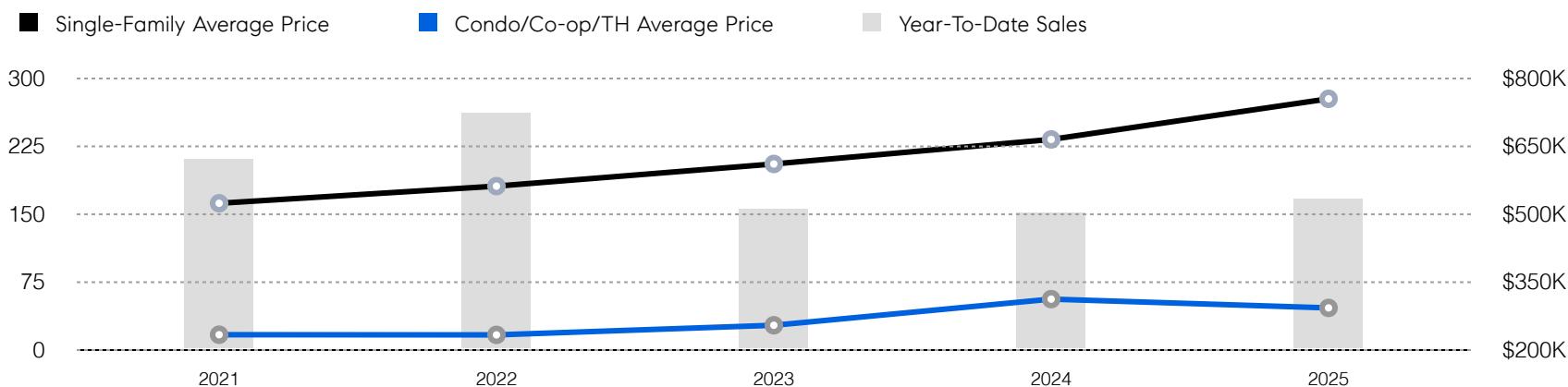
## Historic Sales Trends



# Bergenfield

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	136	160	17.6%	28	33	17.9%
	ACTIVE LISTINGS	28	15	-46.4%	28	15	-46.4%
	# OF SALES	140	161	15.0%	26	43	65.4%
	SALES VOLUME	\$93,156,237	\$121,574,088	30.5%	\$15,621,150	\$33,457,000	114.2%
	MEDIAN PRICE	\$577,825	\$640,000	10.8%	\$550,000	\$675,000	22.7%
	AVERAGE PRICE	\$665,402	\$755,119	13.5%	\$600,813	\$778,070	29.5%
	AVERAGE DOM	24	39	62.5%	28	45	60.7%
Condo/Co-op/TH	CONTRACTS SIGNED	8	4	-50.0%	2	1	-50.0%
	ACTIVE LISTINGS	0	4	0.0%	0	4	0.0%
	# OF SALES	9	4	-55.6%	4	1	-75.0%
	SALES VOLUME	\$2,812,900	\$1,172,500	-58.3%	\$1,377,900	\$335,000	-75.7%
	MEDIAN PRICE	\$280,000	\$298,750	6.7%	\$329,000	\$335,000	1.8%
	AVERAGE PRICE	\$312,544	\$293,125	-6.2%	\$344,475	\$335,000	-2.8%
	AVERAGE DOM	17	37	117.6%	9	77	755.6%

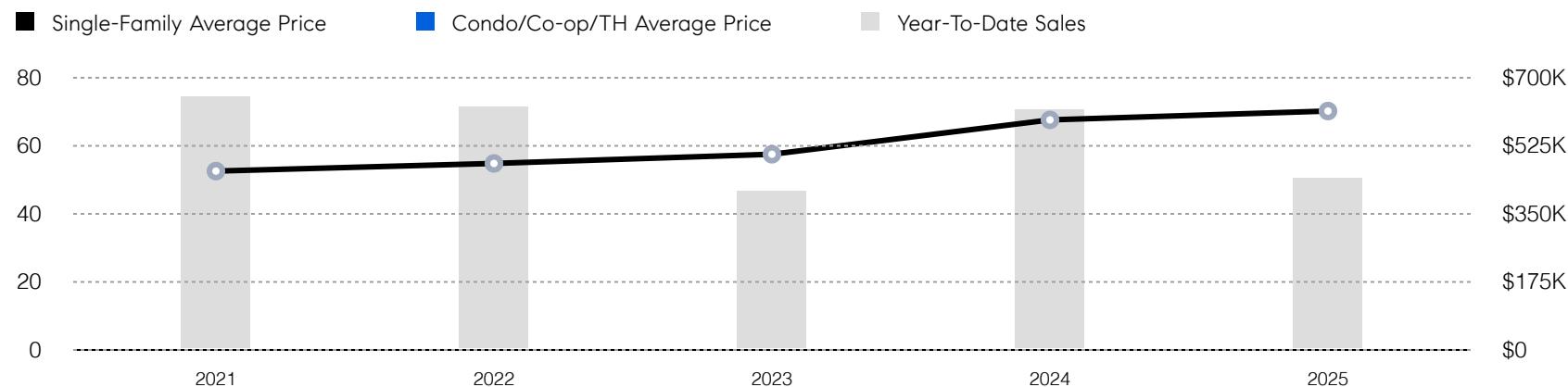
## Historic Sales Trends



# Bogota

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	69	46	-33.3%	13	12	-7.7%
	ACTIVE LISTINGS	8	6	-25.0%	8	6	-25.0%
	# OF SALES	65	50	-23.1%	10	23	130.0%
	SALES VOLUME	\$38,458,553	\$30,721,000	-20.1%	\$5,925,000	\$14,929,000	152.0%
	MEDIAN PRICE	\$559,999	\$605,000	8.0%	\$607,500	\$620,000	2.1%
	AVERAGE PRICE	\$591,670	\$614,420	3.8%	\$592,500	\$649,087	9.6%
	AVERAGE DOM	29	30	3.4%	53	29	-45.3%
Condo/Co-op/TH	CONTRACTS SIGNED	5	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	5	0	0.0%	1	0	0.0%
	SALES VOLUME	\$1,690,000	-	-	\$325,000	-	-
	MEDIAN PRICE	\$270,000	-	-	\$325,000	-	-
	AVERAGE PRICE	\$338,000	-	-	\$325,000	-	-
	AVERAGE DOM	28	-	-	16	-	-

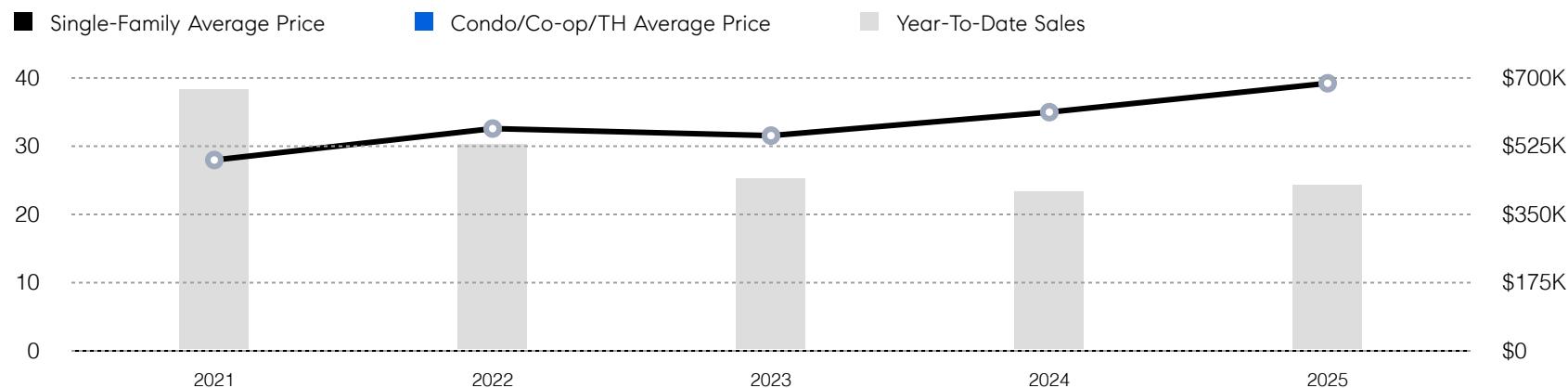
## Historic Sales Trends



# Carlstadt

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	19	22	15.8%	1	2	100.0%
	ACTIVE LISTINGS	5	4	-20.0%	5	4	-20.0%
	# OF SALES	20	23	15.0%	3	3	0.0%
	SALES VOLUME	\$12,245,999	\$15,788,000	28.9%	\$1,410,000	\$1,920,000	36.2%
	MEDIAN PRICE	\$577,000	\$585,000	1.4%	\$490,000	\$635,000	29.6%
	AVERAGE PRICE	\$612,300	\$686,435	12.1%	\$470,000	\$640,000	36.2%
	AVERAGE DOM	22	31	40.9%	31	14	-54.8%
Condo/Co-op/TH	CONTRACTS SIGNED	3	1	-66.7%	2	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	3	1	-66.7%	2	0	0.0%
	SALES VOLUME	\$1,816,000	\$450,000	-75.2%	\$1,100,000	-	-
	MEDIAN PRICE	\$550,000	\$450,000	-18.2%	\$550,000	-	-
	AVERAGE PRICE	\$605,333	\$450,000	-25.7%	\$550,000	-	-
	AVERAGE DOM	20	28	40.0%	24	-	-

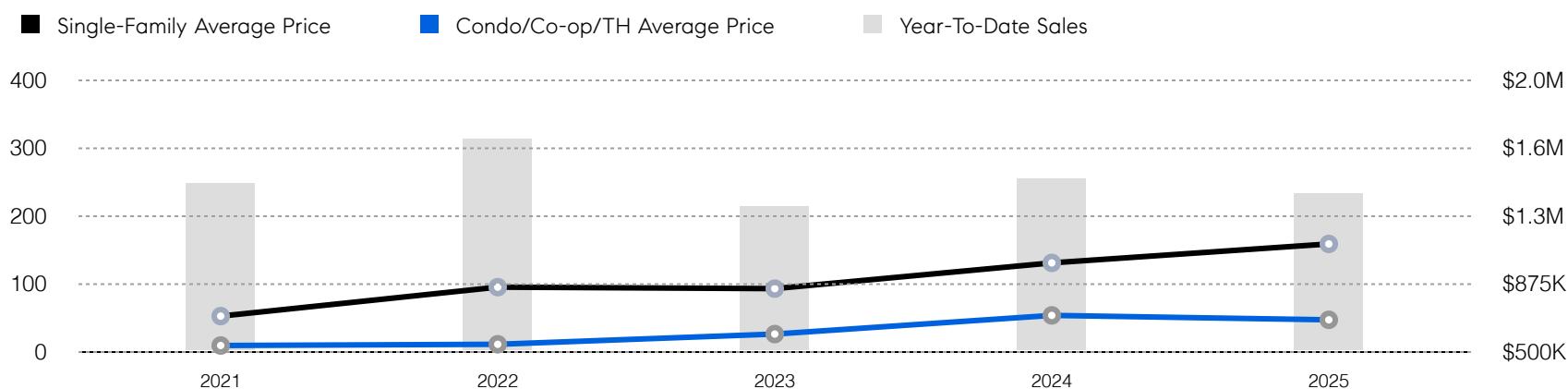
## Historic Sales Trends



# Cliffside Park

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	44	37	-15.9%	14	8	-42.9%
	ACTIVE LISTINGS	15	7	-53.3%	15	7	-53.3%
	# OF SALES	40	36	-10.0%	13	5	-61.5%
	SALES VOLUME	\$39,691,900	\$39,487,388	-0.5%	\$15,249,000	\$4,805,000	-68.5%
	MEDIAN PRICE	\$804,950	\$950,000	18.0%	\$899,000	\$925,000	2.9%
	AVERAGE PRICE	\$992,298	\$1,096,872	10.5%	\$1,173,000	\$961,000	-18.1%
	AVERAGE DOM	38	30	-21.1%	38	19	-50.0%
Condo/Co-op/TH	CONTRACTS SIGNED	217	205	-5.5%	50	56	12.0%
	ACTIVE LISTINGS	61	40	-34.4%	61	40	-34.4%
	# OF SALES	212	195	-8.0%	52	50	-3.8%
	SALES VOLUME	\$148,891,155	\$132,196,999	-11.2%	\$32,551,499	\$31,194,812	-4.2%
	MEDIAN PRICE	\$619,000	\$581,000	-6.1%	\$542,500	\$615,000	13.4%
	AVERAGE PRICE	\$702,317	\$677,933	-3.5%	\$625,990	\$623,896	-0.3%
	AVERAGE DOM	51	51	0.0%	53	60	13.2%

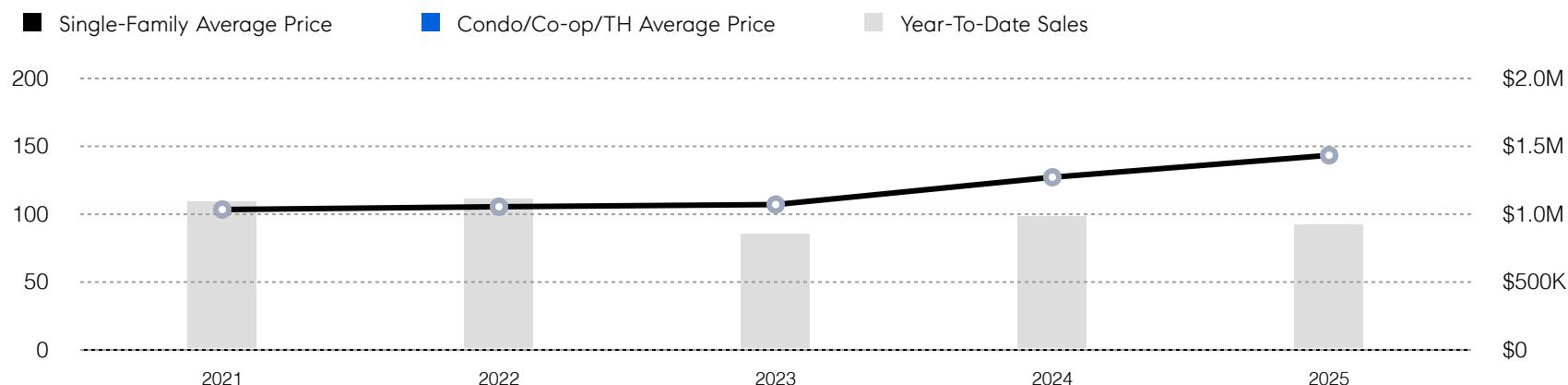
## Historic Sales Trends



# Closter

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	103	89	-13.6%	24	22	-8.3%
	ACTIVE LISTINGS	27	8	-70.4%	27	8	-70.4%
	# OF SALES	97	91	-6.2%	20	23	15.0%
	SALES VOLUME	\$123,418,799	\$130,490,236	5.7%	\$28,109,999	\$26,512,875	-5.7%
	MEDIAN PRICE	\$1,075,000	\$1,310,000	21.9%	\$1,177,500	\$970,000	-17.6%
	AVERAGE PRICE	\$1,272,359	\$1,433,959	12.7%	\$1,405,500	\$1,152,734	-18.0%
	AVERAGE DOM	40	47	17.5%	37	49	32.4%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

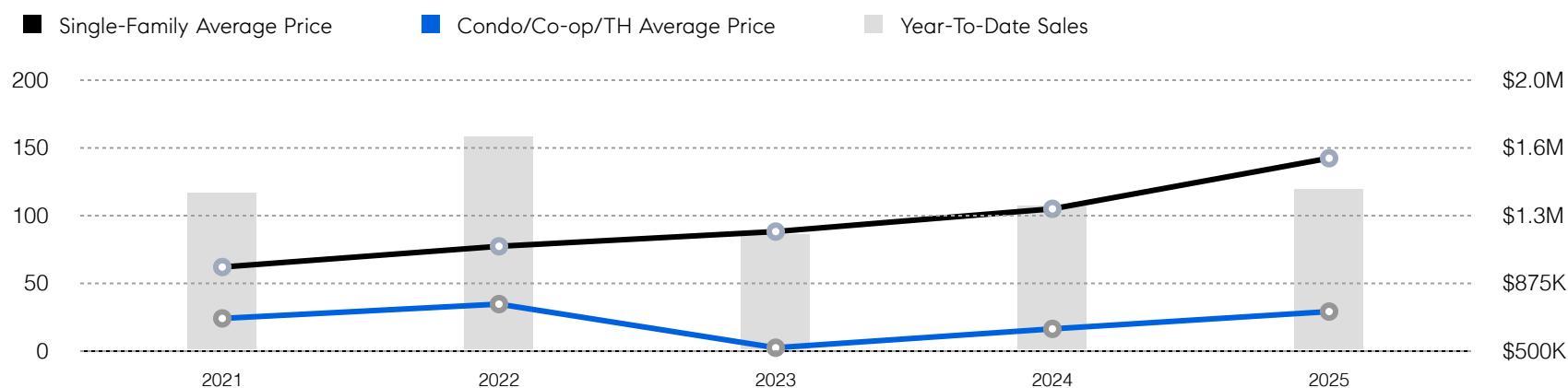
## Historic Sales Trends



# Cresskill

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	94	104	10.6%	14	20	42.9%
	ACTIVE LISTINGS	34	14	-58.8%	34	14	-58.8%
	# OF SALES	94	99	5.3%	21	22	4.8%
	SALES VOLUME	\$121,054,000	\$155,225,878	28.2%	\$25,083,000	\$30,093,240	20.0%
	MEDIAN PRICE	\$975,000	\$1,270,000	30.3%	\$835,000	\$997,750	19.5%
	AVERAGE PRICE	\$1,287,809	\$1,567,938	21.8%	\$1,194,429	\$1,367,875	14.5%
	AVERAGE DOM	39	40	2.6%	53	34	-35.8%
Condo/Co-op/TH	CONTRACTS SIGNED	11	20	81.8%	2	6	200.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	12	19	58.3%	4	6	50.0%
	SALES VOLUME	\$7,478,400	\$13,661,200	82.7%	\$2,379,900	\$4,612,000	93.8%
	MEDIAN PRICE	\$542,450	\$725,000	33.7%	\$542,450	\$742,000	36.8%
	AVERAGE PRICE	\$623,200	\$719,011	15.4%	\$594,975	\$768,667	29.2%
	AVERAGE DOM	35	29	-17.1%	18	35	94.4%

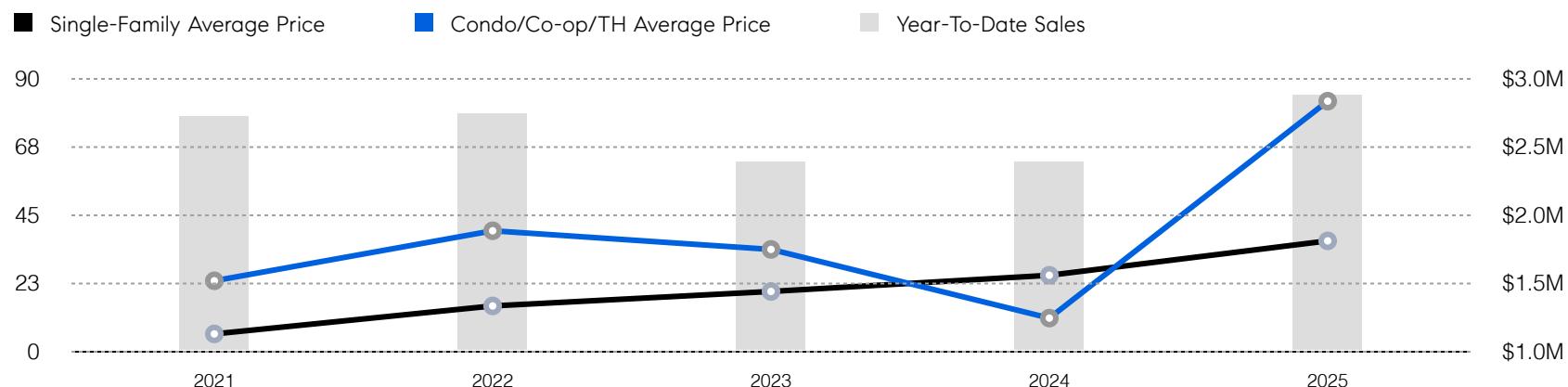
## Historic Sales Trends



# Demarest

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	67	71	6.0%	14	15	7.1%
	ACTIVE LISTINGS	19	9	-52.6%	19	9	-52.6%
	# OF SALES	60	72	20.0%	14	13	-7.1%
	SALES VOLUME	\$93,624,388	\$130,509,419	39.4%	\$25,009,000	\$25,164,000	0.6%
	MEDIAN PRICE	\$1,219,000	\$1,465,000	20.2%	\$1,087,000	\$1,495,000	37.5%
	AVERAGE PRICE	\$1,560,406	\$1,812,631	16.2%	\$1,786,357	\$1,935,692	8.4%
	AVERAGE DOM	38	65	71.1%	33	74	124.2%
Condo/Co-op/TH	CONTRACTS SIGNED	4	12	200.0%	0	2	0.0%
	ACTIVE LISTINGS	9	11	22.2%	9	11	22.2%
	# OF SALES	2	12	500.0%	0	3	0.0%
	SALES VOLUME	\$2,493,119	\$34,040,000	1,265.4%	-	\$8,575,000	-
	MEDIAN PRICE	\$1,246,560	\$2,950,000	136.7%	-	\$2,950,000	-
	AVERAGE PRICE	\$1,246,560	\$2,836,667	127.6%	-	\$2,858,333	-
	AVERAGE DOM	47	100	112.8%	-	8	-

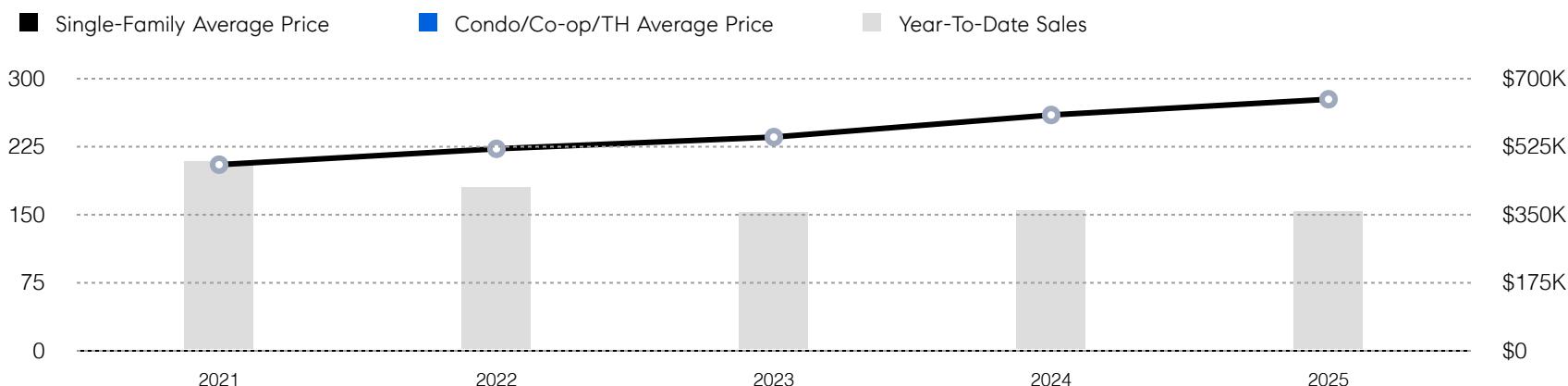
## Historic Sales Trends



# Dumont

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	146	157	7.5%	31	30	-3.2%
	ACTIVE LISTINGS	23	5	-78.3%	23	5	-78.3%
	# OF SALES	150	150	0.0%	34	37	8.8%
	SALES VOLUME	\$90,994,644	\$97,057,000	6.7%	\$21,753,000	\$23,245,000	6.9%
	MEDIAN PRICE	\$611,000	\$645,000	5.6%	\$623,500	\$631,500	1.3%
	AVERAGE PRICE	\$606,631	\$647,047	6.7%	\$639,794	\$628,243	-1.8%
	AVERAGE DOM	24	28	16.7%	29	35	20.7%
Condo/Co-op/TH	CONTRACTS SIGNED	3	2	-33.3%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	3	2	-33.3%	0	1	0.0%
	SALES VOLUME	\$1,666,000	\$1,060,000	-36.4%	-	\$510,000	-
	MEDIAN PRICE	\$595,000	\$530,000	-10.9%	-	\$510,000	-
	AVERAGE PRICE	\$555,333	\$530,000	-4.6%	-	\$510,000	-
	AVERAGE DOM	17	34	100.0%	-	56	-

## Historic Sales Trends



# Edgewater

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	21	17	-19.0%	5	3	-40.0%
	ACTIVE LISTINGS	12	4	-66.7%	12	4	-66.7%
	# OF SALES	14	18	28.6%	4	4	0.0%
	SALES VOLUME	\$16,587,888	\$33,222,000	100.3%	\$6,120,000	\$10,075,000	64.6%
	MEDIAN PRICE	\$962,500	\$1,425,000	48.1%	\$1,535,000	\$2,937,500	91.4%
	AVERAGE PRICE	\$1,184,849	\$1,845,667	55.8%	\$1,530,000	\$2,518,750	64.6%
	AVERAGE DOM	47	61	29.8%	39	47	20.5%
Condo/Co-op/TH	CONTRACTS SIGNED	186	162	-12.9%	36	48	33.3%
	ACTIVE LISTINGS	43	50	16.3%	43	50	16.3%
	# OF SALES	183	153	-16.4%	42	46	9.5%
	SALES VOLUME	\$158,756,328	\$114,010,298	-28.2%	\$34,434,000	\$35,284,900	2.5%
	MEDIAN PRICE	\$630,000	\$615,000	-2.4%	\$652,500	\$626,500	-4.0%
	AVERAGE PRICE	\$867,521	\$745,165	-14.1%	\$819,857	\$767,063	-6.4%
	AVERAGE DOM	47	52	10.6%	46	45	-2.2%

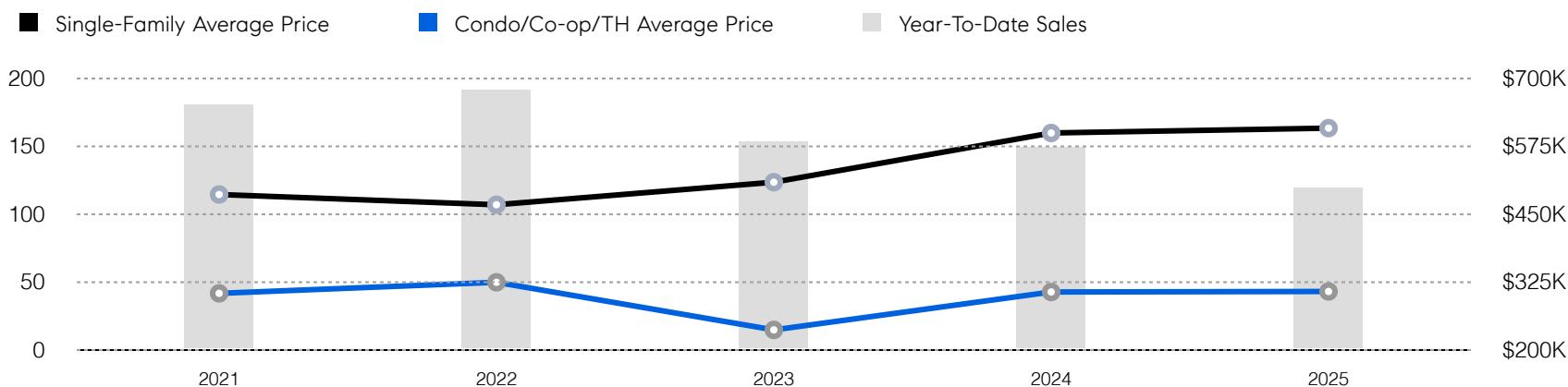
## Historic Sales Trends



# Elmwood Park

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	115	101	-12.2%	24	26	8.3%
	ACTIVE LISTINGS	14	15	7.1%	14	15	7.1%
	# OF SALES	116	101	-12.9%	24	41	70.8%
	SALES VOLUME	\$69,565,249	\$61,469,929	-11.6%	\$14,771,400	\$25,917,000	75.5%
	MEDIAN PRICE	\$600,000	\$575,000	-4.2%	\$609,000	\$639,000	4.9%
	AVERAGE PRICE	\$599,700	\$608,613	1.5%	\$615,475	\$632,122	2.7%
	AVERAGE DOM	28	27	-3.6%	29	34	17.2%
Condo/Co-op/TH	CONTRACTS SIGNED	38	11	-71.1%	12	0	0.0%
	ACTIVE LISTINGS	7	5	-28.6%	7	5	-28.6%
	# OF SALES	32	17	-46.9%	6	0	0.0%
	SALES VOLUME	\$9,821,000	\$5,233,500	-46.7%	\$2,055,000	-	-
	MEDIAN PRICE	\$363,500	\$339,000	-6.7%	\$433,500	-	-
	AVERAGE PRICE	\$306,906	\$307,853	0.3%	\$342,500	-	-
	AVERAGE DOM	46	51	10.9%	24	-	-

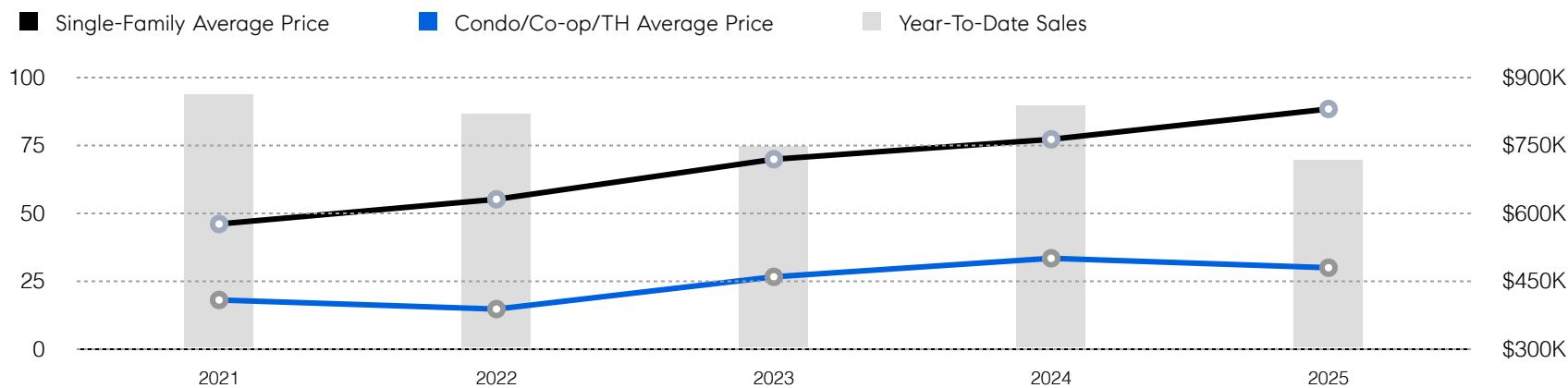
## Historic Sales Trends



# Emerson

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	80	71	-11.2%	12	14	16.7%
	ACTIVE LISTINGS	1	7	600.0%	1	7	600.0%
	# OF SALES	85	68	-20.0%	23	24	4.3%
	SALES VOLUME	\$64,906,856	\$56,482,999	-13.0%	\$17,148,777	\$19,914,999	16.1%
	MEDIAN PRICE	\$740,000	\$760,000	2.7%	\$675,000	\$760,000	12.6%
	AVERAGE PRICE	\$763,610	\$830,632	8.8%	\$745,599	\$829,792	11.3%
	AVERAGE DOM	20	25	25.0%	23	29	26.1%
Condo/Co-op/TH	CONTRACTS SIGNED	4	1	-75.0%	1	1	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	4	1	-75.0%	2	1	-50.0%
	SALES VOLUME	\$2,003,265	\$480,000	-76.0%	\$888,265	\$480,000	-46.0%
	MEDIAN PRICE	\$446,633	\$480,000	7.5%	\$444,133	\$480,000	8.1%
	AVERAGE PRICE	\$500,816	\$480,000	-4.2%	\$444,133	\$480,000	8.1%
	AVERAGE DOM	21	11	-47.6%	22	11	-50.0%

## Historic Sales Trends



# Englewood

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	128	118	-7.8%	28	25	-10.7%
	ACTIVE LISTINGS	50	30	-40.0%	50	30	-40.0%
	# OF SALES	124	123	-0.8%	38	31	-18.4%
	SALES VOLUME	\$136,132,406	\$138,554,749	1.8%	\$35,483,000	\$31,843,500	-10.3%
	MEDIAN PRICE	\$690,000	\$699,000	1.3%	\$667,500	\$760,000	13.9%
	AVERAGE PRICE	\$1,097,842	\$1,126,461	2.6%	\$933,763	\$1,027,210	10.0%
	AVERAGE DOM	52	55	5.8%	58	52	-10.3%
Condo/Co-op/TH	CONTRACTS SIGNED	95	106	11.6%	21	25	19.0%
	ACTIVE LISTINGS	21	15	-28.6%	21	15	-28.6%
	# OF SALES	96	104	8.3%	36	29	-19.4%
	SALES VOLUME	\$45,699,260	\$53,583,000	17.3%	\$19,844,000	\$13,747,500	-30.7%
	MEDIAN PRICE	\$430,000	\$457,500	6.4%	\$467,500	\$445,000	-4.8%
	AVERAGE PRICE	\$476,034	\$515,221	8.2%	\$551,222	\$474,052	-14.0%
	AVERAGE DOM	34	43	26.5%	39	35	-10.3%

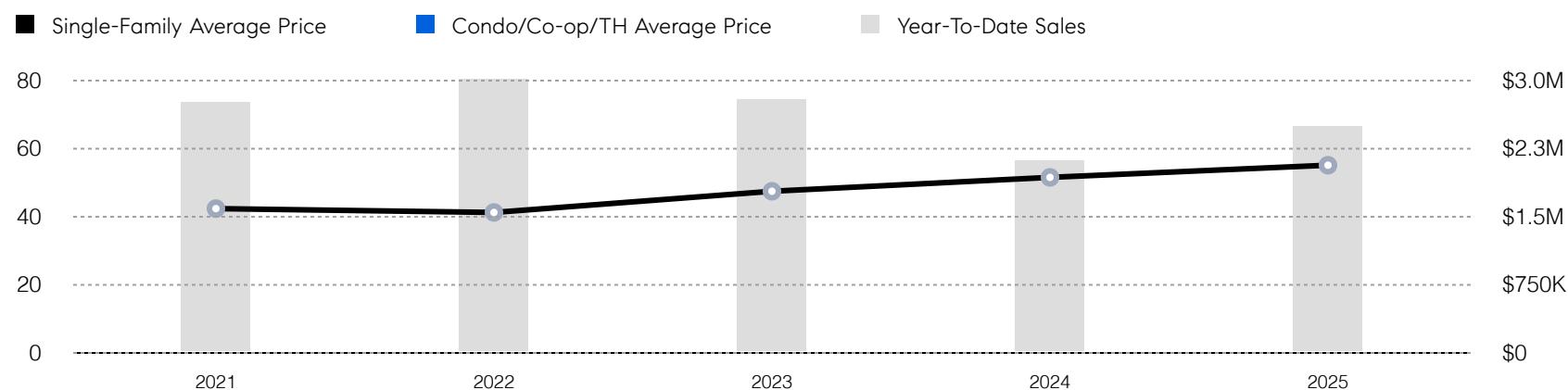
## Historic Sales Trends



# Englewood Cliffs

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	59	62	5.1%	18	7	-61.1%
	ACTIVE LISTINGS	26	18	-30.8%	26	18	-30.8%
	# OF SALES	56	66	17.9%	20	17	-15.0%
	SALES VOLUME	\$108,301,548	\$136,484,263	26.0%	\$40,325,000	\$27,952,599	-30.7%
	MEDIAN PRICE	\$1,682,500	\$1,775,000	5.5%	\$1,765,000	\$1,390,000	-21.2%
	AVERAGE PRICE	\$1,933,956	\$2,067,943	6.9%	\$2,016,250	\$1,644,271	-18.4%
	AVERAGE DOM	41	61	48.8%	38	69	81.6%
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	-	-	-	-	-	-

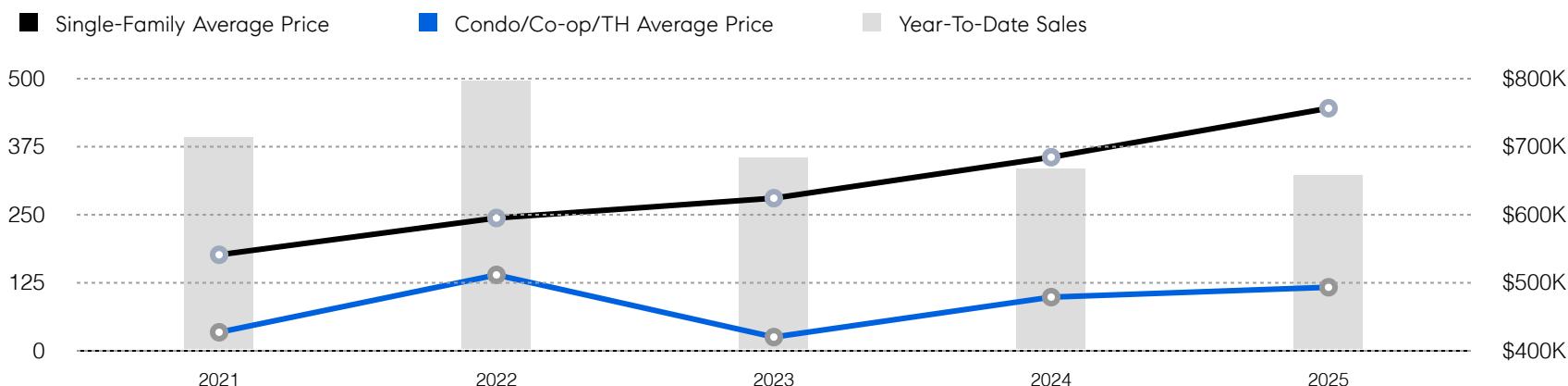
## Historic Sales Trends



# Fair Lawn

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	308	297	-3.6%	66	79	19.7%
	ACTIVE LISTINGS	46	19	-58.7%	46	19	-58.7%
	# OF SALES	303	293	-3.3%	74	77	4.1%
	SALES VOLUME	\$207,434,760	\$221,669,255	6.9%	\$48,960,898	\$57,987,456	18.4%
	MEDIAN PRICE	\$650,000	\$700,000	7.7%	\$635,000	\$685,700	8.0%
	AVERAGE PRICE	\$684,603	\$756,550	10.5%	\$661,634	\$753,084	13.8%
	AVERAGE DOM	26	29	11.5%	27	24	-11.1%
Condo/Co-op/TH	CONTRACTS SIGNED	28	27	-3.6%	6	6	0.0%
	ACTIVE LISTINGS	3	4	33.3%	3	4	33.3%
	# OF SALES	28	26	-7.1%	9	8	-11.1%
	SALES VOLUME	\$13,409,800	\$12,828,500	-4.3%	\$4,674,000	\$3,603,500	-22.9%
	MEDIAN PRICE	\$410,500	\$394,000	-4.0%	\$500,000	\$391,500	-21.7%
	AVERAGE PRICE	\$478,921	\$493,404	3.0%	\$519,333	\$450,438	-13.3%
	AVERAGE DOM	20	21	5.0%	20	30	50.0%

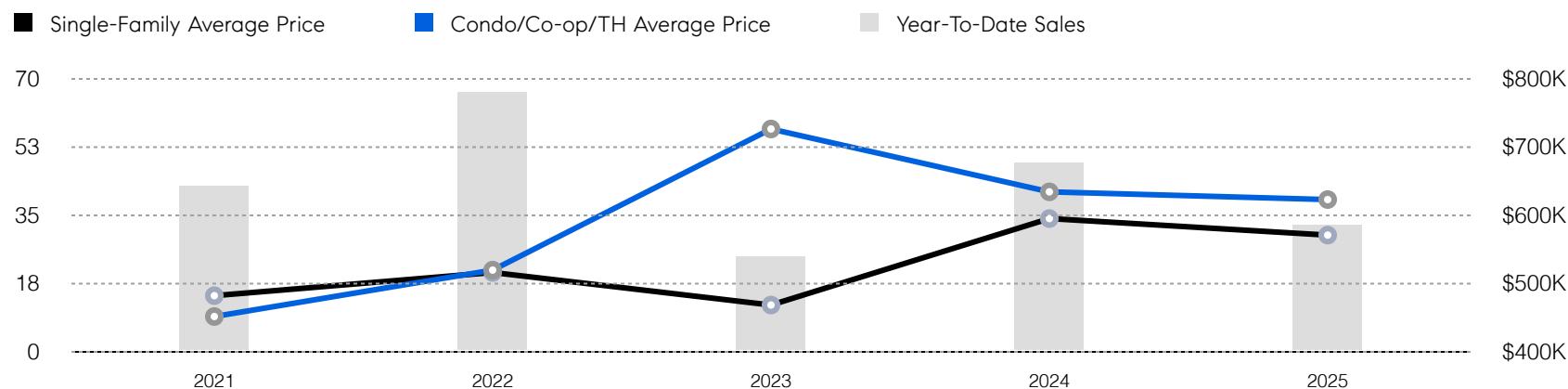
## Historic Sales Trends



# Fairview

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	21	27	28.6%	5	9	80.0%
	ACTIVE LISTINGS	5	3	-40.0%	5	3	-40.0%
	# OF SALES	24	23	-4.2%	11	5	-54.5%
	SALES VOLUME	\$14,288,500	\$13,135,009	-8.1%	\$6,255,000	\$3,125,000	-50.0%
	MEDIAN PRICE	\$592,500	\$580,000	-2.1%	\$600,000	\$610,000	1.7%
	AVERAGE PRICE	\$595,354	\$571,087	-4.1%	\$568,636	\$625,000	9.9%
	AVERAGE DOM	53	43	-18.9%	49	15	-69.4%
Condo/Co-op/TH	CONTRACTS SIGNED	22	11	-50.0%	3	4	33.3%
	ACTIVE LISTINGS	5	11	120.0%	5	11	120.0%
	# OF SALES	24	9	-62.5%	6	2	-66.7%
	SALES VOLUME	\$15,228,000	\$5,608,500	-63.2%	\$3,630,000	\$1,109,000	-69.4%
	MEDIAN PRICE	\$655,750	\$660,000	0.6%	\$572,500	\$554,500	-3.1%
	AVERAGE PRICE	\$634,500	\$623,167	-1.8%	\$605,000	\$554,500	-8.3%
	AVERAGE DOM	50	41	-18.0%	42	18	-57.1%

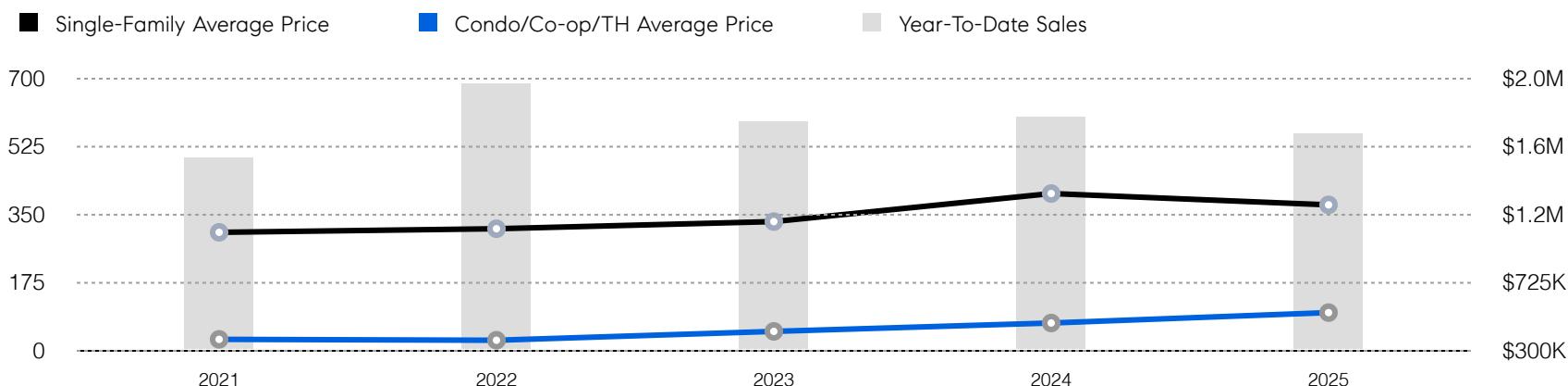
## Historic Sales Trends



# Fort Lee

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	69	63	-8.7%	10	14	40.0%
	ACTIVE LISTINGS	20	10	-50.0%	20	10	-50.0%
	# OF SALES	69	62	-10.1%	8	12	50.0%
	SALES VOLUME	\$88,495,642	\$75,131,099	-15.1%	\$12,556,000	\$14,925,000	18.9%
	MEDIAN PRICE	\$1,138,000	\$1,025,000	-9.9%	\$1,750,000	\$1,072,500	-38.7%
	AVERAGE PRICE	\$1,282,546	\$1,211,792	-5.5%	\$1,569,500	\$1,243,750	-20.8%
	AVERAGE DOM	67	50	-25.4%	82	49	-40.2%
Condo/Co-op/TH	CONTRACTS SIGNED	540	503	-6.9%	137	122	-10.9%
	ACTIVE LISTINGS	167	138	-17.4%	167	138	-17.4%
	# OF SALES	527	491	-6.8%	147	104	-29.3%
	SALES VOLUME	\$249,677,021	\$264,489,982	5.9%	\$72,601,380	\$59,220,500	-18.4%
	MEDIAN PRICE	\$362,000	\$380,000	5.0%	\$365,000	\$383,750	5.1%
	AVERAGE PRICE	\$473,770	\$538,676	13.7%	\$493,887	\$569,428	15.3%
	AVERAGE DOM	54	51	-5.6%	46	52	13.0%

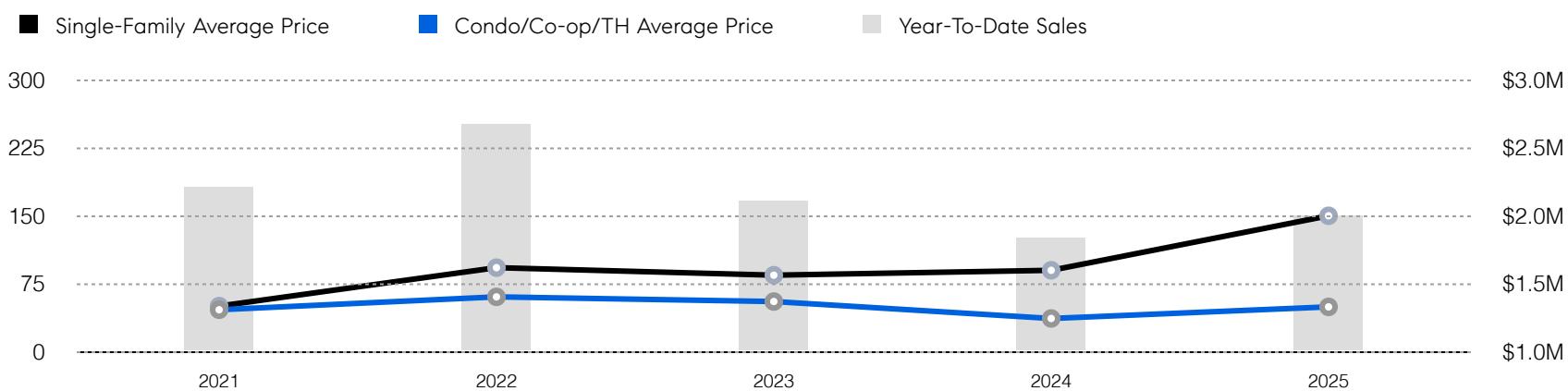
## Historic Sales Trends



# Franklin Lakes

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	112	165	47.3%	24	29	20.8%
	ACTIVE LISTINGS	50	26	-48.0%	50	26	-48.0%
	# OF SALES	113	145	28.3%	33	42	27.3%
	SALES VOLUME	\$181,078,028	\$290,543,021	60.5%	\$52,895,032	\$69,045,048	30.5%
	MEDIAN PRICE	\$1,350,000	\$1,750,000	29.6%	\$1,440,000	\$1,560,000	8.3%
	AVERAGE PRICE	\$1,602,460	\$2,003,745	25.0%	\$1,602,880	\$1,643,930	2.6%
	AVERAGE DOM	43	50	16.3%	46	40	-13.0%
Condo/Co-op/TH	CONTRACTS SIGNED	11	3	-72.7%	0	0	0.0%
	ACTIVE LISTINGS	0	2	0.0%	0	2	0.0%
	# OF SALES	11	3	-72.7%	1	1	0.0%
	SALES VOLUME	\$13,727,500	\$4,000,000	-70.9%	\$1,950,000	\$2,100,000	7.7%
	MEDIAN PRICE	\$850,000	\$950,000	11.8%	\$1,950,000	\$2,100,000	7.7%
	AVERAGE PRICE	\$1,247,955	\$1,333,333	6.8%	\$1,950,000	\$2,100,000	7.7%
	AVERAGE DOM	30	27	-10.0%	83	70	-15.7%

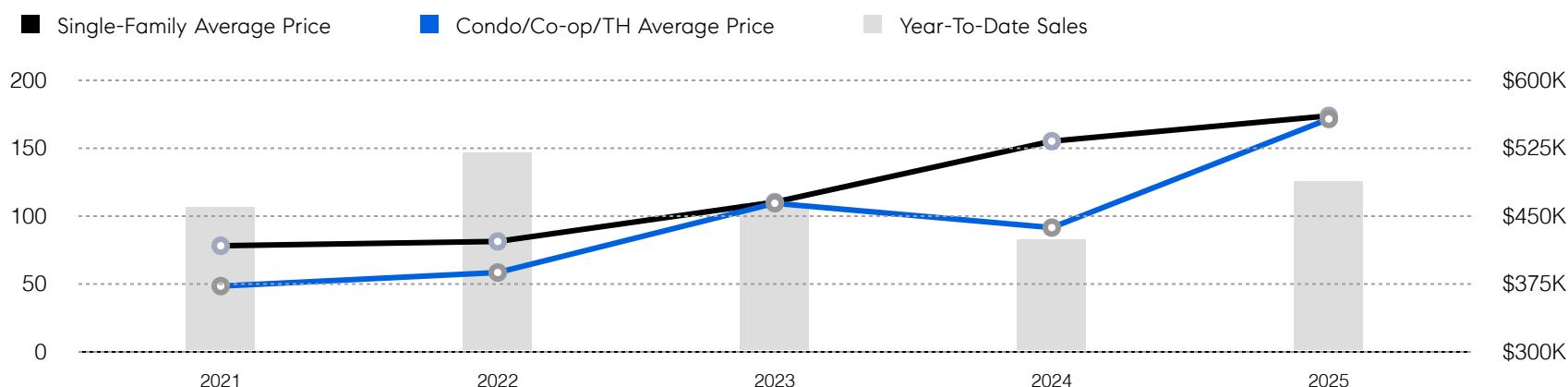
## Historic Sales Trends



# Garfield City

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	65	94	44.6%	18	16	-11.1%
	ACTIVE LISTINGS	18	14	-22.2%	18	14	-22.2%
	# OF SALES	62	92	48.4%	12	23	91.7%
	SALES VOLUME	\$33,033,199	\$51,594,350	56.2%	\$6,319,000	\$12,847,000	103.3%
	MEDIAN PRICE	\$515,000	\$544,950	5.8%	\$500,000	\$550,000	10.0%
	AVERAGE PRICE	\$532,794	\$560,808	5.3%	\$526,583	\$558,565	6.1%
	AVERAGE DOM	35	32	-8.6%	32	30	-6.2%
Condo/Co-op/TH	CONTRACTS SIGNED	18	35	94.4%	0	4	0.0%
	ACTIVE LISTINGS	7	6	-14.3%	7	6	-14.3%
	# OF SALES	19	32	68.4%	4	3	-25.0%
	SALES VOLUME	\$8,308,900	\$17,834,000	114.6%	\$2,071,900	\$1,475,000	-28.8%
	MEDIAN PRICE	\$400,000	\$571,500	42.9%	\$540,000	\$455,000	-15.7%
	AVERAGE PRICE	\$437,311	\$557,313	27.4%	\$517,975	\$491,667	-5.1%
	AVERAGE DOM	48	31	-35.4%	35	51	45.7%

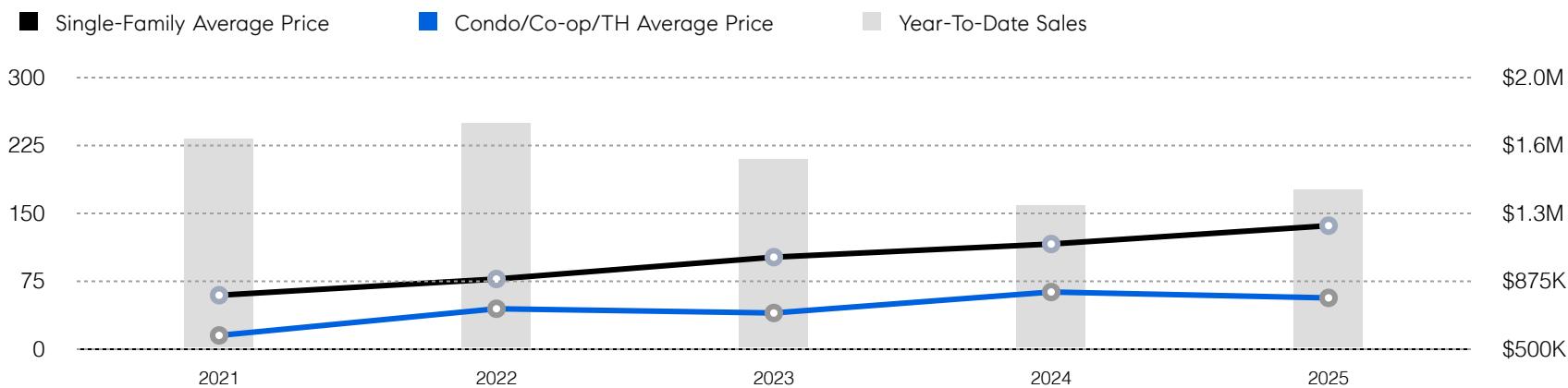
## Historic Sales Trends



# Glen Rock

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	153	168	9.8%	31	33	6.5%
	ACTIVE LISTINGS	14	8	-42.9%	14	8	-42.9%
	# OF SALES	152	165	8.6%	41	39	-4.9%
	SALES VOLUME	\$164,289,998	\$195,049,866	18.7%	\$45,102,000	\$48,281,500	7.0%
	MEDIAN PRICE	\$952,500	\$1,120,000	17.6%	\$970,000	\$1,075,000	10.8%
	AVERAGE PRICE	\$1,080,855	\$1,182,120	9.4%	\$1,100,049	\$1,237,987	12.5%
	AVERAGE DOM	19	25	31.6%	19	25	31.6%
Condo/Co-op/TH	CONTRACTS SIGNED	5	9	80.0%	0	2	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	5	9	80.0%	0	2	0.0%
	SALES VOLUME	\$4,079,000	\$7,049,900	72.8%	-	\$1,680,000	-
	MEDIAN PRICE	\$807,000	\$735,000	-8.9%	-	\$840,000	-
	AVERAGE PRICE	\$815,800	\$783,322	-4.0%	-	\$840,000	-
	AVERAGE DOM	12	9	-25.0%	-	11	-

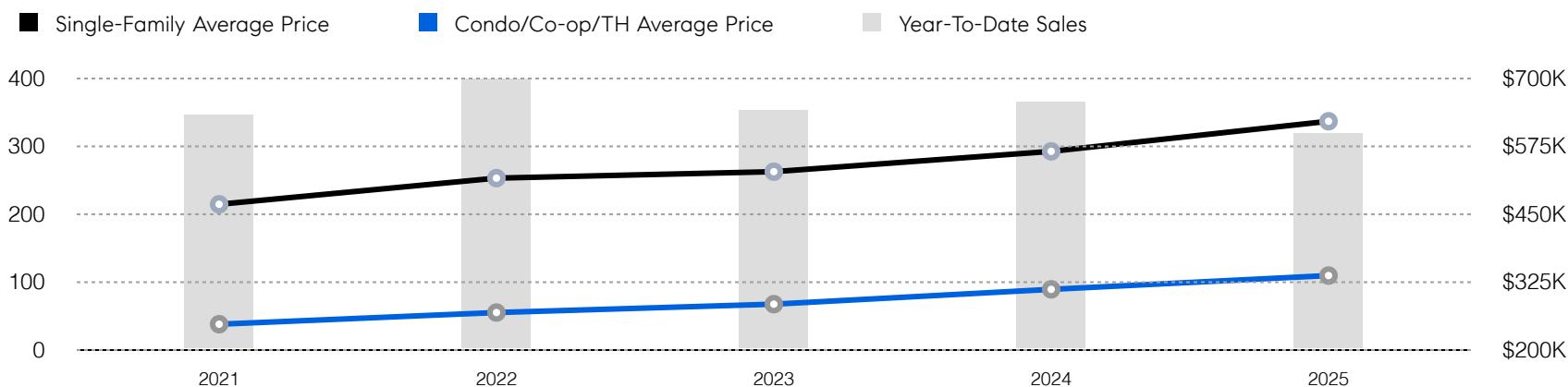
## Historic Sales Trends



# Hackensack

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	118	73	-38.1%	32	26	-18.7%
	ACTIVE LISTINGS	21	16	-23.8%	21	16	-23.8%
	# OF SALES	110	73	-33.6%	29	22	-24.1%
	SALES VOLUME	\$62,243,235	\$45,351,774	-27.1%	\$15,722,735	\$14,854,888	-5.5%
	MEDIAN PRICE	\$552,500	\$581,000	5.2%	\$540,000	\$702,500	30.1%
	AVERAGE PRICE	\$565,848	\$621,257	9.8%	\$542,163	\$675,222	24.5%
	AVERAGE DOM	34	25	-26.5%	30	21	-30.0%
Condo/Co-op/TH	CONTRACTS SIGNED	259	245	-5.4%	60	49	-18.3%
	ACTIVE LISTINGS	63	41	-34.9%	63	41	-34.9%
	# OF SALES	252	243	-3.6%	71	55	-22.5%
	SALES VOLUME	\$78,565,124	\$81,930,436	4.3%	\$22,318,650	\$17,708,699	-20.7%
	MEDIAN PRICE	\$299,000	\$320,000	7.0%	\$300,000	\$330,000	10.0%
	AVERAGE PRICE	\$311,766	\$337,162	8.1%	\$314,347	\$321,976	2.4%
	AVERAGE DOM	37	42	13.5%	42	38	-9.5%

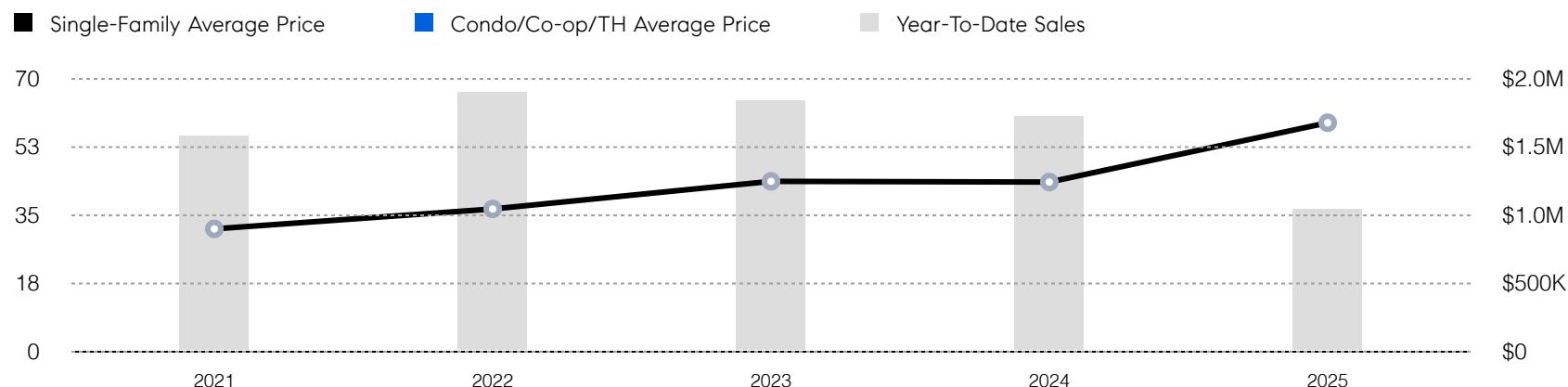
## Historic Sales Trends



# Haworth

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	39	29	-25.6%	5	8	60.0%
	ACTIVE LISTINGS	8	4	-50.0%	8	4	-50.0%
	# OF SALES	40	30	-25.0%	6	10	66.7%
	SALES VOLUME	\$49,749,700	\$50,352,000	1.2%	\$5,770,000	\$15,645,000	171.1%
	MEDIAN PRICE	\$1,144,000	\$1,412,500	23.5%	\$937,500	\$1,350,000	44.0%
	AVERAGE PRICE	\$1,243,743	\$1,678,400	34.9%	\$961,667	\$1,564,500	62.7%
	AVERAGE DOM	24	40	66.7%	23	32	39.1%
Condo/Co-op/TH	CONTRACTS SIGNED	18	5	-72.2%	2	1	-50.0%
	ACTIVE LISTINGS	4	0	0.0%	4	0	0.0%
	# OF SALES	20	6	-70.0%	2	1	-50.0%
	SALES VOLUME	\$13,714,815	\$7,085,000	-48.3%	\$2,260,000	\$1,225,000	-45.8%
	MEDIAN PRICE	\$1,015,000	\$1,165,000	14.8%	\$1,130,000	\$1,225,000	8.4%
	AVERAGE PRICE	\$685,741	\$1,180,833	72.2%	\$1,130,000	\$1,225,000	8.4%
	AVERAGE DOM	12	53	341.7%	22	70	218.2%

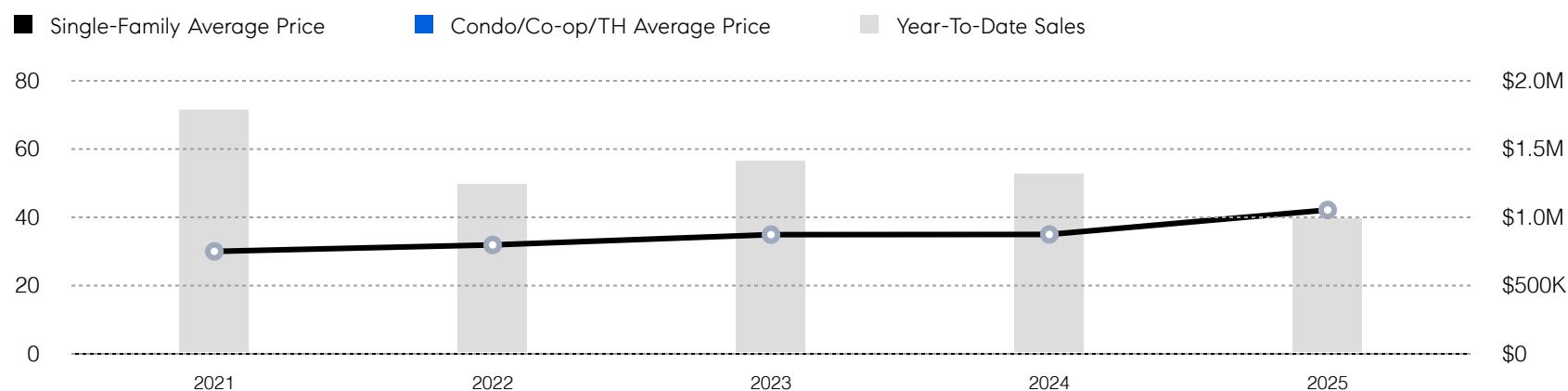
## Historic Sales Trends



# Harrington Park

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	51	39	-23.5%	15	7	-53.3%
	ACTIVE LISTINGS	7	5	-28.6%	7	5	-28.6%
	# OF SALES	50	38	-24.0%	19	6	-68.4%
	SALES VOLUME	\$43,733,000	\$40,043,500	-8.4%	\$16,350,000	\$6,064,000	-62.9%
	MEDIAN PRICE	\$860,000	\$997,000	15.9%	\$865,000	\$997,000	15.3%
	AVERAGE PRICE	\$874,660	\$1,053,776	20.5%	\$860,526	\$1,010,667	17.4%
	AVERAGE DOM	27	31	14.8%	32	73	128.1%
Condo/Co-op/TH	CONTRACTS SIGNED	2	1	-50.0%	0	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	2	1	-50.0%	0	0	0.0%
	SALES VOLUME	\$1,615,000	\$399,000	-75.3%	-	-	-
	MEDIAN PRICE	\$807,500	\$399,000	-50.6%	-	-	-
	AVERAGE PRICE	\$807,500	\$399,000	-50.6%	-	-	-
	AVERAGE DOM	46	66	43.5%	-	-	-

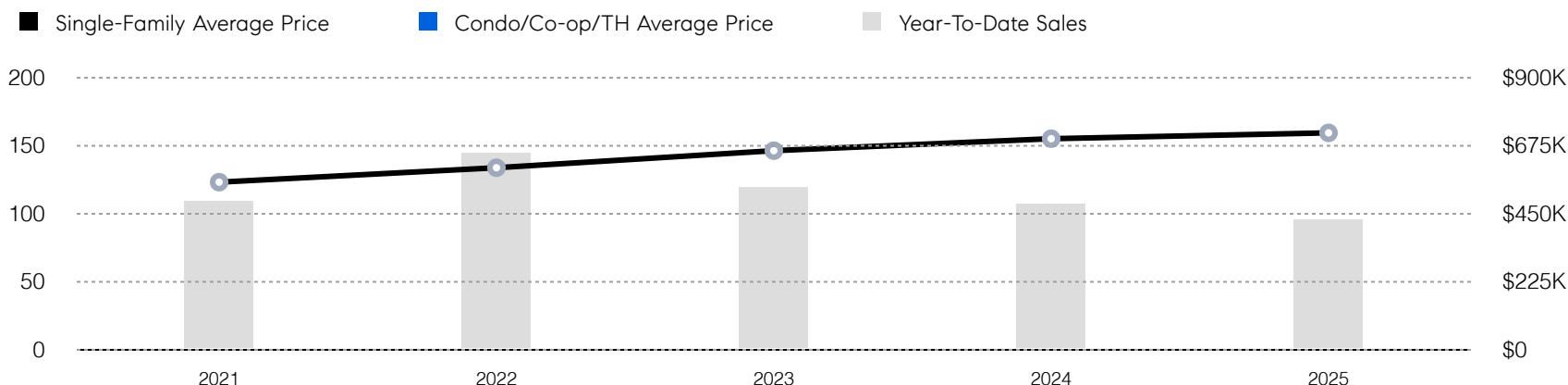
## Historic Sales Trends



# Hasbrouck Heights

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	109	86	-21.1%	24	23	-4.2%
	ACTIVE LISTINGS	17	4	-76.5%	17	4	-76.5%
	# OF SALES	104	94	-9.6%	21	25	19.0%
	SALES VOLUME	\$72,627,158	\$67,459,942	-7.1%	\$15,227,770	\$18,166,942	19.3%
	MEDIAN PRICE	\$671,500	\$690,000	2.8%	\$701,000	\$760,042	8.4%
	AVERAGE PRICE	\$698,338	\$717,659	2.8%	\$725,132	\$726,678	0.2%
	AVERAGE DOM	36	33	-8.3%	25	40	60.0%
Condo/Co-op/TH	CONTRACTS SIGNED	2	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	2	0	0.0%	1	0	0.0%
	SALES VOLUME	\$1,295,000	-	-	\$670,000	-	-
	MEDIAN PRICE	\$647,500	-	-	\$670,000	-	-
	AVERAGE PRICE	\$647,500	-	-	\$670,000	-	-
	AVERAGE DOM	12	-	-	13	-	-

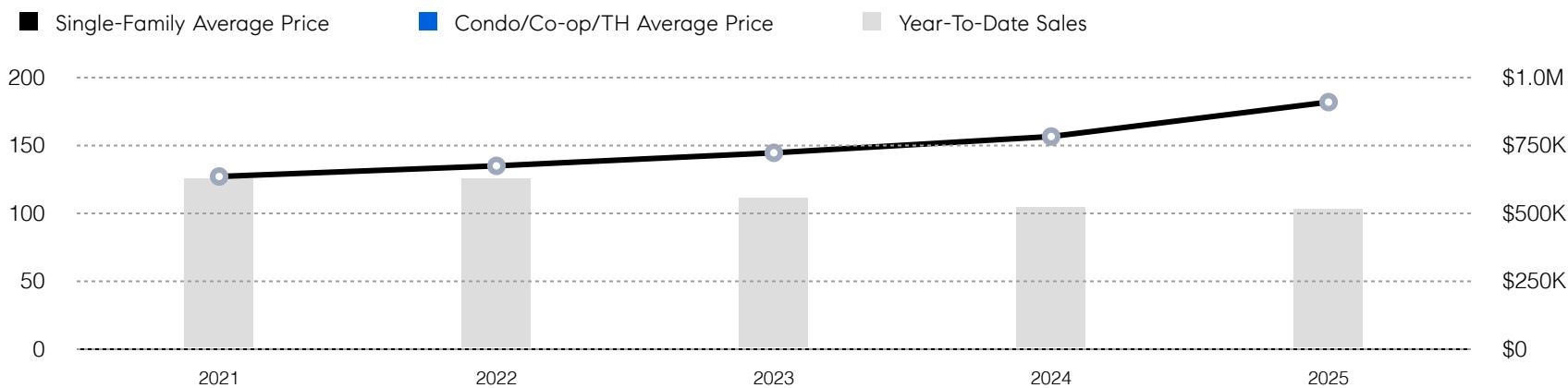
## Historic Sales Trends



# Hillsdale

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	98	95	-3.1%	27	24	-11.1%
	ACTIVE LISTINGS	12	4	-66.7%	12	4	-66.7%
	# OF SALES	93	95	2.2%	21	26	23.8%
	SALES VOLUME	\$72,816,695	\$86,426,033	18.7%	\$15,737,000	\$23,512,499	49.4%
	MEDIAN PRICE	\$730,000	\$875,000	19.9%	\$750,000	\$854,000	13.9%
	AVERAGE PRICE	\$782,975	\$909,748	16.2%	\$749,381	\$904,327	20.7%
	AVERAGE DOM	21	28	33.3%	22	35	59.1%
Condo/Co-op/TH	CONTRACTS SIGNED	7	9	28.6%	0	3	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	10	7	-30.0%	3	1	-66.7%
	SALES VOLUME	\$6,984,500	\$5,830,000	-16.5%	\$1,520,000	\$485,000	-68.1%
	MEDIAN PRICE	\$574,750	\$850,000	47.9%	\$350,000	\$485,000	38.6%
	AVERAGE PRICE	\$698,450	\$832,857	19.2%	\$506,667	\$485,000	-4.3%
	AVERAGE DOM	25	29	16.0%	24	71	195.8%

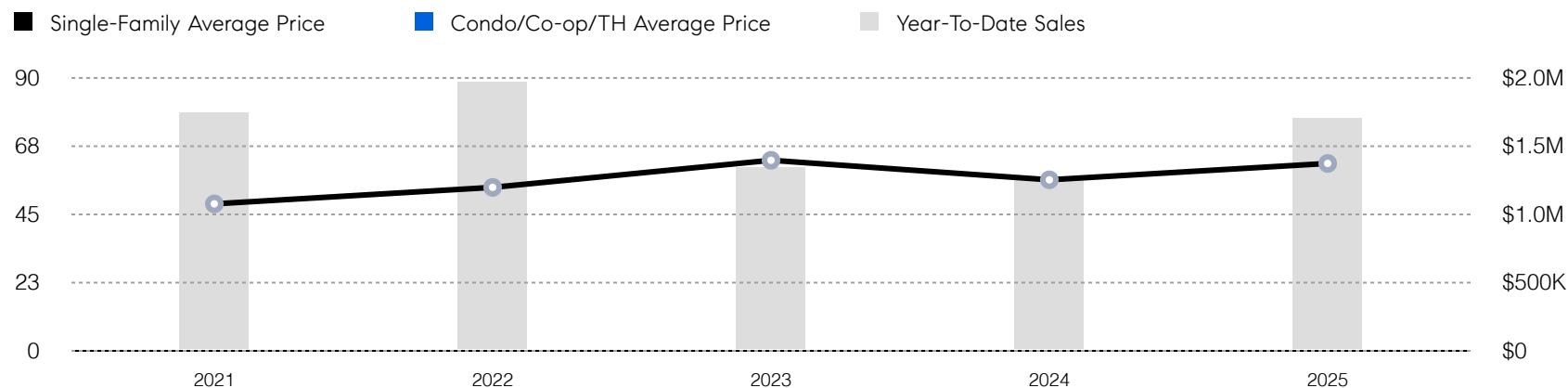
## Historic Sales Trends



# Ho-Ho-Kus

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	56	75	33.9%	14	16	14.3%
	ACTIVE LISTINGS	8	7	-12.5%	8	7	-12.5%
	# OF SALES	52	74	42.3%	10	15	50.0%
	SALES VOLUME	\$65,190,625	\$101,641,876	55.9%	\$13,756,000	\$23,054,000	67.6%
	MEDIAN PRICE	\$1,156,000	\$1,188,777	2.8%	\$1,075,500	\$1,200,000	11.6%
	AVERAGE PRICE	\$1,253,666	\$1,373,539	9.6%	\$1,375,600	\$1,536,933	11.7%
	AVERAGE DOM	21	35	66.7%	18	51	183.3%
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	2	-50.0%	1	0	0.0%
	SALES VOLUME	\$3,704,875	\$2,399,000	-35.2%	\$1,249,000	-	-
	MEDIAN PRICE	\$886,250	\$1,199,500	35.3%	\$1,249,000	-	-
	AVERAGE PRICE	\$926,219	\$1,199,500	29.5%	\$1,249,000	-	-
	AVERAGE DOM	36	161	347.2%	82	-	-

## Historic Sales Trends



# Leonia

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	60	60	0.0%	15	13	-13.3%
	ACTIVE LISTINGS	12	3	-75.0%	12	3	-75.0%
	# OF SALES	56	62	10.7%	16	12	-25.0%
	SALES VOLUME	\$44,866,499	\$58,338,637	30.0%	\$12,661,000	\$10,426,000	-17.7%
	MEDIAN PRICE	\$772,500	\$864,250	11.9%	\$800,000	\$864,000	8.0%
	AVERAGE PRICE	\$801,187	\$940,946	17.4%	\$791,313	\$868,833	9.8%
	AVERAGE DOM	30	31	3.3%	35	41	17.1%
Condo/Co-op/TH	CONTRACTS SIGNED	19	18	-5.3%	4	6	50.0%
	ACTIVE LISTINGS	3	2	-33.3%	3	2	-33.3%
	# OF SALES	20	17	-15.0%	5	5	0.0%
	SALES VOLUME	\$8,391,500	\$7,181,000	-14.4%	\$1,948,000	\$1,940,000	-0.4%
	MEDIAN PRICE	\$363,000	\$370,000	1.9%	\$376,000	\$287,000	-23.7%
	AVERAGE PRICE	\$419,575	\$422,412	0.7%	\$389,600	\$388,000	-0.4%
	AVERAGE DOM	23	37	60.9%	23	50	117.4%

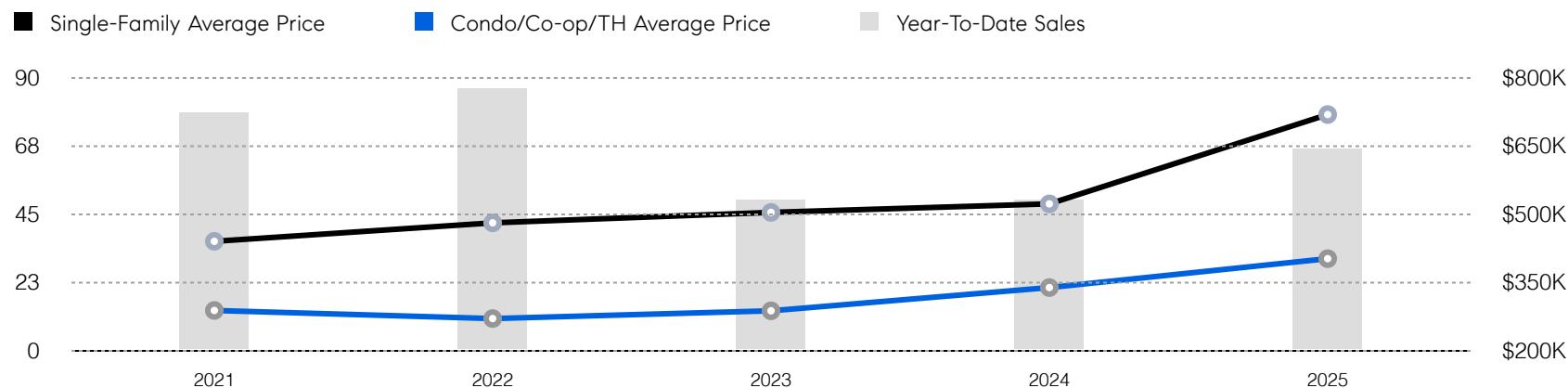
## Historic Sales Trends



# Little Ferry

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	43	40	-7.0%	15	8	-46.7%
	ACTIVE LISTINGS	16	12	-25.0%	16	12	-25.0%
	# OF SALES	35	46	31.4%	11	9	-18.2%
	SALES VOLUME	\$18,313,000	\$33,101,526	80.8%	\$5,694,000	\$5,537,000	-2.8%
	MEDIAN PRICE	\$490,000	\$601,250	22.7%	\$500,000	\$620,000	24.0%
	AVERAGE PRICE	\$523,229	\$719,598	37.5%	\$517,636	\$615,222	18.9%
	AVERAGE DOM	30	34	13.3%	44	25	-43.2%
Condo/Co-op/TH	CONTRACTS SIGNED	13	21	61.5%	3	5	66.7%
	ACTIVE LISTINGS	4	4	0.0%	4	4	0.0%
	# OF SALES	14	20	42.9%	2	6	200.0%
	SALES VOLUME	\$4,748,400	\$8,054,700	69.6%	\$580,000	\$2,673,000	360.9%
	MEDIAN PRICE	\$290,000	\$288,000	-0.7%	\$290,000	\$445,000	53.4%
	AVERAGE PRICE	\$339,171	\$402,735	18.7%	\$290,000	\$445,500	53.6%
	AVERAGE DOM	26	38	46.2%	23	39	69.6%

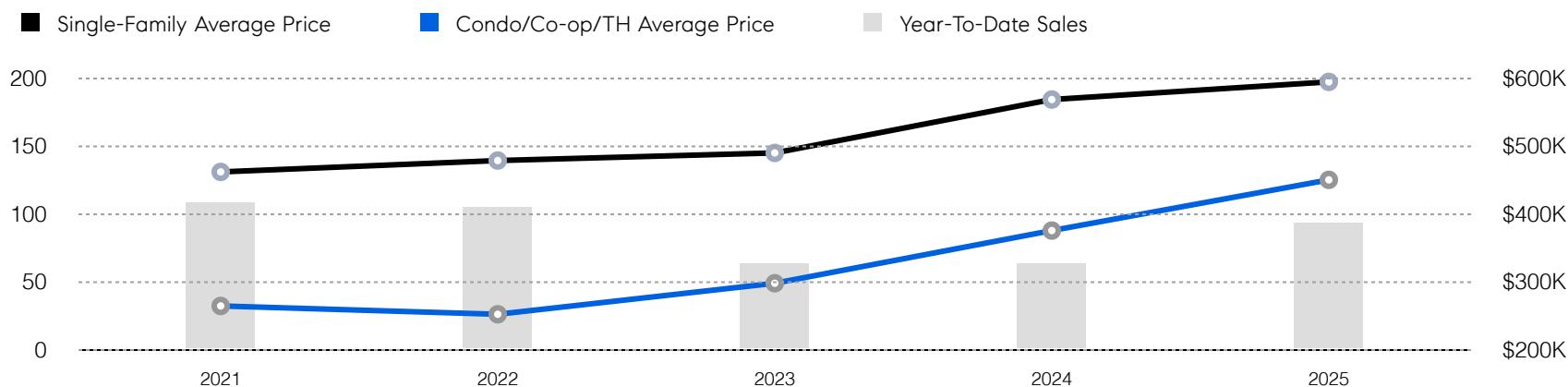
## Historic Sales Trends



# Lodi

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	58	72	24.1%	17	20	17.6%
	ACTIVE LISTINGS	22	13	-40.9%	22	13	-40.9%
	# OF SALES	52	71	36.5%	15	15	0.0%
	SALES VOLUME	\$29,590,500	\$42,246,677	42.8%	\$8,972,000	\$8,495,777	-5.3%
	MEDIAN PRICE	\$567,500	\$626,000	10.3%	\$575,000	\$638,000	11.0%
	AVERAGE PRICE	\$569,048	\$595,024	4.6%	\$598,133	\$566,385	-5.3%
	AVERAGE DOM	44	33	-25.0%	46	18	-60.9%
Condo/Co-op/TH	CONTRACTS SIGNED	11	21	90.9%	4	2	-50.0%
	ACTIVE LISTINGS	5	0	0.0%	5	0	0.0%
	# OF SALES	10	21	110.0%	3	2	-33.3%
	SALES VOLUME	\$3,760,000	\$9,465,000	151.7%	\$820,000	\$940,000	14.6%
	MEDIAN PRICE	\$365,000	\$475,000	30.1%	\$280,000	\$470,000	67.9%
	AVERAGE PRICE	\$376,000	\$450,714	19.9%	\$273,333	\$470,000	72.0%
	AVERAGE DOM	27	38	40.7%	26	14	-46.2%

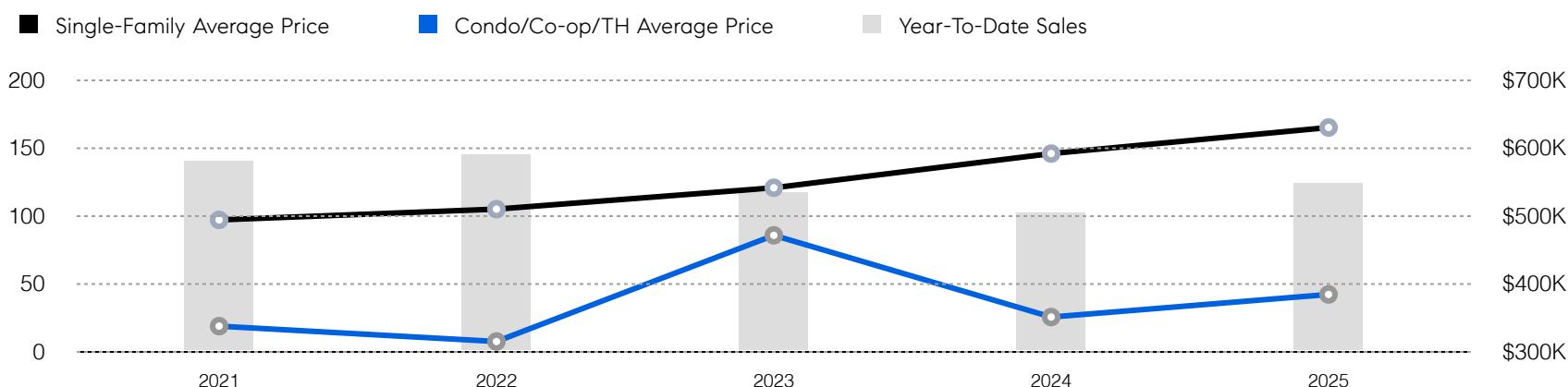
## Historic Sales Trends



# Lyndhurst

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	87	119	36.8%	23	37	60.9%
	ACTIVE LISTINGS	9	11	22.2%	9	11	22.2%
	# OF SALES	85	112	31.8%	33	38	15.2%
	SALES VOLUME	\$50,332,150	\$70,620,519	40.3%	\$19,829,928	\$22,377,500	12.8%
	MEDIAN PRICE	\$560,000	\$600,000	7.1%	\$580,000	\$579,250	-0.1%
	AVERAGE PRICE	\$592,143	\$630,540	6.5%	\$600,907	\$588,882	-2.0%
	AVERAGE DOM	31	36	16.1%	34	41	20.6%
Condo/Co-op/TH	CONTRACTS SIGNED	15	11	-26.7%	0	2	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	16	11	-31.2%	3	3	0.0%
	SALES VOLUME	\$5,621,312	\$4,230,900	-24.7%	\$909,000	\$1,190,000	30.9%
	MEDIAN PRICE	\$321,156	\$350,000	9.0%	\$300,000	\$350,000	16.7%
	AVERAGE PRICE	\$351,332	\$384,627	9.5%	\$303,000	\$396,667	30.9%
	AVERAGE DOM	32	44	37.5%	87	16	-81.6%

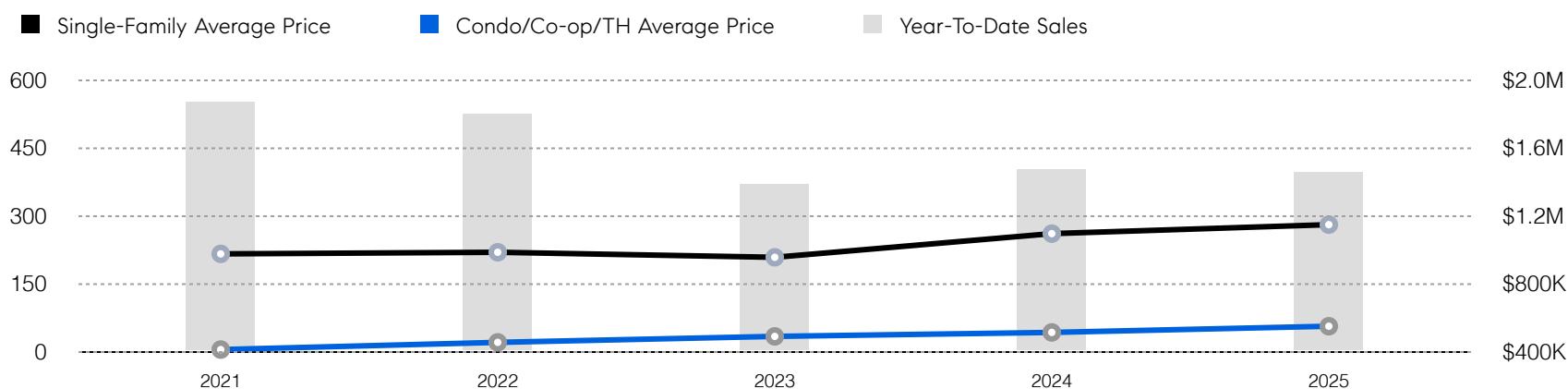
## Historic Sales Trends



# Mahwah

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	171	137	-19.9%	51	29	-43.1%
	ACTIVE LISTINGS	32	12	-62.5%	32	12	-62.5%
	# OF SALES	161	143	-11.2%	49	31	-36.7%
	SALES VOLUME	\$176,683,799	\$164,490,746	-6.9%	\$57,277,500	\$38,524,497	-32.7%
	MEDIAN PRICE	\$974,000	\$1,075,000	10.4%	\$1,160,000	\$1,150,000	-0.9%
	AVERAGE PRICE	\$1,097,415	\$1,150,285	4.8%	\$1,168,929	\$1,242,726	6.3%
	AVERAGE DOM	25	32	28.0%	30	33	10.0%
Condo/Co-op/TH	CONTRACTS SIGNED	242	256	5.8%	42	66	57.1%
	ACTIVE LISTINGS	33	11	-66.7%	33	11	-66.7%
	# OF SALES	238	249	4.6%	57	65	14.0%
	SALES VOLUME	\$122,683,361	\$137,431,374	12.0%	\$29,070,583	\$35,153,387	20.9%
	MEDIAN PRICE	\$485,000	\$509,000	4.9%	\$485,000	\$520,000	7.2%
	AVERAGE PRICE	\$515,476	\$551,933	7.1%	\$510,010	\$540,821	6.0%
	AVERAGE DOM	27	24	-11.1%	21	23	9.5%

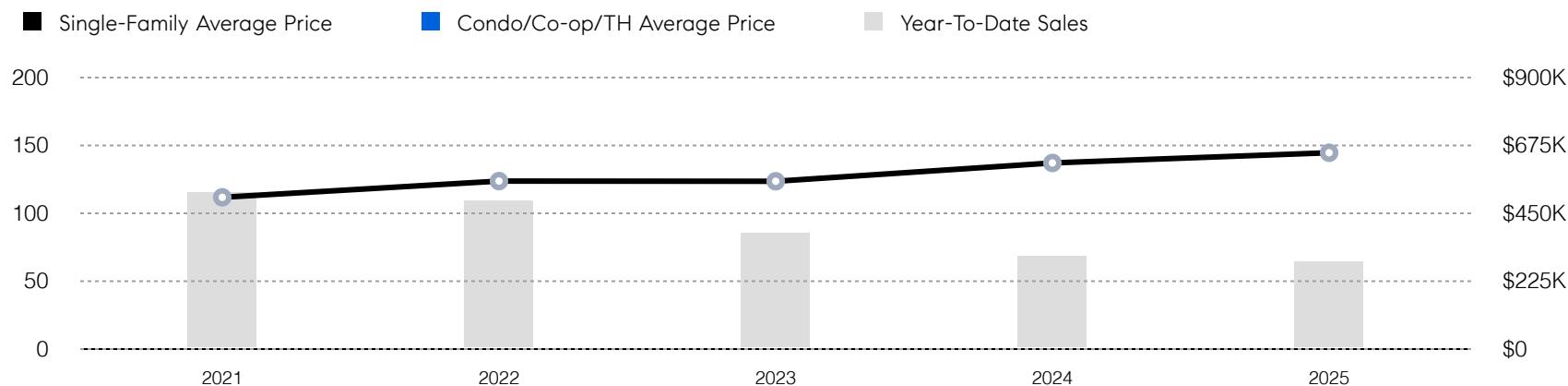
## Historic Sales Trends



# Maywood

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	61	60	-1.6%	14	8	-42.9%
	ACTIVE LISTINGS	12	3	-75.0%	12	3	-75.0%
	# OF SALES	66	63	-4.5%	13	12	-7.7%
	SALES VOLUME	\$40,721,393	\$40,995,900	0.7%	\$8,099,000	\$7,970,500	-1.6%
	MEDIAN PRICE	\$580,000	\$645,000	11.2%	\$630,000	\$710,000	12.7%
	AVERAGE PRICE	\$616,991	\$650,729	5.5%	\$623,000	\$664,208	6.6%
	AVERAGE DOM	24	26	8.3%	24	31	29.2%
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	\$895,000	-	-	-	-	-
	MEDIAN PRICE	\$895,000	-	-	-	-	-
	AVERAGE PRICE	\$895,000	-	-	-	-	-
	AVERAGE DOM	8	-	-	-	-	-

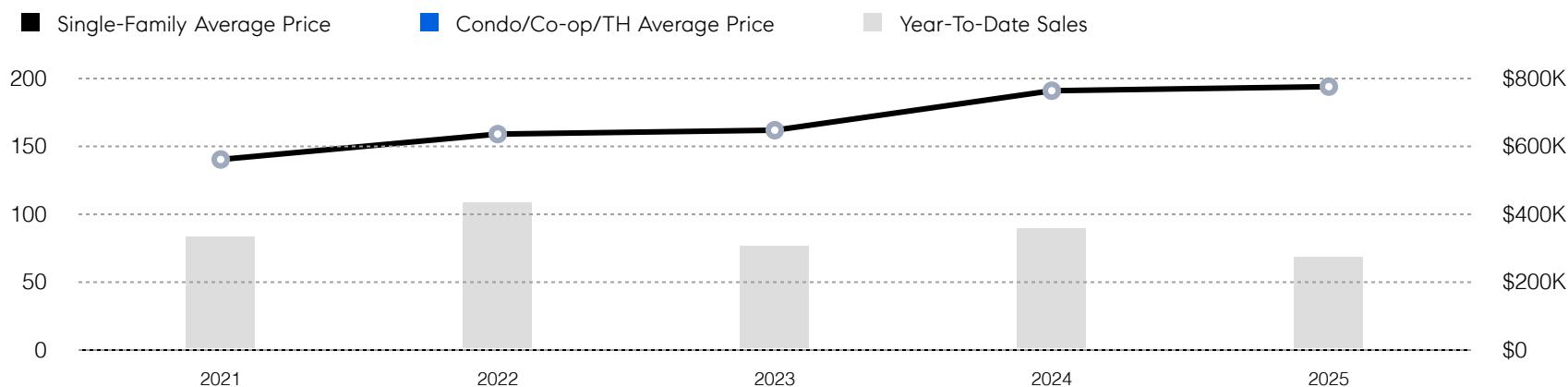
## Historic Sales Trends



# Midland Park

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	86	73	-15.1%	13	15	15.4%
	ACTIVE LISTINGS	4	7	75.0%	4	7	75.0%
	# OF SALES	88	66	-25.0%	21	21	0.0%
	SALES VOLUME	\$67,230,426	\$51,218,700	-23.8%	\$17,072,500	\$15,216,200	-10.9%
	MEDIAN PRICE	\$725,000	\$778,500	7.4%	\$825,000	\$680,000	-17.6%
	AVERAGE PRICE	\$763,982	\$776,041	1.6%	\$812,976	\$724,581	-10.9%
	AVERAGE DOM	16	23	43.8%	17	26	52.9%
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	-	\$380,000	-	-	-	-
	MEDIAN PRICE	-	\$380,000	-	-	-	-
	AVERAGE PRICE	-	\$380,000	-	-	-	-
	AVERAGE DOM	-	16	-	-	-	-

## Historic Sales Trends



# Montvale

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	72	63	-12.5%	13	11	-15.4%
	ACTIVE LISTINGS	16	3	-81.2%	16	3	-81.2%
	# OF SALES	64	68	6.3%	14	20	42.9%
	SALES VOLUME	\$75,369,000	\$79,258,816	5.2%	\$16,913,000	\$23,778,000	40.6%
	MEDIAN PRICE	\$1,067,500	\$1,063,000	-0.4%	\$1,192,500	\$1,225,000	2.7%
	AVERAGE PRICE	\$1,177,641	\$1,165,571	-1.0%	\$1,208,071	\$1,188,900	-1.6%
	AVERAGE DOM	35	64	82.9%	25	61	144.0%
Condo/Co-op/TH	CONTRACTS SIGNED	49	35	-28.6%	11	7	-36.4%
	ACTIVE LISTINGS	5	0	0.0%	5	0	0.0%
	# OF SALES	59	35	-40.7%	11	10	-9.1%
	SALES VOLUME	\$50,140,213	\$31,249,000	-37.7%	\$8,133,225	\$8,879,000	9.2%
	MEDIAN PRICE	\$875,000	\$890,000	1.7%	\$820,000	\$877,500	7.0%
	AVERAGE PRICE	\$849,834	\$892,829	5.1%	\$739,384	\$887,900	20.1%
	AVERAGE DOM	53	32	-39.6%	36	51	41.7%

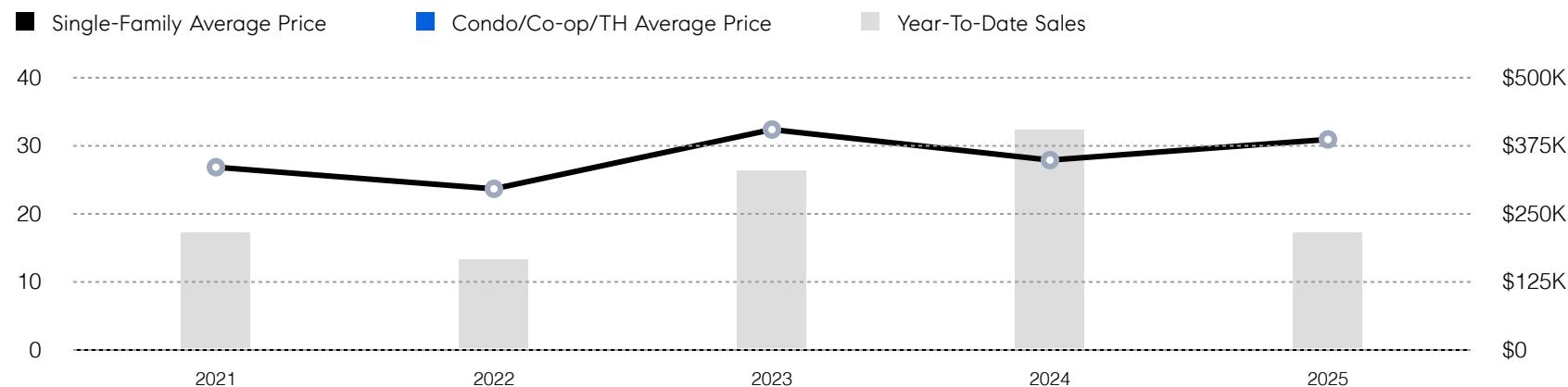
## Historic Sales Trends



# Moonachie

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	32	20	-37.5%	10	4	-60.0%
	ACTIVE LISTINGS	9	8	-11.1%	9	8	-11.1%
	# OF SALES	32	17	-46.9%	13	2	-84.6%
	SALES VOLUME	\$11,160,500	\$6,574,200	-41.1%	\$5,531,000	\$880,000	-84.1%
	MEDIAN PRICE	\$423,000	\$465,750	10.1%	\$530,000	\$440,000	-17.0%
	AVERAGE PRICE	\$348,766	\$386,718	10.9%	\$425,462	\$440,000	3.4%
	AVERAGE DOM	54	50	-7.4%	56	27	-51.8%
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	-	-	-	-	-	-

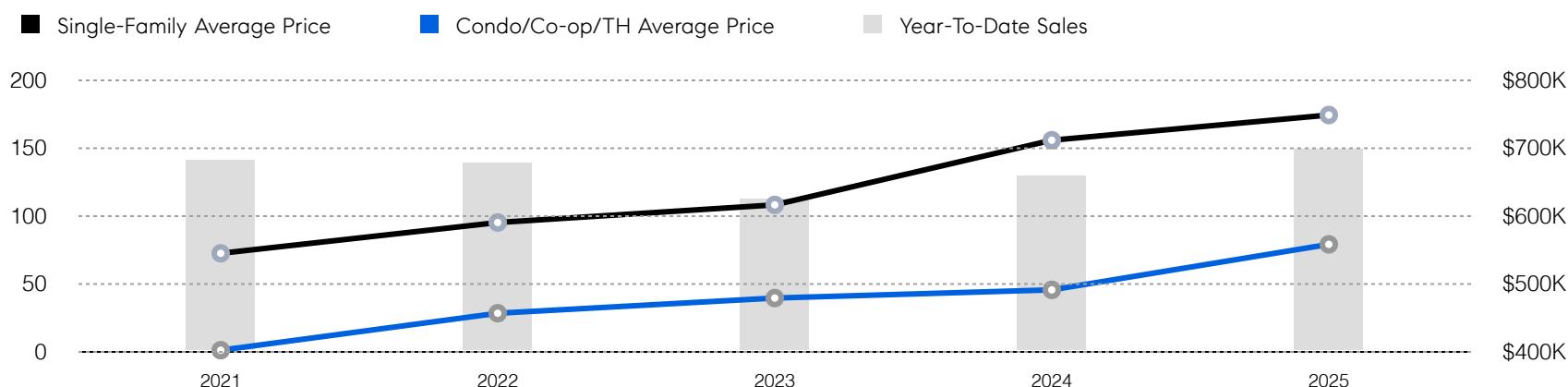
## Historic Sales Trends



# New Milford

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	120	143	19.2%	21	33	57.1%
	ACTIVE LISTINGS	28	11	-60.7%	28	11	-60.7%
	# OF SALES	115	143	24.3%	32	40	25.0%
	SALES VOLUME	\$81,858,899	\$107,097,227	30.8%	\$24,236,300	\$27,196,000	12.2%
	MEDIAN PRICE	\$670,000	\$700,000	4.5%	\$675,000	\$650,000	-3.7%
	AVERAGE PRICE	\$711,817	\$748,932	5.2%	\$757,384	\$679,900	-10.2%
	AVERAGE DOM	24	27	12.5%	28	24	-14.3%
Condo/Co-op/TH	CONTRACTS SIGNED	12	7	-41.7%	3	3	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	13	5	-61.5%	3	1	-66.7%
	SALES VOLUME	\$6,387,950	\$2,792,000	-56.3%	\$1,712,000	\$701,000	-59.1%
	MEDIAN PRICE	\$525,950	\$599,000	13.9%	\$601,000	\$701,000	16.6%
	AVERAGE PRICE	\$491,381	\$558,400	13.6%	\$570,667	\$701,000	22.8%
	AVERAGE DOM	33	28	-15.2%	31	11	-64.5%

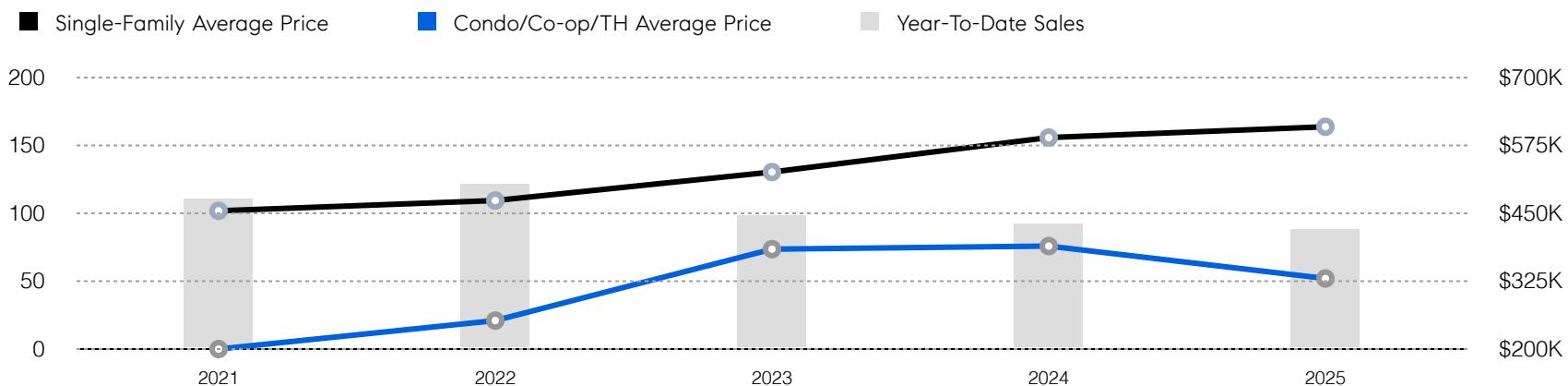
## Historic Sales Trends



# North Arlington

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	92	85	-7.6%	38	19	-50.0%
	ACTIVE LISTINGS	14	19	35.7%	14	19	35.7%
	# OF SALES	85	86	1.2%	35	20	-42.9%
	SALES VOLUME	\$50,108,785	\$52,407,913	4.6%	\$20,297,109	\$12,857,000	-36.7%
	MEDIAN PRICE	\$575,000	\$580,500	1.0%	\$560,000	\$619,000	10.5%
	AVERAGE PRICE	\$589,515	\$609,394	3.4%	\$579,917	\$642,850	10.9%
	AVERAGE DOM	28	26	-7.1%	23	24	4.3%
Condo/Co-op/TH	CONTRACTS SIGNED	6	2	-66.7%	1	1	0.0%
	ACTIVE LISTINGS	0	2	0.0%	0	2	0.0%
	# OF SALES	6	1	-83.3%	1	0	0.0%
	SALES VOLUME	\$2,337,900	\$330,000	-85.9%	\$249,900	-	-
	MEDIAN PRICE	\$369,000	\$330,000	-10.6%	\$249,900	-	-
	AVERAGE PRICE	\$389,650	\$330,000	-15.3%	\$249,900	-	-
	AVERAGE DOM	18	10	-44.4%	19	-	-

## Historic Sales Trends

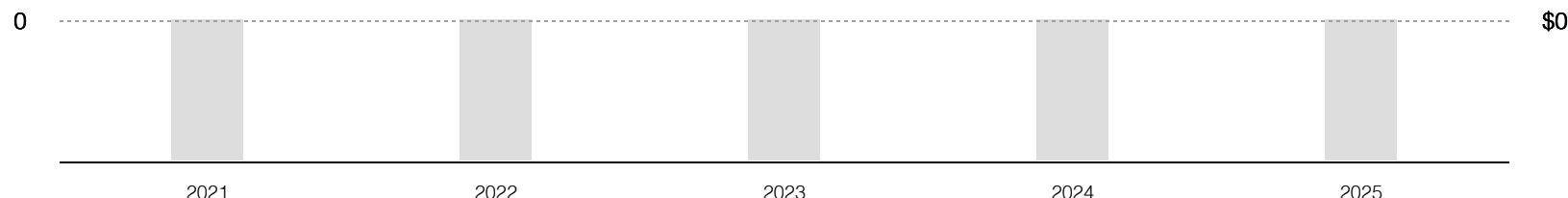


# North Bergen

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	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	-	-	-	-	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

## Historic Sales Trends

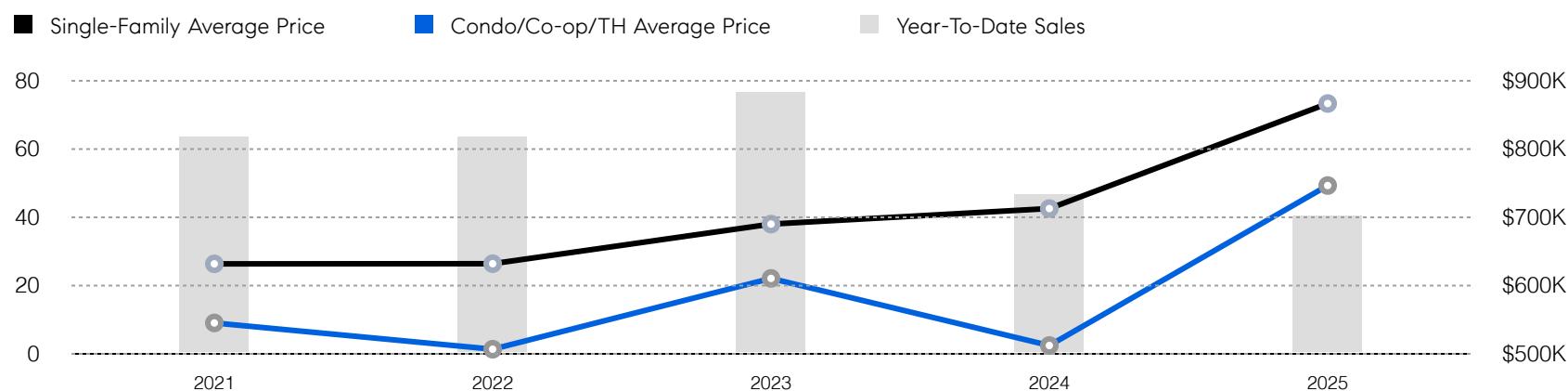
■ Single-Family Average Price      ■ Condo/Co-op/TH Average Price      ■ Year-To-Date Sales



# Northvale

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	33	37	12.1%	6	5	-16.7%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	36	34	-5.6%	12	6	-50.0%
	SALES VOLUME	\$25,663,000	\$29,468,000	14.8%	\$8,300,000	\$4,868,000	-41.3%
	MEDIAN PRICE	\$694,500	\$792,500	14.1%	\$695,000	\$825,000	18.7%
	AVERAGE PRICE	\$712,861	\$866,706	21.6%	\$691,667	\$811,333	17.3%
	AVERAGE DOM	34	26	-23.5%	26	23	-11.5%
Condo/Co-op/TH	CONTRACTS SIGNED	8	6	-25.0%	0	0	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	10	6	-40.0%	1	0	0.0%
	SALES VOLUME	\$5,122,000	\$4,479,400	-12.5%	\$588,000	-	-
	MEDIAN PRICE	\$444,000	\$685,000	54.3%	\$588,000	-	-
	AVERAGE PRICE	\$512,200	\$746,567	45.8%	\$588,000	-	-
	AVERAGE DOM	77	23	-70.1%	31	-	-

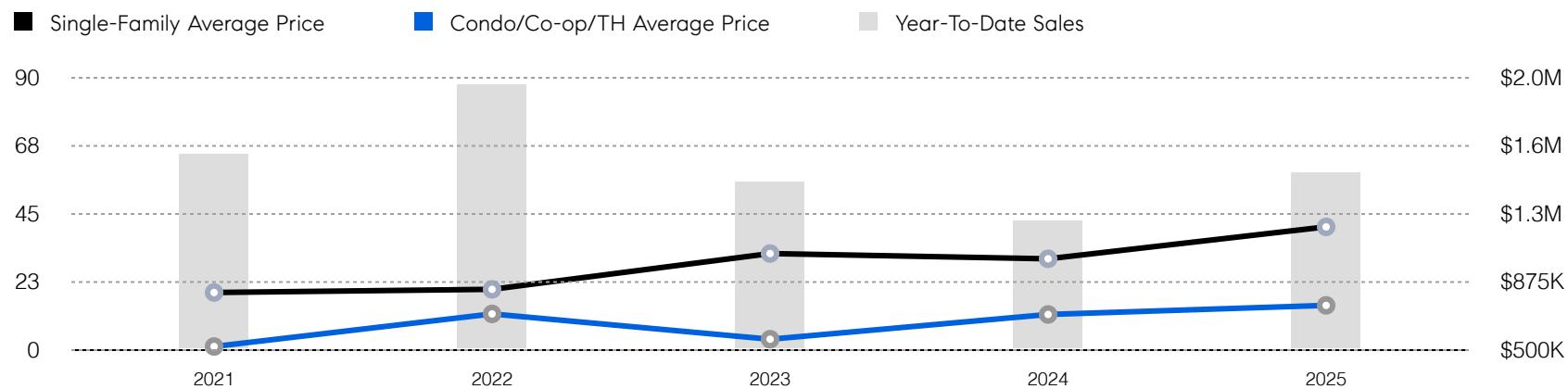
## Historic Sales Trends



# Norwood

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	36	38	5.6%	5	6	20.0%
	ACTIVE LISTINGS	13	6	-53.8%	13	6	-53.8%
	# OF SALES	36	42	16.7%	6	12	100.0%
	SALES VOLUME	\$36,104,400	\$49,511,213	37.1%	\$5,462,000	\$12,926,200	136.7%
	MEDIAN PRICE	\$968,000	\$1,125,000	16.2%	\$846,000	\$891,550	5.4%
	AVERAGE PRICE	\$1,002,900	\$1,178,838	17.5%	\$910,333	\$1,077,183	18.3%
	AVERAGE DOM	41	48	17.1%	37	41	10.8%
Condo/Co-op/TH	CONTRACTS SIGNED	7	19	171.4%	0	6	0.0%
	ACTIVE LISTINGS	2	2	0.0%	2	2	0.0%
	# OF SALES	6	16	166.7%	0	6	0.0%
	SALES VOLUME	\$4,177,767	\$11,941,183	185.8%	-	\$4,004,329	-
	MEDIAN PRICE	\$841,000	\$865,000	2.9%	-	\$750,000	-
	AVERAGE PRICE	\$696,295	\$746,324	7.2%	-	\$667,388	-
	AVERAGE DOM	22	42	90.9%	-	45	-

## Historic Sales Trends



# Oakland

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	236	209	-11.4%	53	45	-15.1%
	ACTIVE LISTINGS	25	17	-32.0%	25	17	-32.0%
	# OF SALES	235	204	-13.2%	72	43	-40.3%
	SALES VOLUME	\$163,578,445	\$160,936,809	-1.6%	\$47,912,500	\$34,543,200	-27.9%
	MEDIAN PRICE	\$658,000	\$745,500	13.3%	\$633,500	\$700,000	10.5%
	AVERAGE PRICE	\$696,078	\$788,906	13.3%	\$665,451	\$803,330	20.7%
	AVERAGE DOM	29	27	-6.9%	35	24	-31.4%
Condo/Co-op/TH	CONTRACTS SIGNED	13	24	84.6%	4	12	200.0%
	ACTIVE LISTINGS	2	4	100.0%	2	4	100.0%
	# OF SALES	13	24	84.6%	4	13	225.0%
	SALES VOLUME	\$7,410,000	\$21,926,910	195.9%	\$2,620,000	\$13,719,910	423.7%
	MEDIAN PRICE	\$505,000	\$985,000	95.0%	\$657,500	\$999,990	52.1%
	AVERAGE PRICE	\$570,000	\$913,621	60.3%	\$655,000	\$1,055,378	61.1%
	AVERAGE DOM	16	20	25.0%	20	16	-20.0%

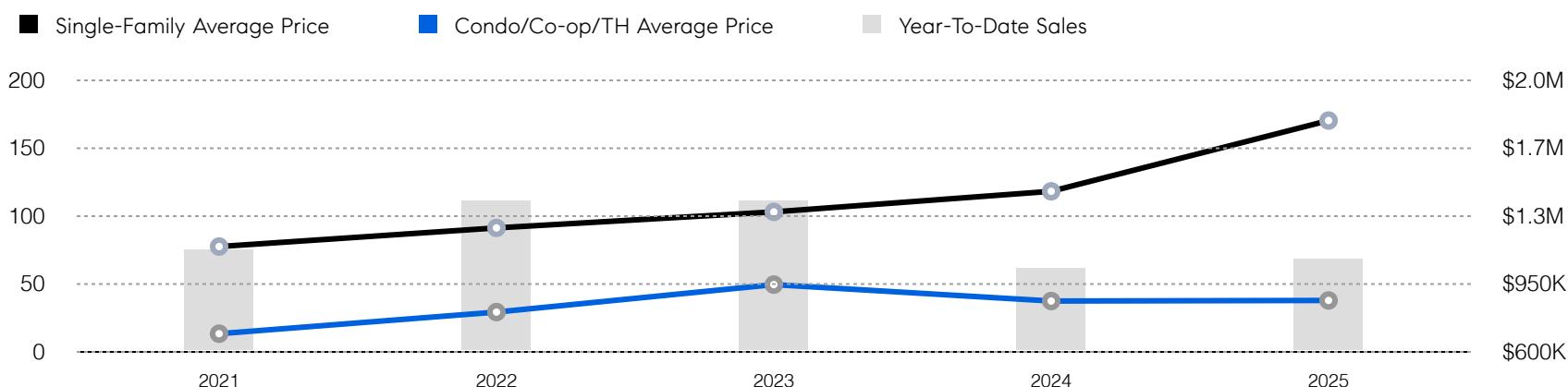
## Historic Sales Trends



# Old Tappan

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	45	43	-4.4%	10	8	-20.0%
	ACTIVE LISTINGS	18	15	-16.7%	18	15	-16.7%
	# OF SALES	45	49	8.9%	10	15	50.0%
	SALES VOLUME	\$64,259,000	\$87,846,120	36.7%	\$13,365,000	\$34,745,121	160.0%
	MEDIAN PRICE	\$1,375,000	\$1,350,000	-1.8%	\$1,392,500	\$1,125,621	-19.2%
	AVERAGE PRICE	\$1,427,978	\$1,792,778	25.5%	\$1,336,500	\$2,316,341	73.3%
	AVERAGE DOM	46	48	4.3%	34	78	129.4%
Condo/Co-op/TH	CONTRACTS SIGNED	16	17	6.3%	3	4	33.3%
	ACTIVE LISTINGS	5	4	-20.0%	5	4	-20.0%
	# OF SALES	15	18	20.0%	3	5	66.7%
	SALES VOLUME	\$12,934,000	\$15,574,375	20.4%	\$2,685,000	\$4,640,000	72.8%
	MEDIAN PRICE	\$840,000	\$840,000	-	\$890,000	\$880,000	-1.1%
	AVERAGE PRICE	\$862,267	\$865,243	0.3%	\$895,000	\$928,000	3.7%
	AVERAGE DOM	40	27	-32.5%	32	26	-18.7%

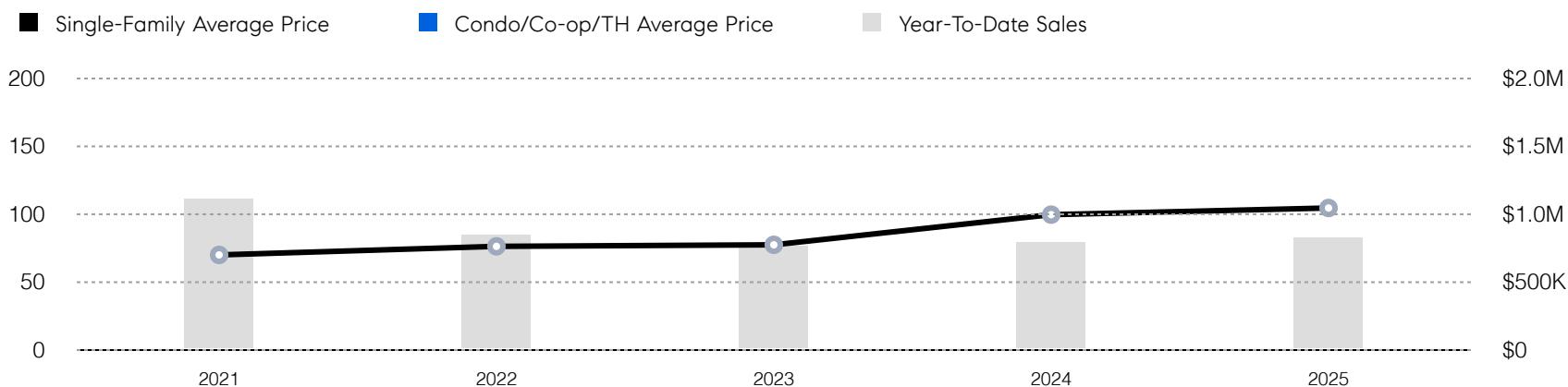
## Historic Sales Trends



# Oradell

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	79	76	-3.8%	20	9	-55.0%
	ACTIVE LISTINGS	5	2	-60.0%	5	2	-60.0%
	# OF SALES	78	76	-2.6%	22	14	-36.4%
	SALES VOLUME	\$77,783,325	\$79,517,900	2.2%	\$19,951,300	\$14,636,000	-26.6%
	MEDIAN PRICE	\$938,000	\$980,000	4.5%	\$862,500	\$950,000	10.1%
	AVERAGE PRICE	\$997,222	\$1,046,288	4.9%	\$906,877	\$1,045,429	15.3%
	AVERAGE DOM	21	20	-4.8%	26	28	7.7%
Condo/Co-op/TH	CONTRACTS SIGNED	0	5	0.0%	0	1	0.0%
	ACTIVE LISTINGS	0	3	0.0%	0	3	0.0%
	# OF SALES	0	5	0.0%	0	1	0.0%
	SALES VOLUME	-	\$1,878,499	-	-	\$470,000	-
	MEDIAN PRICE	-	\$347,500	-	-	\$470,000	-
	AVERAGE PRICE	-	\$375,700	-	-	\$470,000	-
	AVERAGE DOM	-	18	-	-	16	-

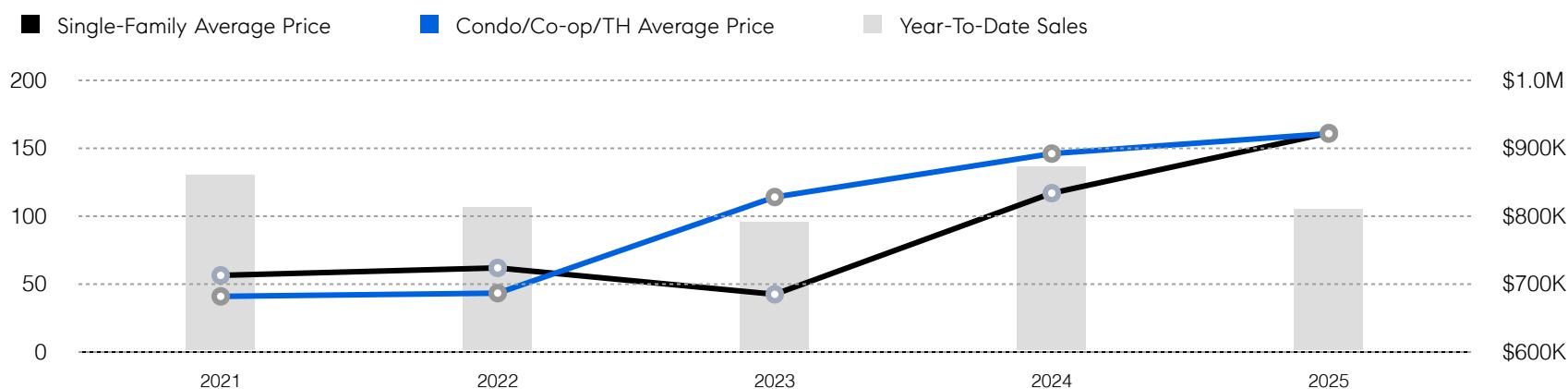
## Historic Sales Trends



# Palisades Park

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	24	12	-50.0%	7	3	-57.1%
	ACTIVE LISTINGS	4	5	25.0%	4	5	25.0%
	# OF SALES	24	12	-50.0%	6	3	-50.0%
	SALES VOLUME	\$20,014,999	\$11,071,000	-44.7%	\$4,660,000	\$2,480,000	-46.8%
	MEDIAN PRICE	\$867,500	\$860,000	-0.9%	\$885,000	\$900,000	1.7%
	AVERAGE PRICE	\$833,958	\$922,583	10.6%	\$776,667	\$826,667	6.4%
	AVERAGE DOM	53	31	-41.5%	95	55	-42.1%
Condo/Co-op/TH	CONTRACTS SIGNED	111	91	-18.0%	26	20	-23.1%
	ACTIVE LISTINGS	24	16	-33.3%	24	16	-33.3%
	# OF SALES	111	92	-17.1%	26	24	-7.7%
	SALES VOLUME	\$99,029,000	\$84,793,055	-14.4%	\$22,890,000	\$25,051,000	9.4%
	MEDIAN PRICE	\$978,000	\$957,500	-2.1%	\$962,500	\$1,075,000	11.7%
	AVERAGE PRICE	\$892,153	\$921,664	3.3%	\$880,385	\$1,043,792	18.6%
	AVERAGE DOM	58	62	6.9%	66	46	-30.3%

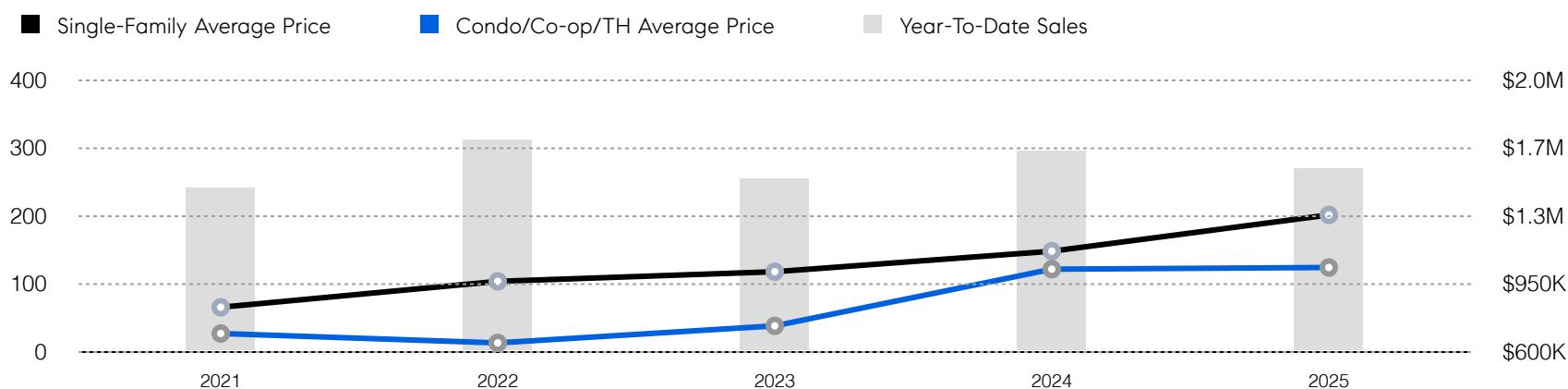
## Historic Sales Trends



# Paramus

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	267	252	-5.6%	65	51	-21.5%
	ACTIVE LISTINGS	57	28	-50.9%	57	28	-50.9%
	# OF SALES	259	250	-3.5%	85	65	-23.5%
	SALES VOLUME	\$290,000,056	\$326,625,197	12.6%	\$87,187,166	\$86,669,591	-0.6%
	MEDIAN PRICE	\$900,000	\$999,999	11.1%	\$860,000	\$1,125,000	30.8%
	AVERAGE PRICE	\$1,119,691	\$1,306,501	16.7%	\$1,025,731	\$1,333,378	30.0%
	AVERAGE DOM	28	42	50.0%	25	45	80.0%
Condo/Co-op/TH	CONTRACTS SIGNED	43	18	-58.1%	5	10	100.0%
	ACTIVE LISTINGS	7	4	-42.9%	7	4	-42.9%
	# OF SALES	34	17	-50.0%	8	4	-50.0%
	SALES VOLUME	\$34,917,000	\$17,605,999	-49.6%	\$8,302,000	\$4,510,000	-45.7%
	MEDIAN PRICE	\$1,175,000	\$999,999	-14.9%	\$1,090,000	\$1,175,000	7.8%
	AVERAGE PRICE	\$1,026,971	\$1,035,647	0.8%	\$1,037,750	\$1,127,500	8.6%
	AVERAGE DOM	26	51	96.2%	18	30	66.7%

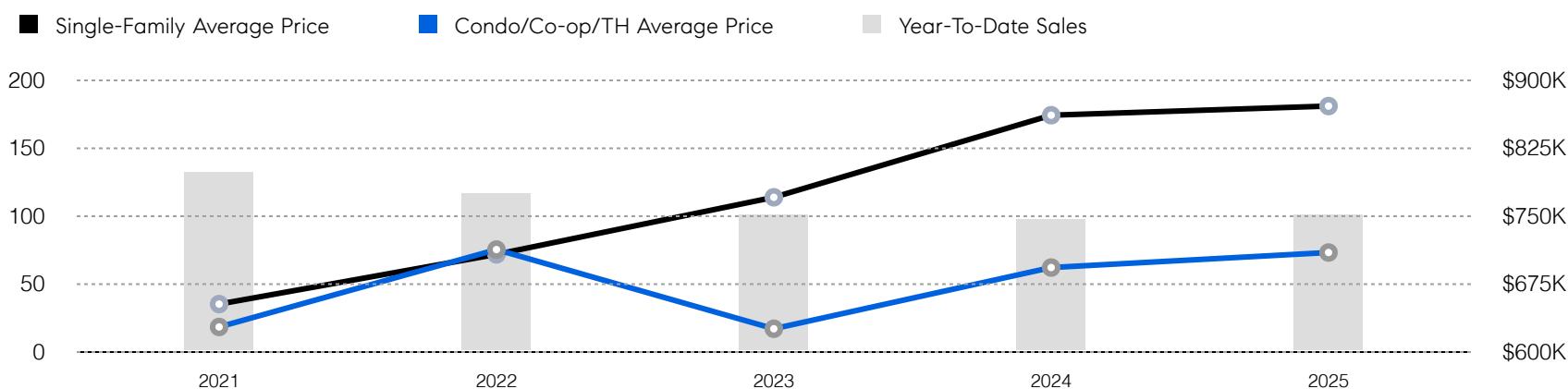
## Historic Sales Trends



# Park Ridge

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	67	74	10.4%	21	16	-23.8%
	ACTIVE LISTINGS	11	3	-72.7%	11	3	-72.7%
	# OF SALES	72	76	5.6%	22	19	-13.6%
	SALES VOLUME	\$62,030,987	\$66,245,320	6.8%	\$19,900,499	\$15,849,000	-20.4%
	MEDIAN PRICE	\$812,500	\$823,500	1.4%	\$841,000	\$845,000	0.5%
	AVERAGE PRICE	\$861,541	\$871,649	1.2%	\$904,568	\$834,158	-7.8%
	AVERAGE DOM	25	25	0.0%	26	27	3.8%
Condo/Co-op/TH	CONTRACTS SIGNED	22	25	13.6%	7	6	-14.3%
	ACTIVE LISTINGS	2	2	0.0%	2	2	0.0%
	# OF SALES	24	24	0.0%	9	7	-22.2%
	SALES VOLUME	\$16,639,900	\$17,037,800	2.4%	\$6,611,400	\$5,336,000	-19.3%
	MEDIAN PRICE	\$482,500	\$505,000	4.7%	\$430,000	\$470,000	9.3%
	AVERAGE PRICE	\$693,329	\$709,908	2.4%	\$734,600	\$762,286	3.8%
	AVERAGE DOM	23	22	-4.3%	14	23	64.3%

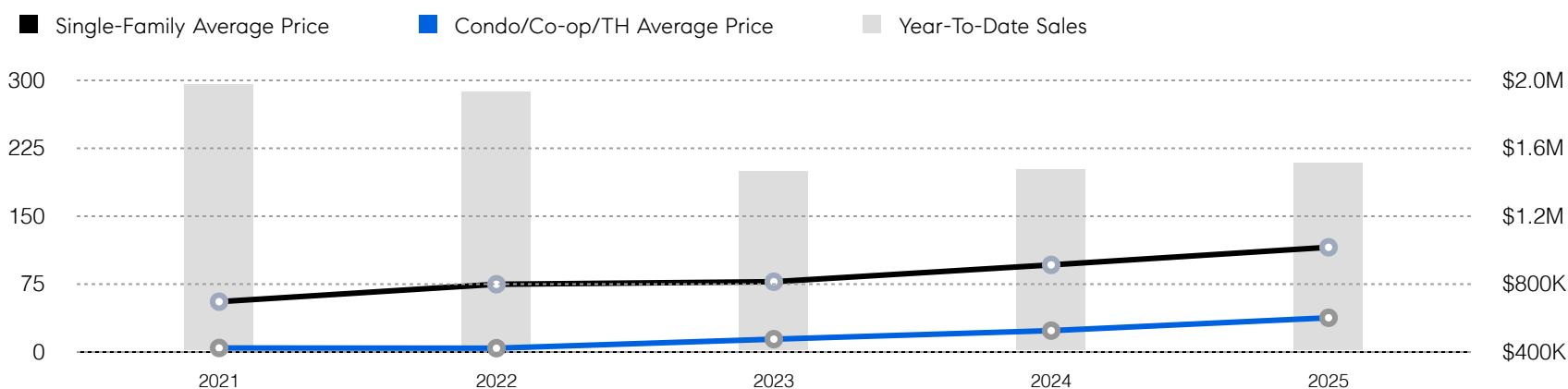
## Historic Sales Trends



# Ramsey

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	128	121	-5.5%	34	38	11.8%
	ACTIVE LISTINGS	17	5	-70.6%	17	5	-70.6%
	# OF SALES	125	124	-0.8%	36	38	5.6%
	SALES VOLUME	\$114,163,122	\$126,102,597	10.5%	\$31,713,251	\$39,283,108	23.9%
	MEDIAN PRICE	\$860,000	\$950,000	10.5%	\$791,688	\$918,000	16.0%
	AVERAGE PRICE	\$913,305	\$1,016,956	11.3%	\$880,924	\$1,033,766	17.4%
	AVERAGE DOM	23	28	21.7%	27	34	25.9%
Condo/Co-op/TH	CONTRACTS SIGNED	76	82	7.9%	16	17	6.3%
	ACTIVE LISTINGS	21	5	-76.2%	21	5	-76.2%
	# OF SALES	74	83	12.2%	22	21	-4.5%
	SALES VOLUME	\$38,931,300	\$49,937,854	28.3%	\$15,175,000	\$12,445,354	-18.0%
	MEDIAN PRICE	\$505,500	\$521,000	3.1%	\$640,000	\$555,000	-13.3%
	AVERAGE PRICE	\$526,099	\$601,661	14.4%	\$689,773	\$592,636	-14.1%
	AVERAGE DOM	21	29	38.1%	20	17	-15.0%

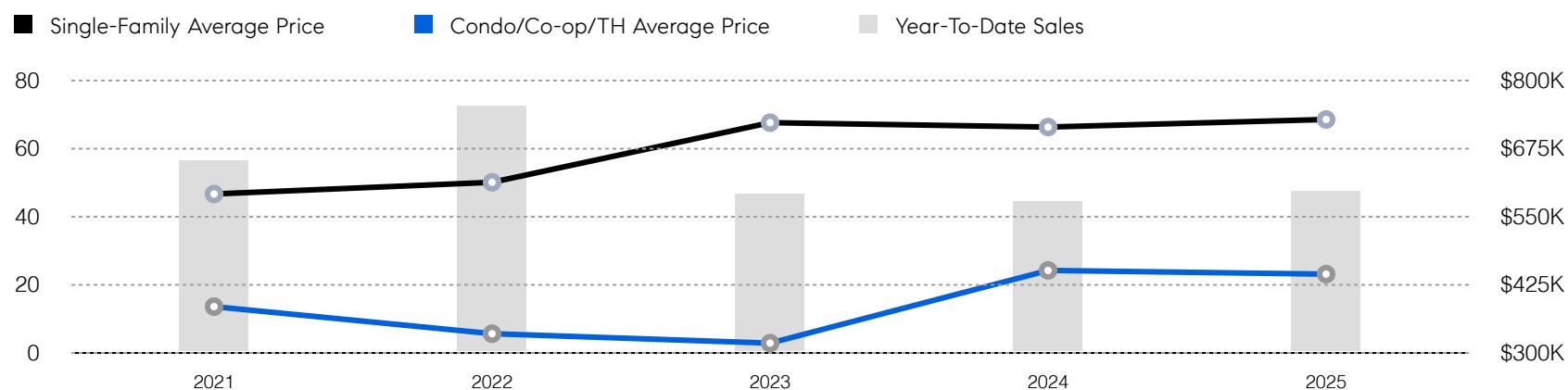
## Historic Sales Trends



# Ridgefield

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	44	47	6.8%	14	18	28.6%
	ACTIVE LISTINGS	14	7	-50.0%	14	7	-50.0%
	# OF SALES	38	44	15.8%	14	14	0.0%
	SALES VOLUME	\$27,159,000	\$32,058,400	18.0%	\$9,581,000	\$11,791,900	23.1%
	MEDIAN PRICE	\$647,500	\$708,500	9.4%	\$624,500	\$767,500	22.9%
	AVERAGE PRICE	\$714,711	\$728,600	1.9%	\$684,357	\$842,279	23.1%
	AVERAGE DOM	31	50	61.3%	32	59	84.4%
Condo/Co-op/TH	CONTRACTS SIGNED	6	5	-16.7%	1	2	100.0%
	ACTIVE LISTINGS	2	2	0.0%	2	2	0.0%
	# OF SALES	6	3	-50.0%	3	0	0.0%
	SALES VOLUME	\$2,709,000	\$1,334,000	-50.8%	\$1,533,000	-	-
	MEDIAN PRICE	\$454,500	\$300,000	-34.0%	\$622,000	-	-
	AVERAGE PRICE	\$451,500	\$444,667	-1.5%	\$511,000	-	-
	AVERAGE DOM	16	42	162.5%	16	-	-

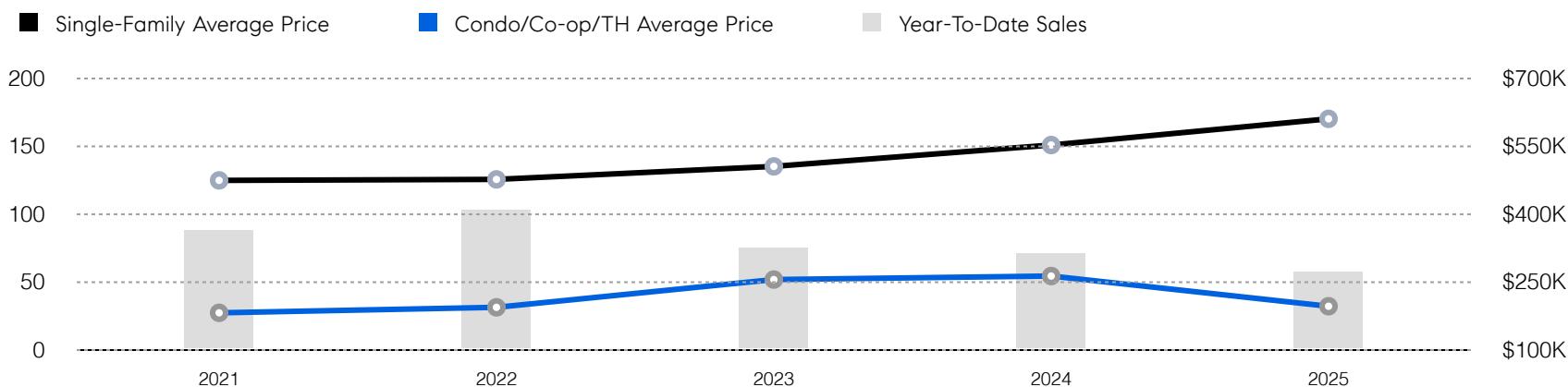
## Historic Sales Trends



# Ridgefield Park

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	55	52	-5.5%	14	18	28.6%
	ACTIVE LISTINGS	9	10	11.1%	9	10	11.1%
	# OF SALES	55	47	-14.5%	18	18	0.0%
	SALES VOLUME	\$30,415,500	\$28,711,900	-5.6%	\$10,173,000	\$10,669,000	4.9%
	MEDIAN PRICE	\$550,000	\$600,000	9.1%	\$574,500	\$592,500	3.1%
	AVERAGE PRICE	\$553,009	\$610,891	10.5%	\$565,167	\$592,722	4.9%
	AVERAGE DOM	26	34	30.8%	28	42	50.0%
Condo/Co-op/TH	CONTRACTS SIGNED	13	12	-7.7%	2	4	100.0%
	ACTIVE LISTINGS	1	4	300.0%	1	4	300.0%
	# OF SALES	15	9	-40.0%	2	2	0.0%
	SALES VOLUME	\$3,953,000	\$1,770,925	-55.2%	\$920,000	\$424,000	-53.9%
	MEDIAN PRICE	\$255,000	\$195,000	-23.5%	\$460,000	\$212,000	-53.9%
	AVERAGE PRICE	\$263,533	\$196,769	-25.3%	\$460,000	\$212,000	-53.9%
	AVERAGE DOM	48	32	-33.3%	34	56	64.7%

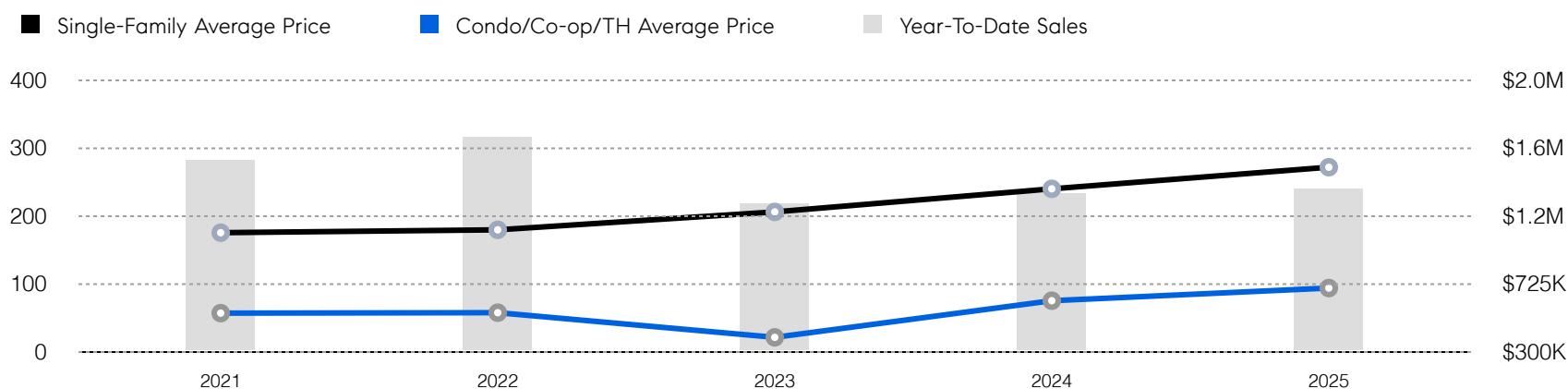
## Historic Sales Trends



# Ridgewood

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	223	219	-1.8%	44	40	-9.1%
	ACTIVE LISTINGS	36	12	-66.7%	36	12	-66.7%
	# OF SALES	226	227	0.4%	45	46	2.2%
	SALES VOLUME	\$298,602,897	\$330,675,922	10.7%	\$58,292,560	\$61,675,388	5.8%
	MEDIAN PRICE	\$1,178,000	\$1,265,000	7.4%	\$1,200,000	\$1,225,000	2.1%
	AVERAGE PRICE	\$1,321,252	\$1,456,722	10.3%	\$1,295,390	\$1,340,769	3.5%
	AVERAGE DOM	20	25	25.0%	25	22	-12.0%
Condo/Co-op/TH	CONTRACTS SIGNED	6	11	83.3%	2	3	50.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	5	11	120.0%	2	3	50.0%
	SALES VOLUME	\$3,106,000	\$7,703,998	148.0%	\$1,291,000	\$1,782,000	38.0%
	MEDIAN PRICE	\$630,000	\$641,000	1.7%	\$645,500	\$575,000	-10.9%
	AVERAGE PRICE	\$621,200	\$700,363	12.7%	\$645,500	\$594,000	-8.0%
	AVERAGE DOM	14	18	28.6%	19	6	-68.4%

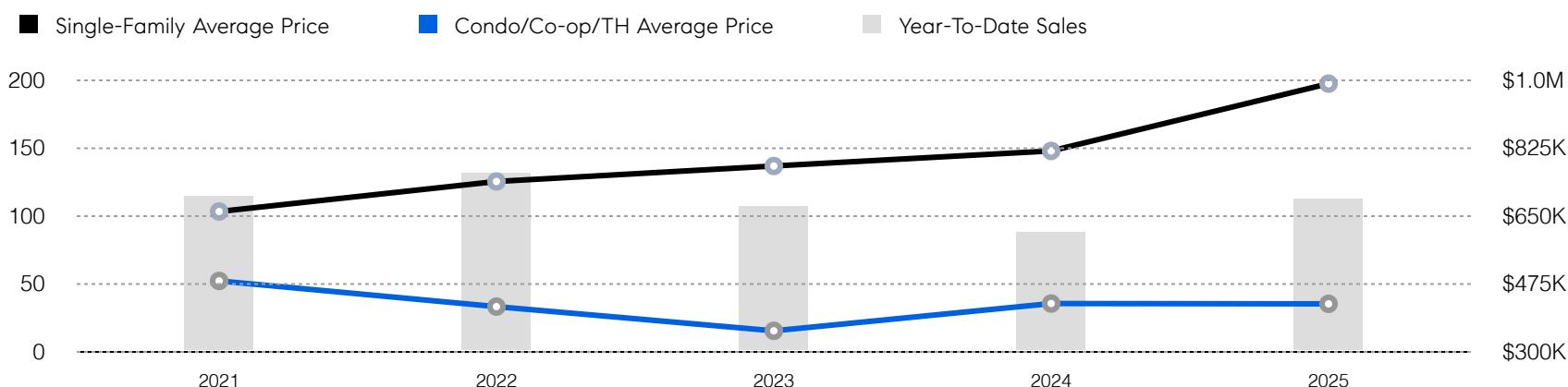
## Historic Sales Trends



# River Edge

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	87	95	9.2%	22	17	-22.7%
	ACTIVE LISTINGS	19	8	-57.9%	19	8	-57.9%
	# OF SALES	81	101	24.7%	22	25	13.6%
	SALES VOLUME	\$66,265,200	\$100,137,248	51.1%	\$17,277,000	\$25,375,249	46.9%
	MEDIAN PRICE	\$730,000	\$875,000	19.9%	\$742,500	\$905,000	21.9%
	AVERAGE PRICE	\$818,089	\$991,458	21.2%	\$785,318	\$1,015,010	29.2%
	AVERAGE DOM	20	23	15.0%	25	23	-8.0%
Condo/Co-op/TH	CONTRACTS SIGNED	7	10	42.9%	4	3	-25.0%
	ACTIVE LISTINGS	0	4	0.0%	0	4	0.0%
	# OF SALES	6	10	66.7%	4	7	75.0%
	SALES VOLUME	\$2,548,000	\$4,238,800	66.4%	\$1,749,000	\$2,144,800	22.6%
	MEDIAN PRICE	\$400,000	\$267,000	-33.2%	\$424,500	\$245,000	-42.3%
	AVERAGE PRICE	\$424,667	\$423,880	-0.2%	\$437,250	\$306,400	-29.9%
	AVERAGE DOM	19	35	84.2%	21	36	71.4%

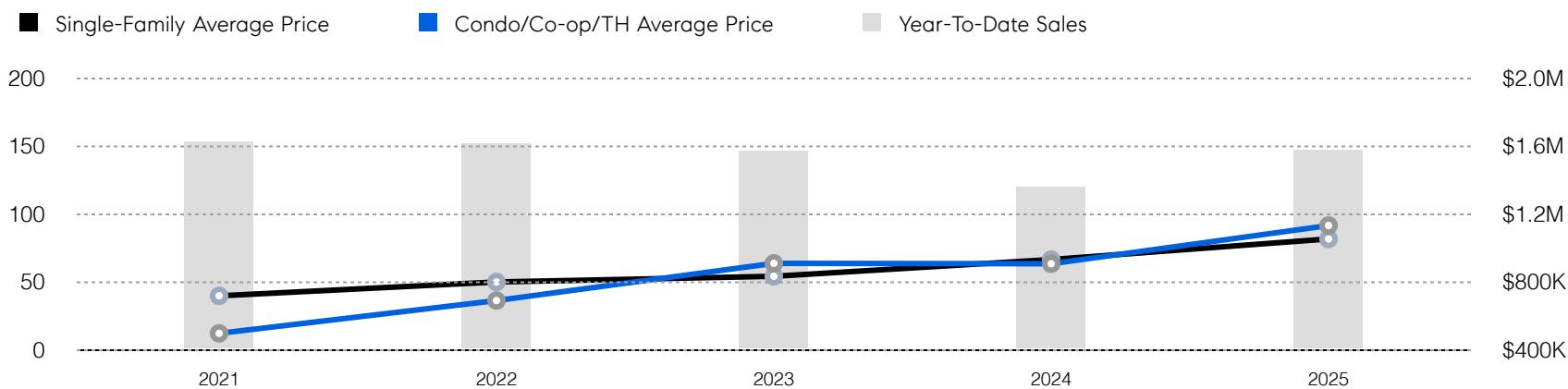
## Historic Sales Trends



# River Vale

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	83	93	12.0%	19	24	26.3%
	ACTIVE LISTINGS	18	11	-38.9%	18	11	-38.9%
	# OF SALES	80	83	3.8%	24	22	-8.3%
	SALES VOLUME	\$74,707,999	\$87,587,327	17.2%	\$25,371,430	\$23,414,830	-7.7%
	MEDIAN PRICE	\$870,785	\$967,500	11.1%	\$955,000	\$1,034,475	8.3%
	AVERAGE PRICE	\$933,850	\$1,055,269	13.0%	\$1,057,143	\$1,064,310	0.7%
	AVERAGE DOM	19	23	21.1%	18	23	27.8%
Condo/Co-op/TH	CONTRACTS SIGNED	58	47	-19.0%	29	10	-65.5%
	ACTIVE LISTINGS	30	3	-90.0%	30	3	-90.0%
	# OF SALES	39	63	61.5%	16	16	0.0%
	SALES VOLUME	\$35,455,543	\$71,453,653	101.5%	\$16,728,077	\$17,076,504	2.1%
	MEDIAN PRICE	\$609,000	\$1,344,107	120.7%	\$1,302,000	\$1,074,998	-17.4%
	AVERAGE PRICE	\$909,116	\$1,134,185	24.8%	\$1,045,505	\$1,067,282	2.1%
	AVERAGE DOM	64	47	-26.6%	82	42	-48.8%

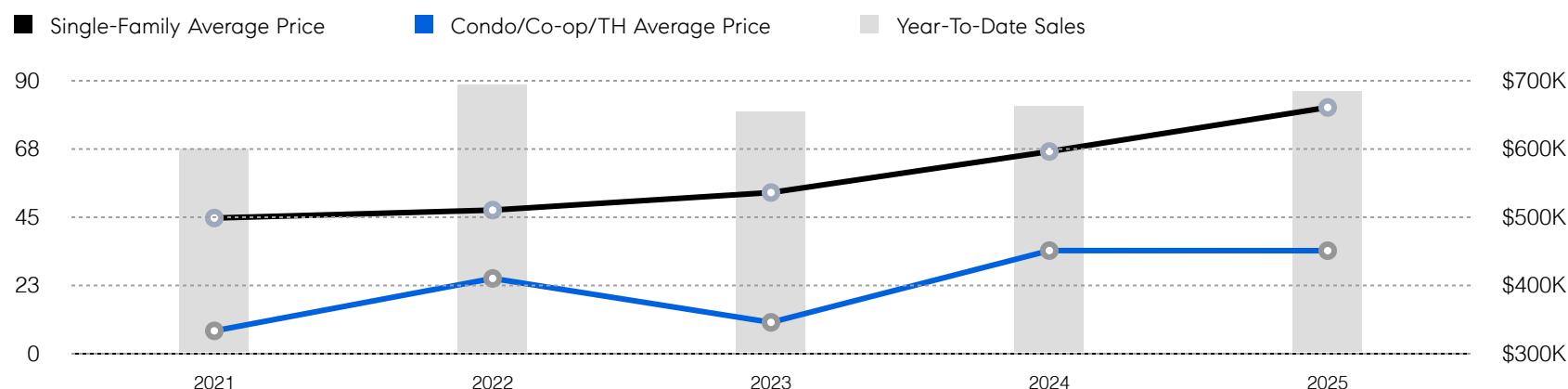
## Historic Sales Trends



# Rochelle Park

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	71	75	5.6%	11	22	100.0%
	ACTIVE LISTINGS	14	6	-57.1%	14	6	-57.1%
	# OF SALES	74	73	-1.4%	14	27	92.9%
	SALES VOLUME	\$44,127,135	\$48,248,000	9.3%	\$8,897,000	\$19,229,500	116.1%
	MEDIAN PRICE	\$560,000	\$620,000	10.7%	\$630,000	\$675,000	7.1%
	AVERAGE PRICE	\$596,313	\$660,932	10.8%	\$635,500	\$712,204	12.1%
	AVERAGE DOM	29	24	-17.2%	49	23	-53.1%
Condo/Co-op/TH	CONTRACTS SIGNED	7	15	114.3%	1	7	600.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	7	13	85.7%	5	8	60.0%
	SALES VOLUME	\$3,158,000	\$5,862,800	85.6%	\$2,043,000	\$3,604,000	76.4%
	MEDIAN PRICE	\$465,000	\$450,000	-3.2%	\$345,000	\$443,500	28.6%
	AVERAGE PRICE	\$451,143	\$450,985	0.0%	\$408,600	\$450,500	10.3%
	AVERAGE DOM	14	41	192.9%	14	55	292.9%

## Historic Sales Trends



# Rutherford

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	144	154	6.9%	41	38	-7.3%
	ACTIVE LISTINGS	26	18	-30.8%	26	18	-30.8%
	# OF SALES	148	147	-0.7%	44	42	-4.5%
	SALES VOLUME	\$114,839,659	\$117,662,011	2.5%	\$33,859,666	\$36,766,000	8.6%
	MEDIAN PRICE	\$742,500	\$765,000	3.0%	\$700,000	\$865,000	23.6%
	AVERAGE PRICE	\$775,944	\$800,422	3.2%	\$769,538	\$875,381	13.8%
	AVERAGE DOM	33	36	9.1%	44	36	-18.2%
Condo/Co-op/TH	CONTRACTS SIGNED	65	62	-4.6%	12	20	66.7%
	ACTIVE LISTINGS	11	4	-63.6%	11	4	-63.6%
	# OF SALES	62	59	-4.8%	10	16	60.0%
	SALES VOLUME	\$20,999,254	\$21,734,281	3.5%	\$3,598,000	\$6,937,200	92.8%
	MEDIAN PRICE	\$315,000	\$349,000	10.8%	\$338,500	\$450,000	32.9%
	AVERAGE PRICE	\$338,698	\$368,378	8.8%	\$359,800	\$433,575	20.5%
	AVERAGE DOM	30	22	-26.7%	20	26	30.0%

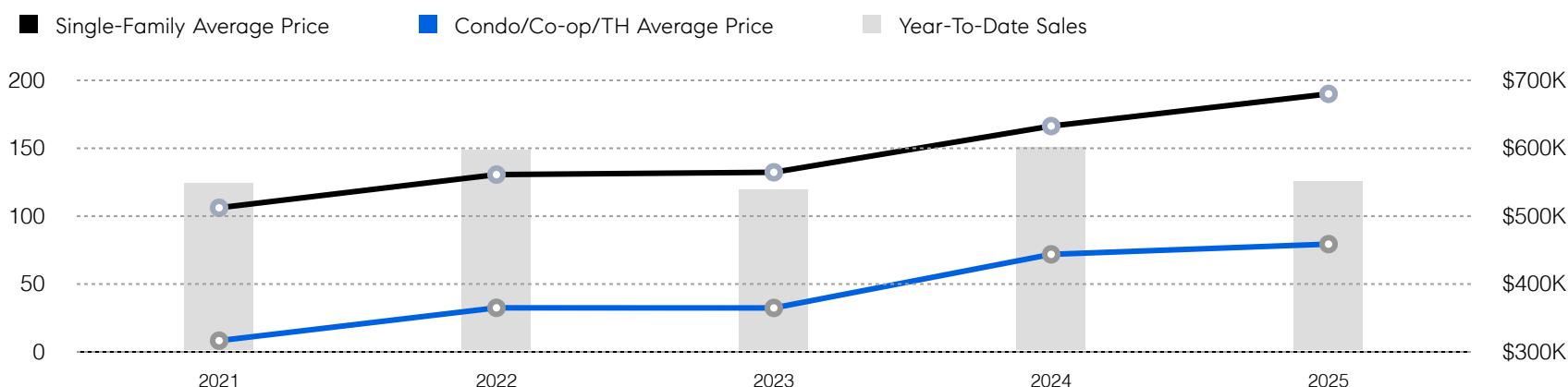
## Historic Sales Trends



# Saddle Brook

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	134	105	-21.6%	36	27	-25.0%
	ACTIVE LISTINGS	24	7	-70.8%	24	7	-70.8%
	# OF SALES	132	103	-22.0%	40	24	-40.0%
	SALES VOLUME	\$83,511,547	\$70,048,798	-16.1%	\$25,105,500	\$18,839,800	-25.0%
	MEDIAN PRICE	\$600,291	\$620,000	3.3%	\$567,500	\$685,000	20.7%
	AVERAGE PRICE	\$632,663	\$680,085	7.5%	\$627,638	\$784,992	25.1%
	AVERAGE DOM	28	24	-14.3%	30	24	-20.0%
Condo/Co-op/TH	CONTRACTS SIGNED	16	26	62.5%	0	12	0.0%
	ACTIVE LISTINGS	4	3	-25.0%	4	3	-25.0%
	# OF SALES	17	21	23.5%	3	8	166.7%
	SALES VOLUME	\$7,542,993	\$9,633,900	27.7%	\$1,352,942	\$3,669,900	171.3%
	MEDIAN PRICE	\$471,471	\$485,000	2.9%	\$471,471	\$519,500	10.2%
	AVERAGE PRICE	\$443,705	\$458,757	3.4%	\$450,981	\$458,738	1.7%
	AVERAGE DOM	22	29	31.8%	22	20	-9.1%

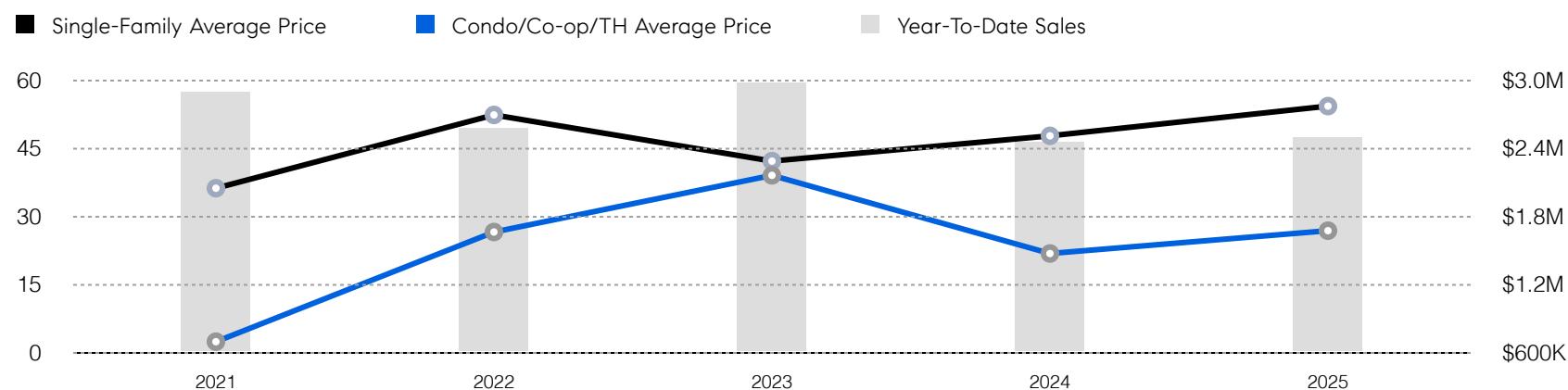
## Historic Sales Trends



# Saddle River

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	41	46	12.2%	10	14	40.0%
	ACTIVE LISTINGS	25	27	8.0%	25	27	8.0%
	# OF SALES	38	44	15.8%	10	15	50.0%
	SALES VOLUME	\$95,502,725	\$122,109,276	27.9%	\$25,361,725	\$38,925,388	53.5%
	MEDIAN PRICE	\$2,212,500	\$2,450,000	10.7%	\$2,297,500	\$2,500,000	8.8%
	AVERAGE PRICE	\$2,513,230	\$2,775,211	10.4%	\$2,536,173	\$2,595,026	2.3%
	AVERAGE DOM	74	69	-6.8%	54	60	11.1%
Condo/Co-op/TH	CONTRACTS SIGNED	7	3	-57.1%	4	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	8	3	-62.5%	4	2	-50.0%
	SALES VOLUME	\$11,810,000	\$5,031,664	-57.4%	\$4,985,000	\$2,831,664	-43.2%
	MEDIAN PRICE	\$1,392,500	\$2,200,000	58.0%	\$855,000	\$1,415,832	65.6%
	AVERAGE PRICE	\$1,476,250	\$1,677,221	13.6%	\$1,246,250	\$1,415,832	13.6%
	AVERAGE DOM	15	103	586.7%	7	119	1,600.0%

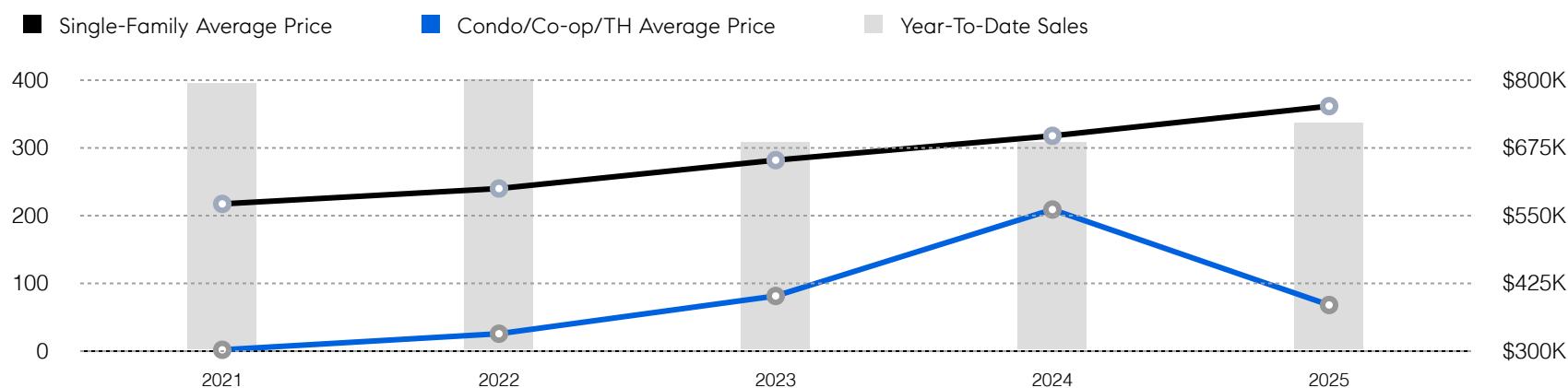
## Historic Sales Trends



# Teaneck

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	284	292	2.8%	69	65	-5.8%
	ACTIVE LISTINGS	81	51	-37.0%	81	51	-37.0%
	# OF SALES	268	287	7.1%	79	73	-7.6%
	SALES VOLUME	\$186,874,691	\$215,844,605	15.5%	\$55,744,500	\$53,045,688	-4.8%
	MEDIAN PRICE	\$635,000	\$690,000	8.7%	\$630,000	\$665,000	5.6%
	AVERAGE PRICE	\$697,294	\$752,072	7.9%	\$705,627	\$726,653	3.0%
	AVERAGE DOM	37	40	8.1%	41	37	-9.8%
Condo/Co-op/TH	CONTRACTS SIGNED	31	55	77.4%	6	16	166.7%
	ACTIVE LISTINGS	10	2	-80.0%	10	2	-80.0%
	# OF SALES	38	47	23.7%	12	16	33.3%
	SALES VOLUME	\$21,329,661	\$18,100,500	-15.1%	\$7,047,060	\$5,915,500	-16.1%
	MEDIAN PRICE	\$587,495	\$387,000	-34.1%	\$619,000	\$326,000	-47.3%
	AVERAGE PRICE	\$561,307	\$385,117	-31.4%	\$587,255	\$369,719	-37.0%
	AVERAGE DOM	70	55	-21.4%	87	52	-40.2%

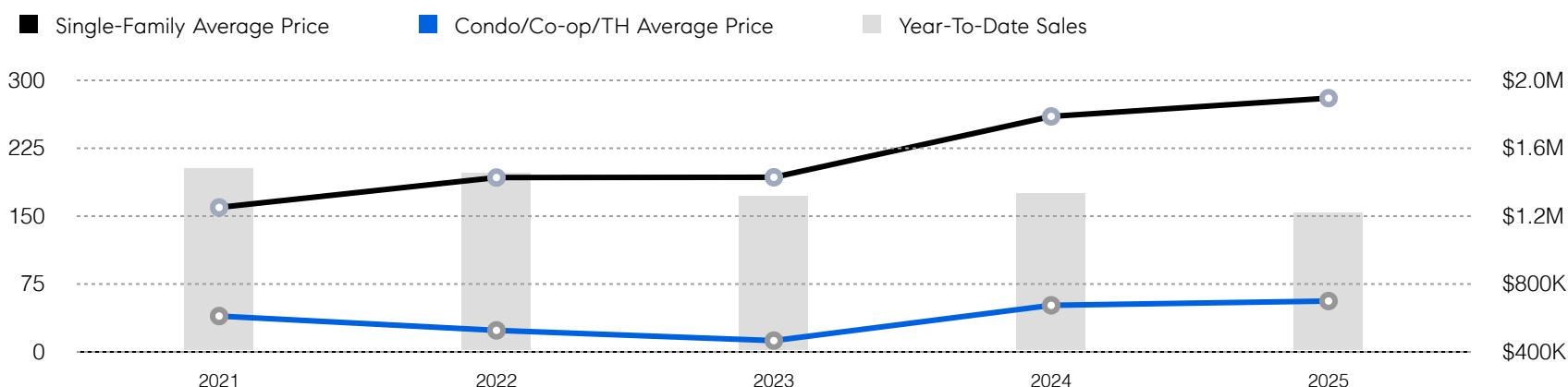
## Historic Sales Trends



# Tenafly

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	150	134	-10.7%	28	39	39.3%
	ACTIVE LISTINGS	27	10	-63.0%	27	10	-63.0%
	# OF SALES	141	130	-7.8%	28	31	10.7%
	SALES VOLUME	\$252,037,704	\$246,375,765	-2.2%	\$42,301,000	\$62,743,555	48.3%
	MEDIAN PRICE	\$1,550,000	\$1,622,500	4.7%	\$1,150,000	\$1,520,000	32.2%
	AVERAGE PRICE	\$1,787,501	\$1,895,198	6.0%	\$1,510,750	\$2,023,986	34.0%
	AVERAGE DOM	37	47	27.0%	36	44	22.2%
Condo/Co-op/TH	CONTRACTS SIGNED	31	21	-32.3%	2	3	50.0%
	ACTIVE LISTINGS	7	0	0.0%	7	0	0.0%
	# OF SALES	32	22	-31.2%	7	6	-14.3%
	SALES VOLUME	\$21,584,000	\$15,391,499	-28.7%	\$4,697,000	\$3,309,500	-29.5%
	MEDIAN PRICE	\$454,500	\$622,500	37.0%	\$330,000	\$599,000	81.5%
	AVERAGE PRICE	\$674,500	\$699,614	3.7%	\$671,000	\$551,583	-17.8%
	AVERAGE DOM	60	61	1.7%	68	31	-54.4%

## Historic Sales Trends



# Upper Saddle River

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	125	116	-7.2%	40	26	-35.0%
	ACTIVE LISTINGS	33	13	-60.6%	33	13	-60.6%
	# OF SALES	108	119	10.2%	29	19	-34.5%
	SALES VOLUME	\$172,435,706	\$202,176,702	17.2%	\$41,542,500	\$31,189,488	-24.9%
	MEDIAN PRICE	\$1,297,500	\$1,585,000	22.2%	\$1,290,000	\$1,450,000	12.4%
	AVERAGE PRICE	\$1,596,627	\$1,698,964	6.4%	\$1,432,500	\$1,641,552	14.6%
	AVERAGE DOM	40	35	-12.5%	46	36	-21.7%
Condo/Co-op/TH	CONTRACTS SIGNED	51	13	-74.5%	14	3	-78.6%
	ACTIVE LISTINGS	25	0	0.0%	25	0	0.0%
	# OF SALES	54	34	-37.0%	12	3	-75.0%
	SALES VOLUME	\$64,471,369	\$38,997,827	-39.5%	\$14,790,943	\$3,350,000	-77.4%
	MEDIAN PRICE	\$1,183,599	\$1,196,423	1.1%	\$1,232,421	\$1,200,000	-2.6%
	AVERAGE PRICE	\$1,193,914	\$1,146,995	-3.9%	\$1,232,579	\$1,116,667	-9.4%
	AVERAGE DOM	31	144	364.5%	25	25	0.0%

## Historic Sales Trends



# Waldwick

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	103	117	13.6%	17	24	41.2%
	ACTIVE LISTINGS	8	10	25.0%	8	10	25.0%
	# OF SALES	101	115	13.9%	20	31	55.0%
	SALES VOLUME	\$67,932,546	\$80,632,568	18.7%	\$13,391,900	\$21,056,770	57.2%
	MEDIAN PRICE	\$660,000	\$675,000	2.3%	\$667,500	\$650,000	-2.6%
	AVERAGE PRICE	\$672,599	\$701,153	4.2%	\$669,595	\$679,251	1.4%
	AVERAGE DOM	21	26	23.8%	31	35	12.9%
Condo/Co-op/TH	CONTRACTS SIGNED	17	15	-11.8%	5	4	-20.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	16	14	-12.5%	5	5	0.0%
	SALES VOLUME	\$9,031,400	\$9,184,828	1.7%	\$2,465,000	\$2,529,000	2.6%
	MEDIAN PRICE	\$510,000	\$535,000	4.9%	\$495,000	\$525,000	6.1%
	AVERAGE PRICE	\$564,463	\$656,059	16.2%	\$493,000	\$505,800	2.6%
	AVERAGE DOM	22	35	59.1%	34	34	0.0%

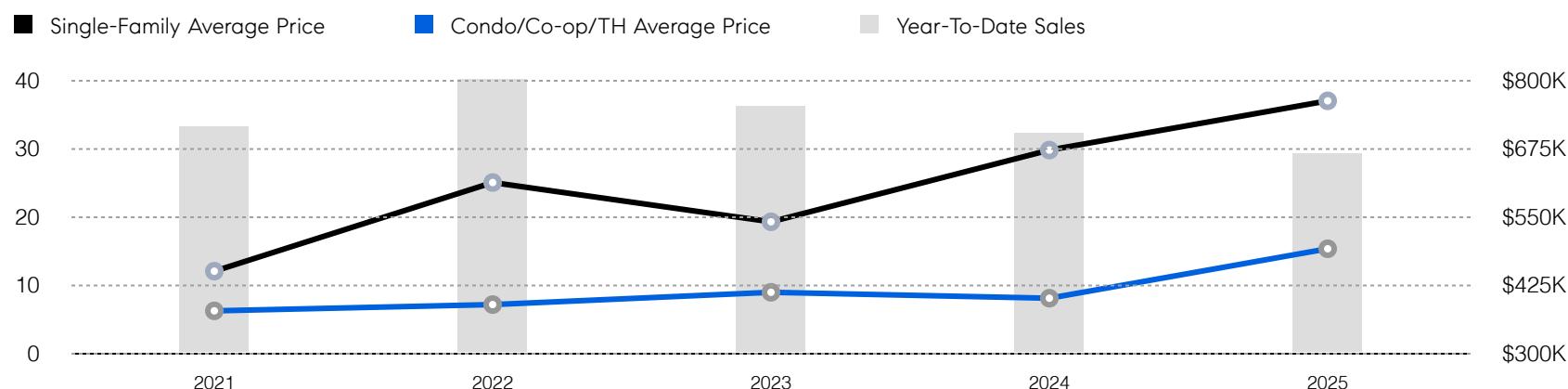
## Historic Sales Trends



# Wallington

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	30	34	13.3%	12	16	33.3%
	ACTIVE LISTINGS	7	6	-14.3%	7	6	-14.3%
	# OF SALES	29	25	-13.8%	15	4	-73.3%
	SALES VOLUME	\$19,518,000	\$19,080,500	-2.2%	\$9,708,000	\$2,161,000	-77.7%
	MEDIAN PRICE	\$688,000	\$694,000	0.9%	\$675,000	\$543,000	-19.6%
	AVERAGE PRICE	\$673,034	\$763,220	13.4%	\$647,200	\$540,250	-16.5%
	AVERAGE DOM	36	45	25.0%	41	89	117.1%
Condo/Co-op/TH	CONTRACTS SIGNED	3	5	66.7%	0	2	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	3	4	33.3%	1	1	0.0%
	SALES VOLUME	\$1,205,000	\$1,969,008	63.4%	\$405,000	\$518,000	27.9%
	MEDIAN PRICE	\$400,000	\$490,504	22.6%	\$405,000	\$518,000	27.9%
	AVERAGE PRICE	\$401,667	\$492,252	22.6%	\$405,000	\$518,000	27.9%
	AVERAGE DOM	19	29	52.6%	29	10	-65.5%

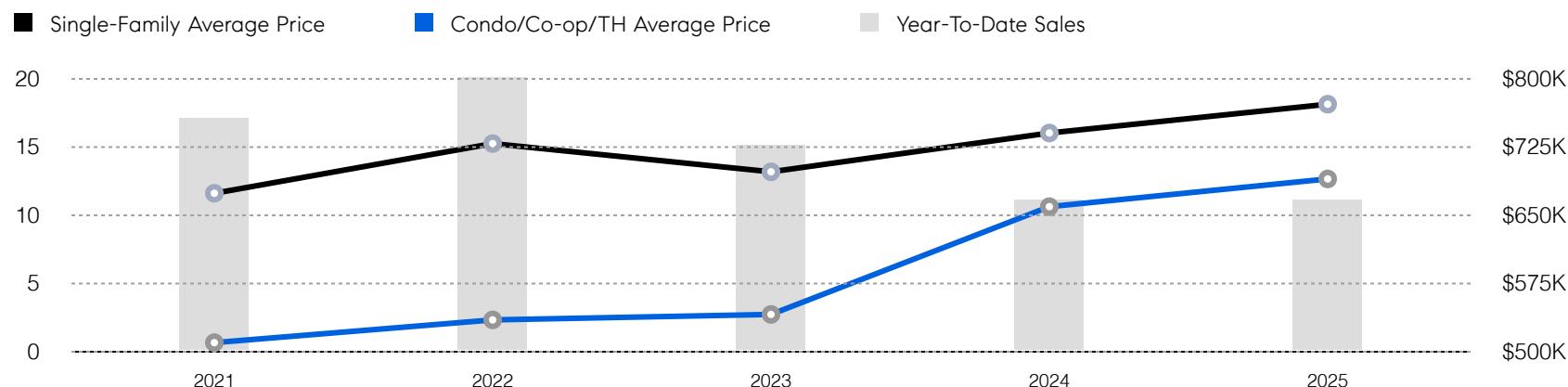
## Historic Sales Trends



# Washington Township

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	8	10	25.0%	1	2	100.0%
	ACTIVE LISTINGS	1	2	100.0%	1	2	100.0%
	# OF SALES	9	9	0.0%	1	2	100.0%
	SALES VOLUME	\$6,664,500	\$6,949,372	4.3%	\$655,000	\$1,610,000	145.8%
	MEDIAN PRICE	\$705,000	\$659,372	-6.5%	\$655,000	\$805,000	22.9%
	AVERAGE PRICE	\$740,500	\$772,152	4.3%	\$655,000	\$805,000	22.9%
	AVERAGE DOM	33	31	-6.1%	107	21	-80.4%
Condo/Co-op/TH	CONTRACTS SIGNED	2	3	50.0%	1	1	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	2	2	0.0%	1	2	100.0%
	SALES VOLUME	\$1,319,000	\$1,380,000	4.6%	\$689,000	\$1,380,000	100.3%
	MEDIAN PRICE	\$659,500	\$690,000	4.6%	\$689,000	\$690,000	0.1%
	AVERAGE PRICE	\$659,500	\$690,000	4.6%	\$689,000	\$690,000	0.1%
	AVERAGE DOM	15	11	-26.7%	10	11	10.0%

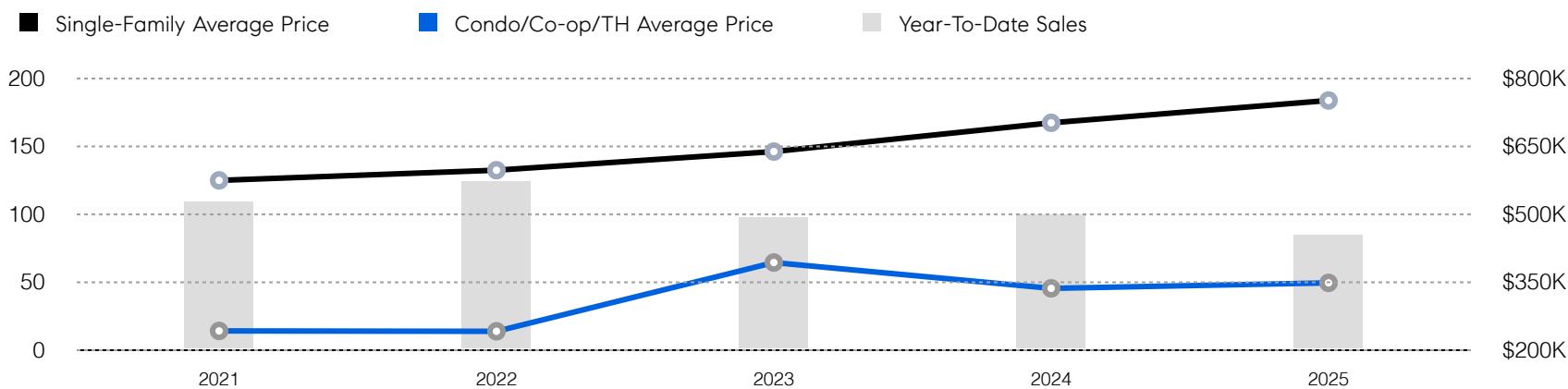
## Historic Sales Trends



# Westwood

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	88	76	-13.6%	16	15	-6.2%
	ACTIVE LISTINGS	11	3	-72.7%	11	3	-72.7%
	# OF SALES	87	77	-11.5%	25	18	-28.0%
	SALES VOLUME	\$61,091,924	\$57,870,472	-5.3%	\$17,041,000	\$13,390,014	-21.4%
	MEDIAN PRICE	\$680,000	\$730,000	7.4%	\$660,000	\$695,000	5.3%
	AVERAGE PRICE	\$702,206	\$751,565	7.0%	\$681,640	\$743,890	9.1%
	AVERAGE DOM	29	29	0.0%	22	25	13.6%
Condo/Co-op/TH	CONTRACTS SIGNED	9	8	-11.1%	3	2	-33.3%
	ACTIVE LISTINGS	1	2	100.0%	1	2	100.0%
	# OF SALES	11	6	-45.5%	4	1	-75.0%
	SALES VOLUME	\$3,702,000	\$2,092,000	-43.5%	\$1,195,000	\$332,000	-72.2%
	MEDIAN PRICE	\$325,000	\$335,000	3.1%	\$305,000	\$332,000	8.9%
	AVERAGE PRICE	\$336,545	\$348,667	3.6%	\$298,750	\$332,000	11.1%
	AVERAGE DOM	20	37	85.0%	27	33	22.2%

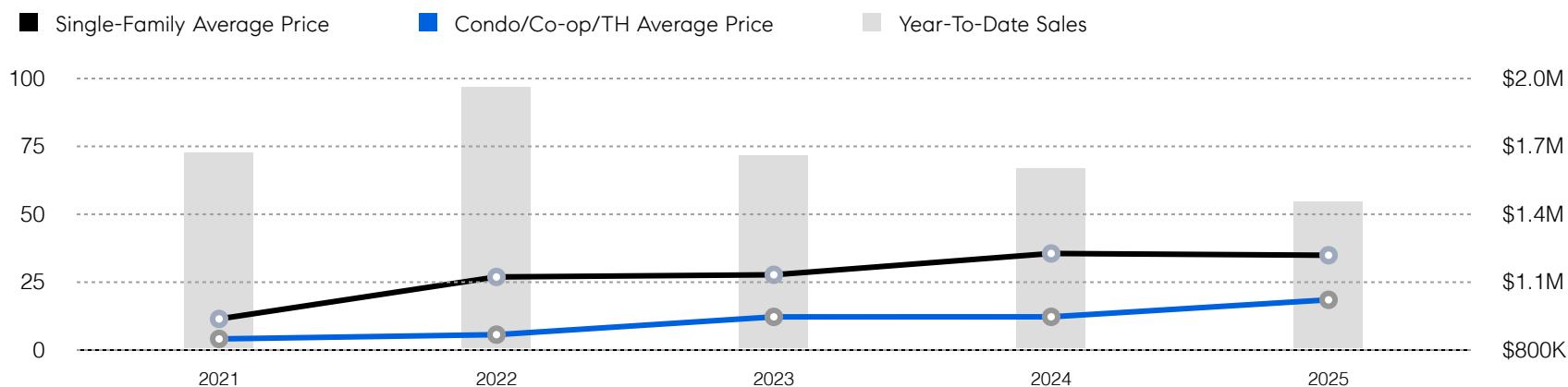
## Historic Sales Trends



# Woodcliff Lake

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	63	48	-23.8%	15	11	-26.7%
	ACTIVE LISTINGS	8	7	-12.5%	8	7	-12.5%
	# OF SALES	61	49	-19.7%	17	13	-23.5%
	SALES VOLUME	\$74,834,353	\$59,729,196	-20.2%	\$19,944,350	\$15,033,679	-24.6%
	MEDIAN PRICE	\$1,140,000	\$1,199,000	5.2%	\$960,000	\$1,110,000	15.6%
	AVERAGE PRICE	\$1,226,793	\$1,218,963	-0.6%	\$1,173,197	\$1,156,437	-1.4%
	AVERAGE DOM	28	33	17.9%	34	25	-26.5%
Condo/Co-op/TH	CONTRACTS SIGNED	3	7	133.3%	0	2	0.0%
	ACTIVE LISTINGS	1	6	500.0%	1	6	500.0%
	# OF SALES	5	5	0.0%	0	0	0.0%
	SALES VOLUME	\$4,734,000	\$5,110,000	7.9%	-	-	-
	MEDIAN PRICE	\$930,000	\$1,100,000	18.3%	-	-	-
	AVERAGE PRICE	\$946,800	\$1,022,000	7.9%	-	-	-
	AVERAGE DOM	15	20	33.3%	-	-	-

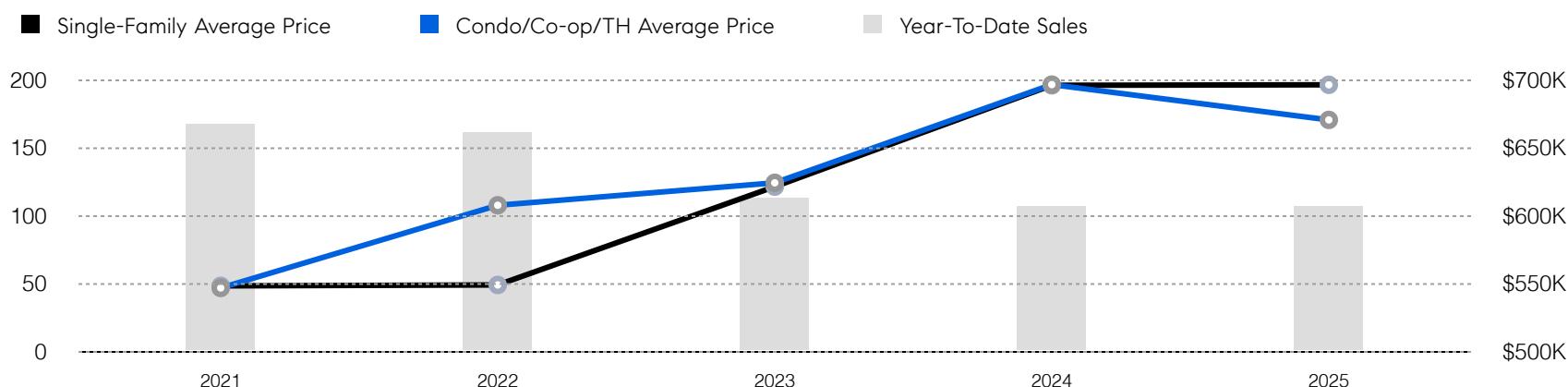
## Historic Sales Trends



# Wood-Ridge

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	67	58	-13.4%	15	19	26.7%
	ACTIVE LISTINGS	15	11	-26.7%	15	11	-26.7%
	# OF SALES	68	57	-16.2%	21	16	-23.8%
	SALES VOLUME	\$47,351,862	\$39,713,379	-16.1%	\$16,280,862	\$12,038,999	-26.1%
	MEDIAN PRICE	\$658,000	\$680,000	3.3%	\$680,000	\$695,000	2.2%
	AVERAGE PRICE	\$696,351	\$696,726	0.1%	\$775,279	\$752,437	-2.9%
	AVERAGE DOM	26	33	26.9%	35	43	22.9%
Condo/Co-op/TH	CONTRACTS SIGNED	39	55	41.0%	7	12	71.4%
	ACTIVE LISTINGS	4	2	-50.0%	4	2	-50.0%
	# OF SALES	38	49	28.9%	10	9	-10.0%
	SALES VOLUME	\$26,481,150	\$32,872,500	24.1%	\$6,700,850	\$5,862,500	-12.5%
	MEDIAN PRICE	\$770,000	\$695,000	-9.7%	\$795,000	\$640,000	-19.5%
	AVERAGE PRICE	\$696,872	\$670,867	-3.7%	\$670,085	\$651,389	-2.8%
	AVERAGE DOM	15	20	33.3%	21	30	42.9%

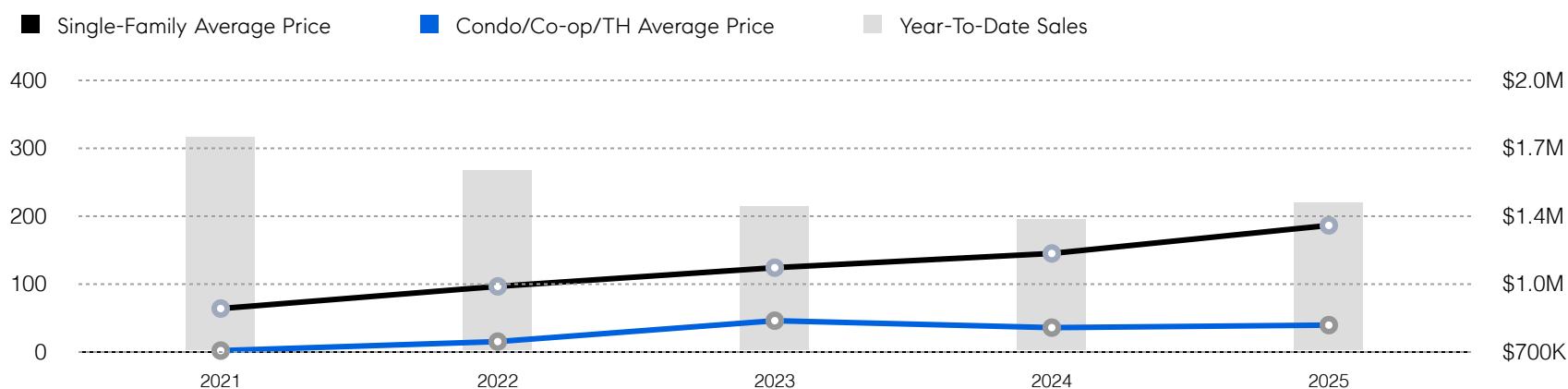
## Historic Sales Trends



# Wyckoff

		YTD 2024	YTD 2025	% Change	Q4 2024	Q4 2025	% Change
Single-Family	CONTRACTS SIGNED	199	194	-2.5%	58	39	-32.8%
	ACTIVE LISTINGS	29	5	-82.8%	29	5	-82.8%
	# OF SALES	184	203	10.3%	48	54	12.5%
	SALES VOLUME	\$215,602,291	\$265,105,449	23.0%	\$53,885,999	\$63,713,777	18.2%
	MEDIAN PRICE	\$1,050,000	\$1,225,000	16.7%	\$1,050,000	\$1,165,500	11.0%
	AVERAGE PRICE	\$1,171,752	\$1,305,938	11.5%	\$1,122,625	\$1,179,885	5.1%
	AVERAGE DOM	25	22	-12.0%	29	26	-10.3%
Condo/Co-op/TH	CONTRACTS SIGNED	11	15	36.4%	4	4	0.0%
	ACTIVE LISTINGS	4	0	0.0%	4	0	0.0%
	# OF SALES	9	14	55.6%	2	3	50.0%
	SALES VOLUME	\$7,351,500	\$11,603,800	57.8%	\$2,225,000	\$2,749,800	23.6%
	MEDIAN PRICE	\$856,500	\$806,000	-5.9%	\$1,112,500	\$899,900	-19.1%
	AVERAGE PRICE	\$816,833	\$828,843	1.5%	\$1,112,500	\$916,600	-17.6%
	AVERAGE DOM	26	15	-42.3%	7	18	157.1%

## Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2024 - 12/31/2024 vs. 01/01/2025 - 12/31/2025

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