



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

Condo/Co-op/Townhouse
Average Sale Price

\$615K

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

Average Days On Market

35

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

Active Listings

1,118

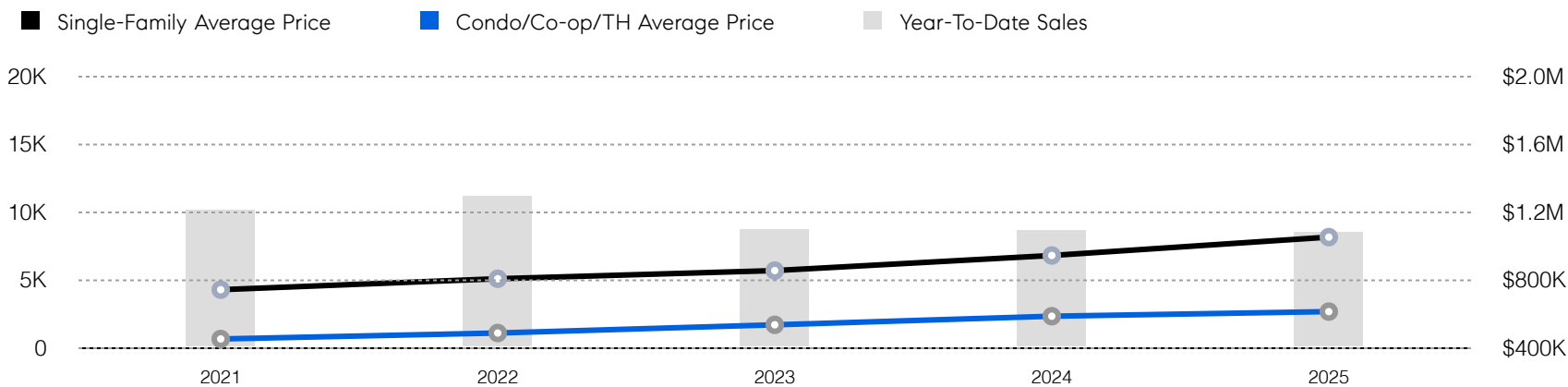
-40.1% Year-Over-Year
-58.9% Quarter-Over-Quarter



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% |

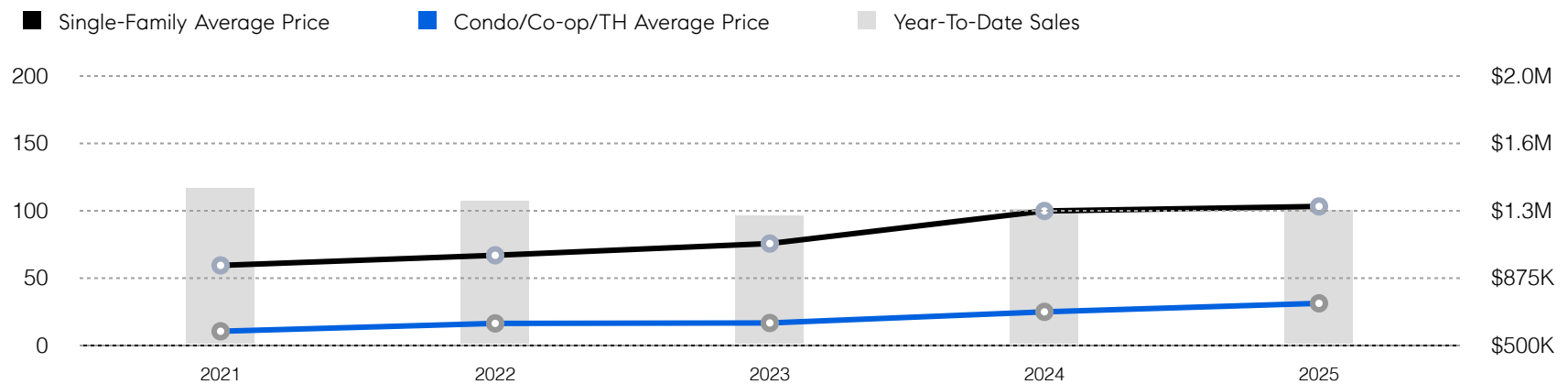
Historic Sales Trends



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% |

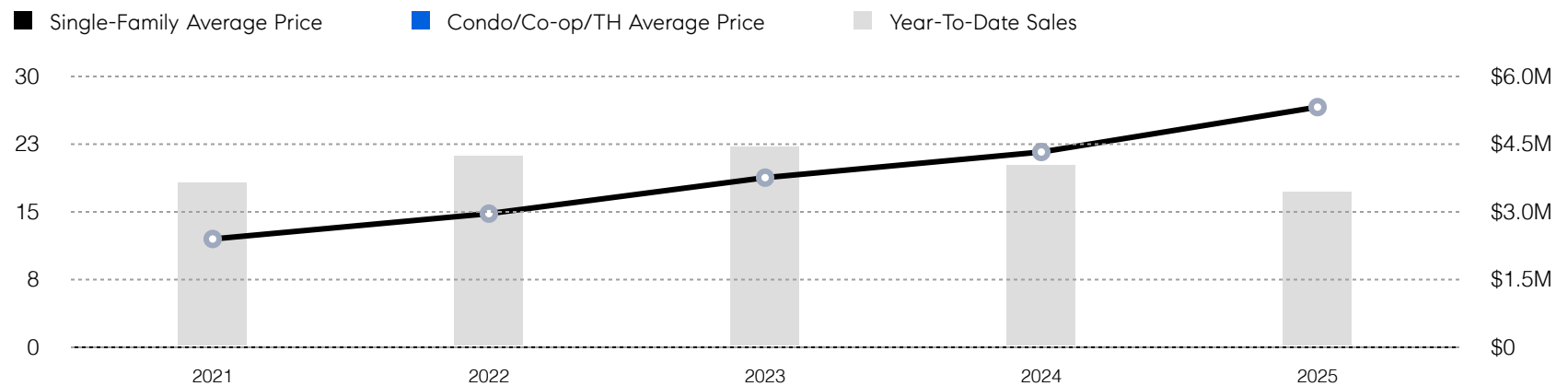
Historic Sales Trends



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 | - | - | - | - | - | - |

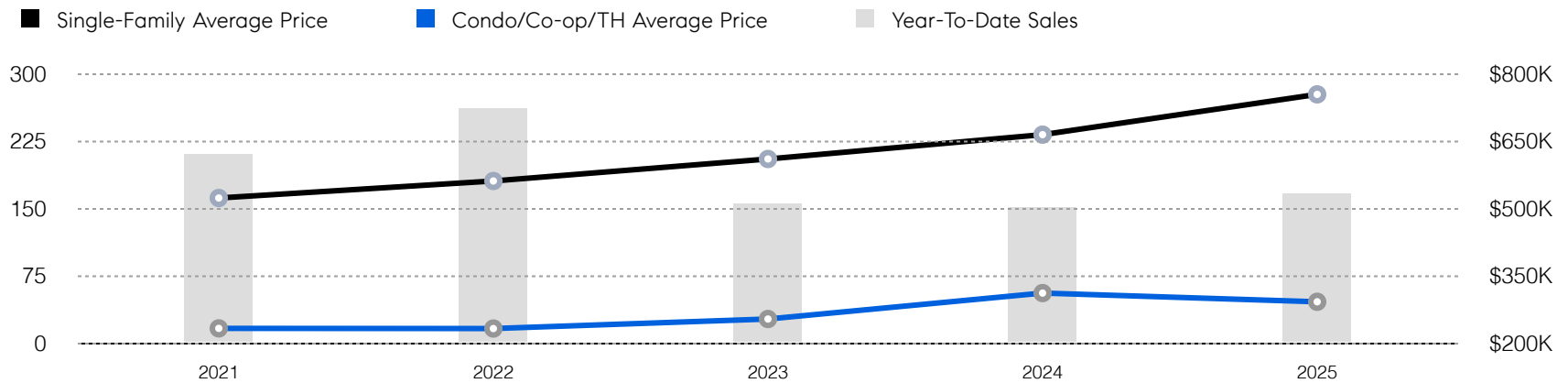
Historic Sales Trends



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% |

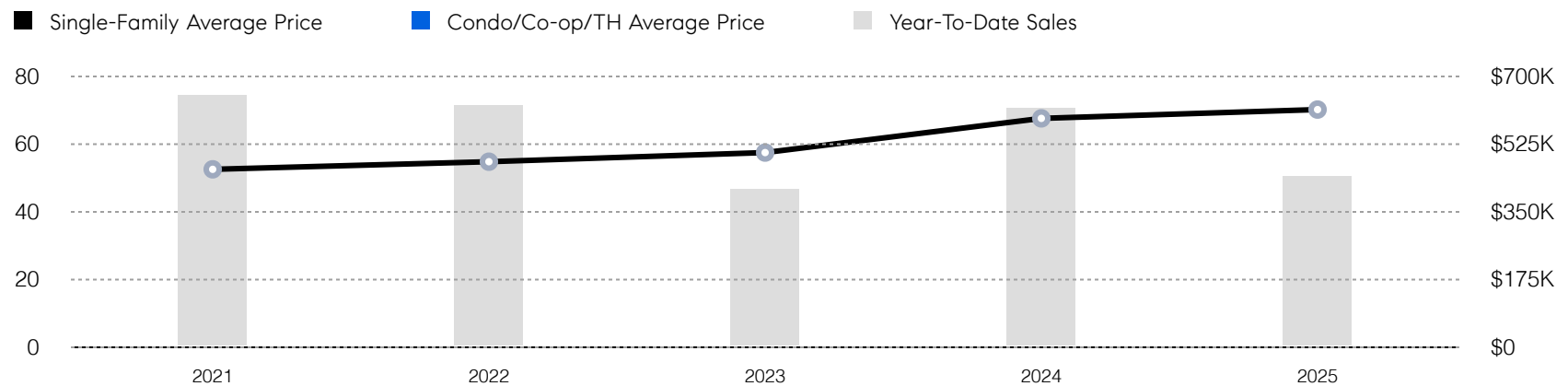
Historic Sales Trends



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 | - | - |

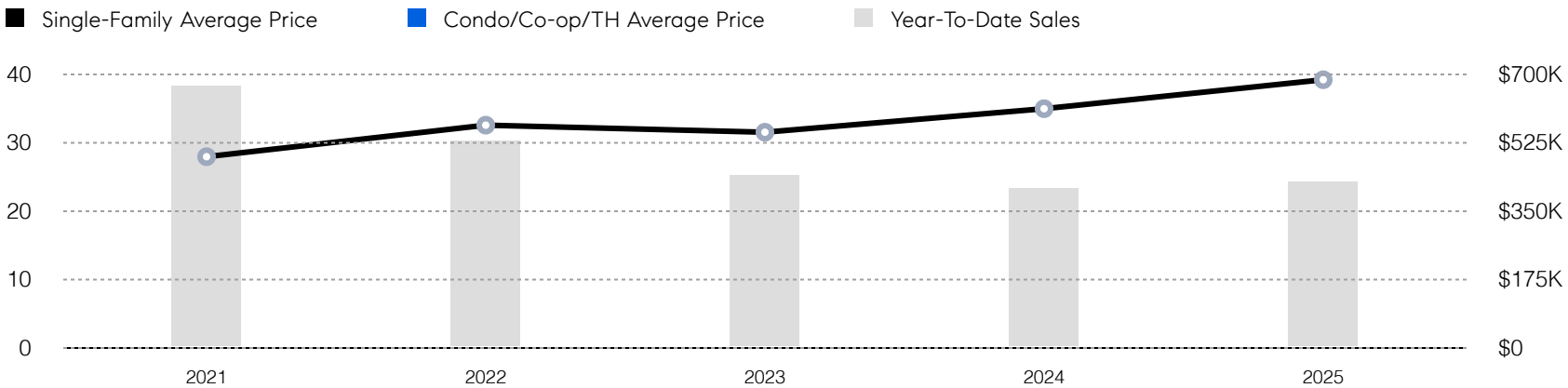
Historic Sales Trends



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 | - | - |

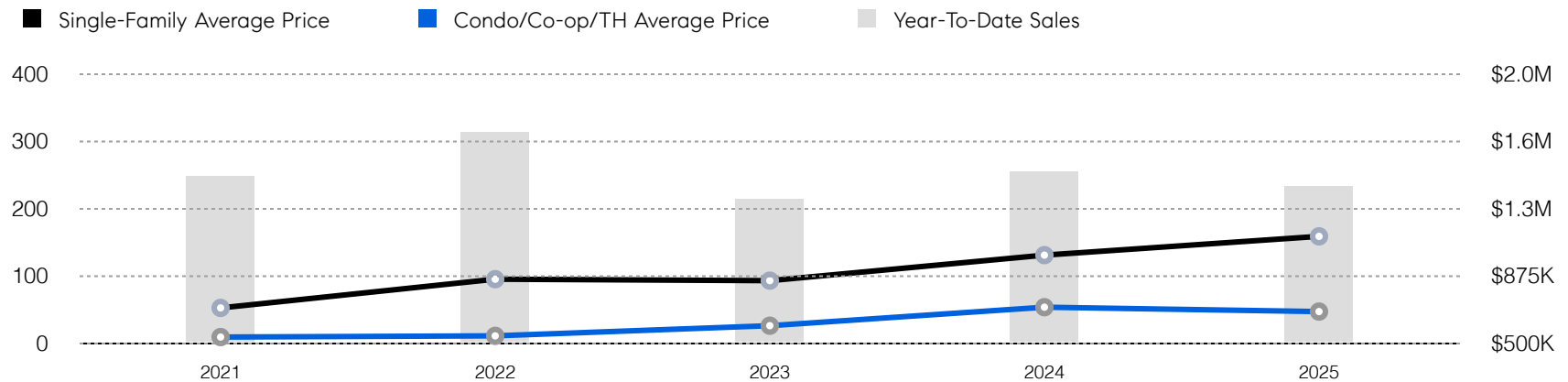
Historic Sales Trends



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% |

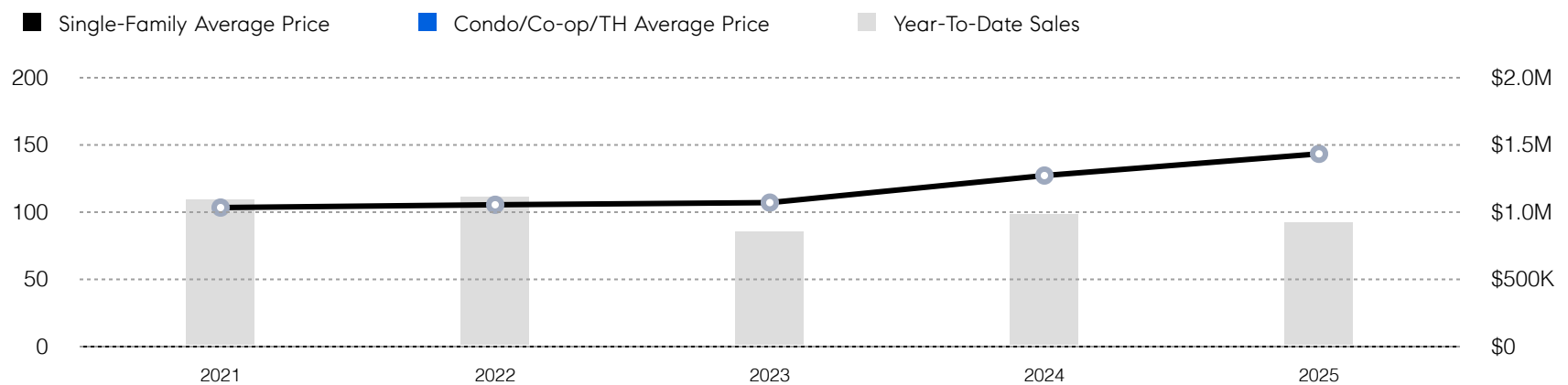
Historic Sales Trends



Cluster

| | | 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 | - | - | - | - | - | - |

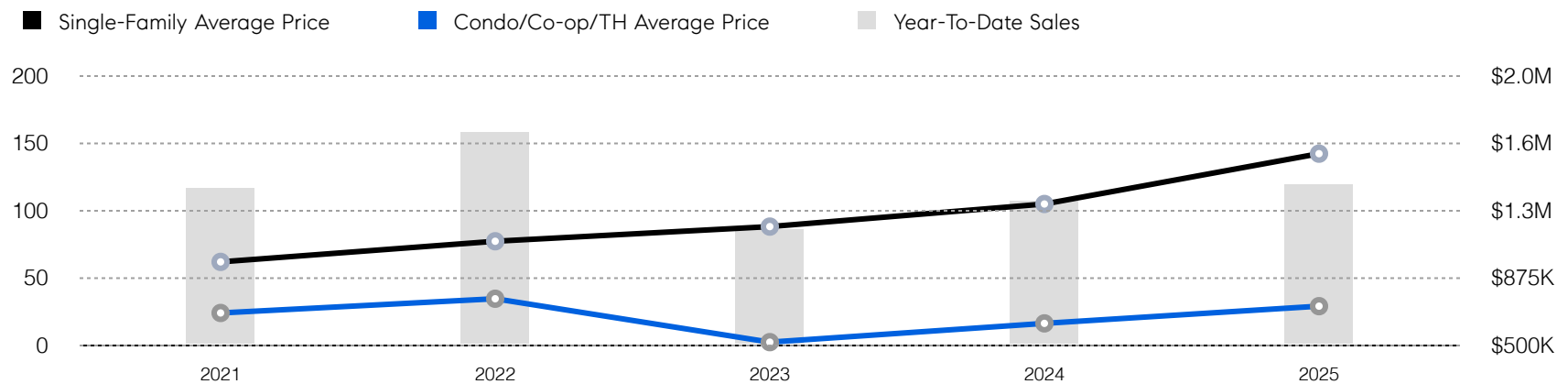
Historic Sales Trends



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% |

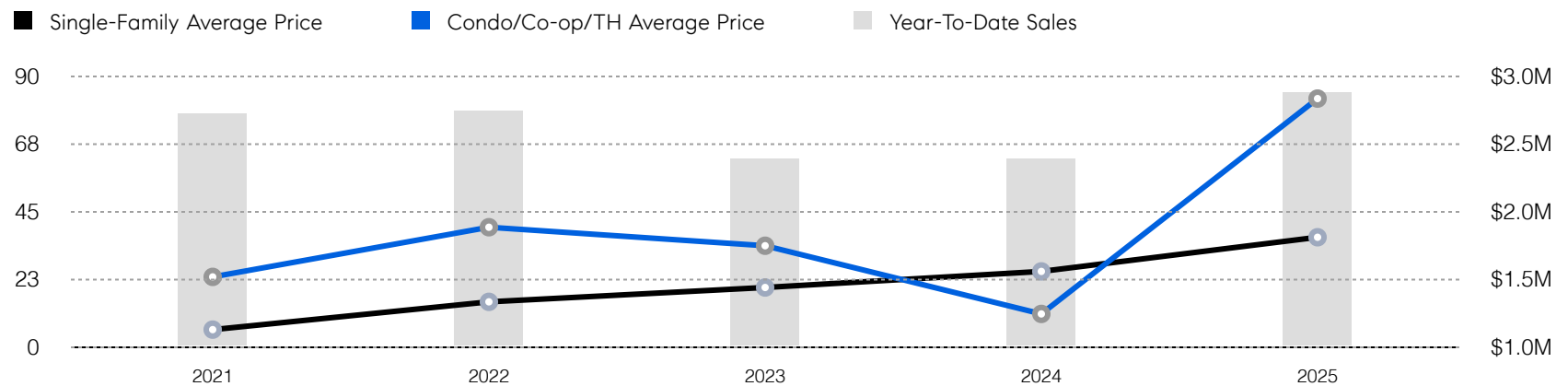
Historic Sales Trends



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 | - |

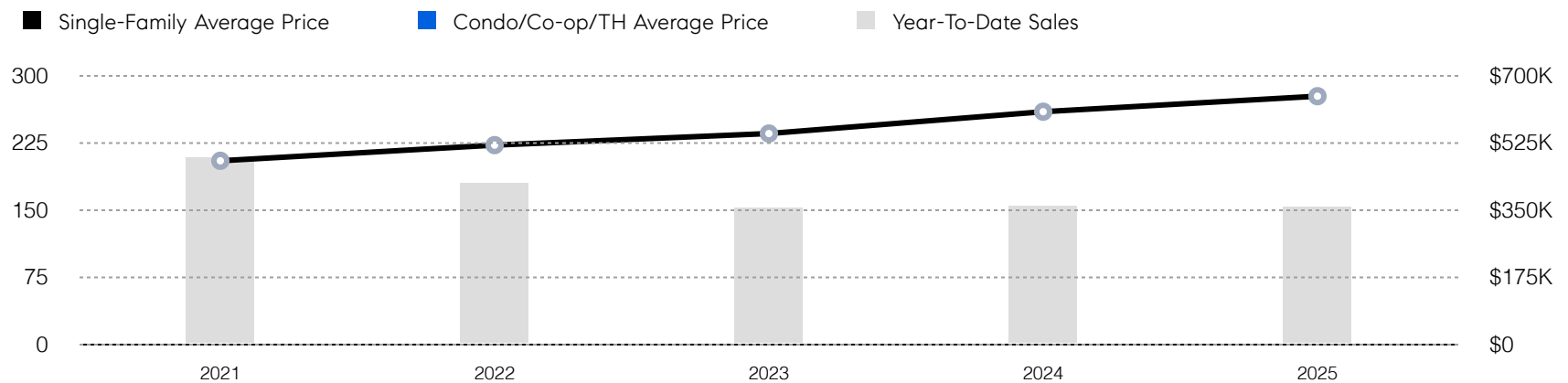
Historic Sales Trends



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 | - |

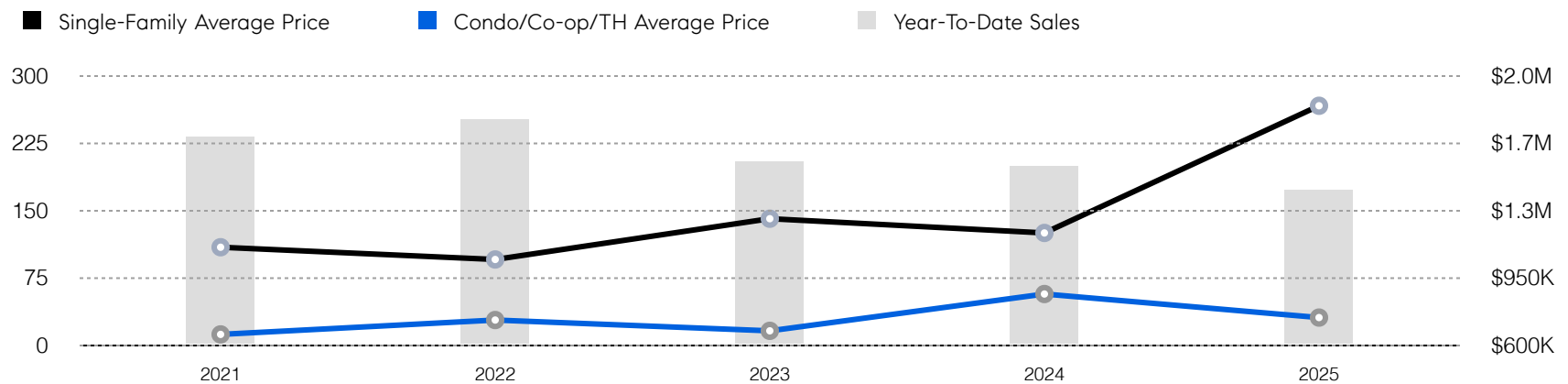
Historic Sales Trends



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% |

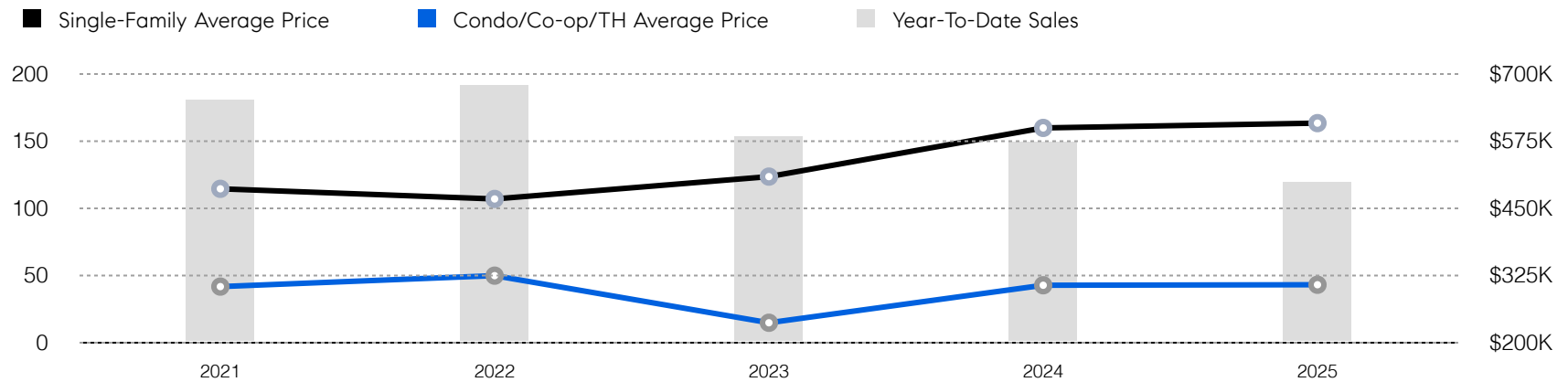
Historic Sales Trends



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 | - | - |

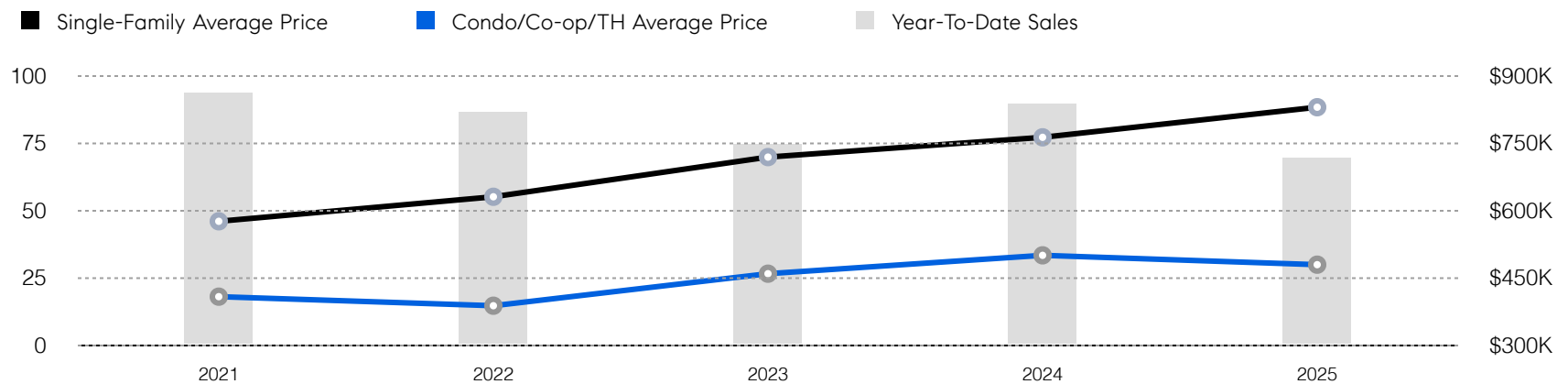
Historic Sales Trends



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% |

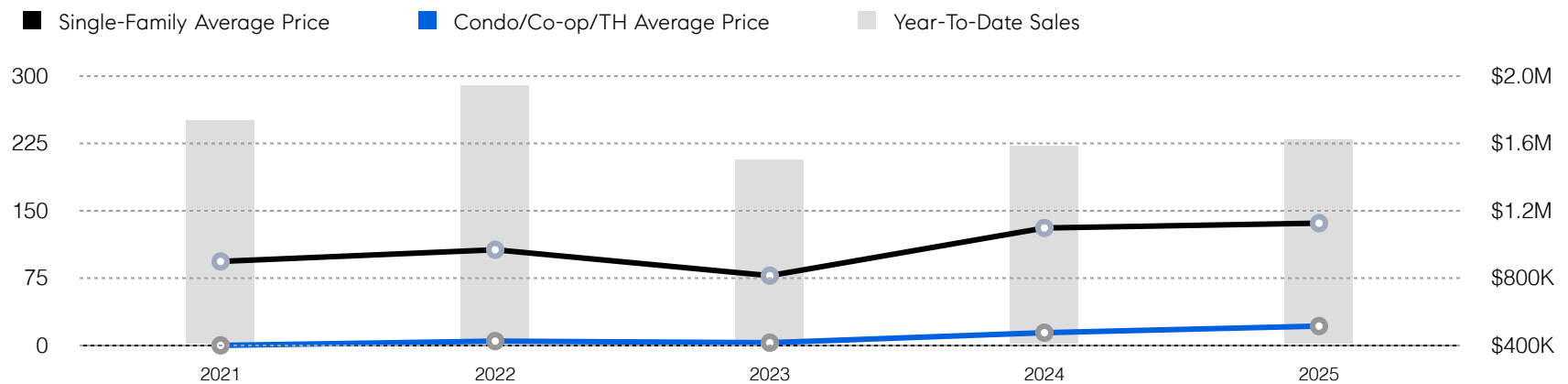
Historic Sales Trends



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% |

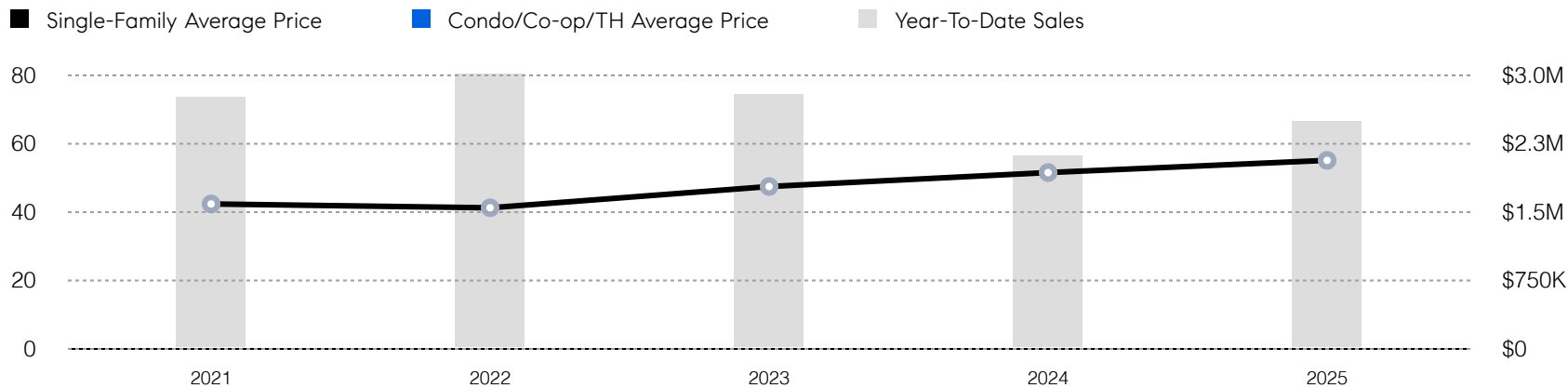
Historic Sales Trends



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 | - | - | - | - | - | - |

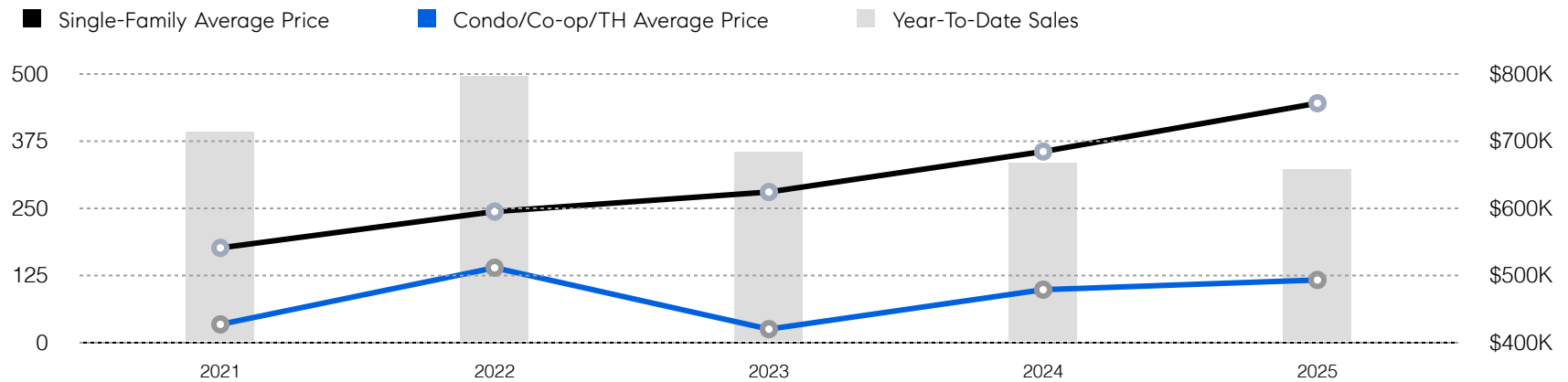
Historic Sales Trends



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% |

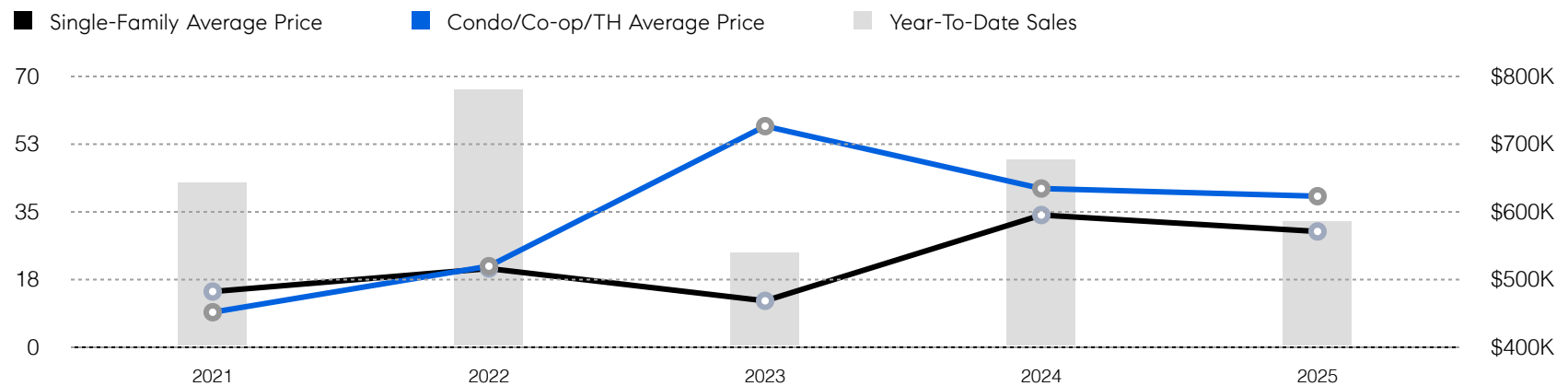
Historic Sales Trends



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% |

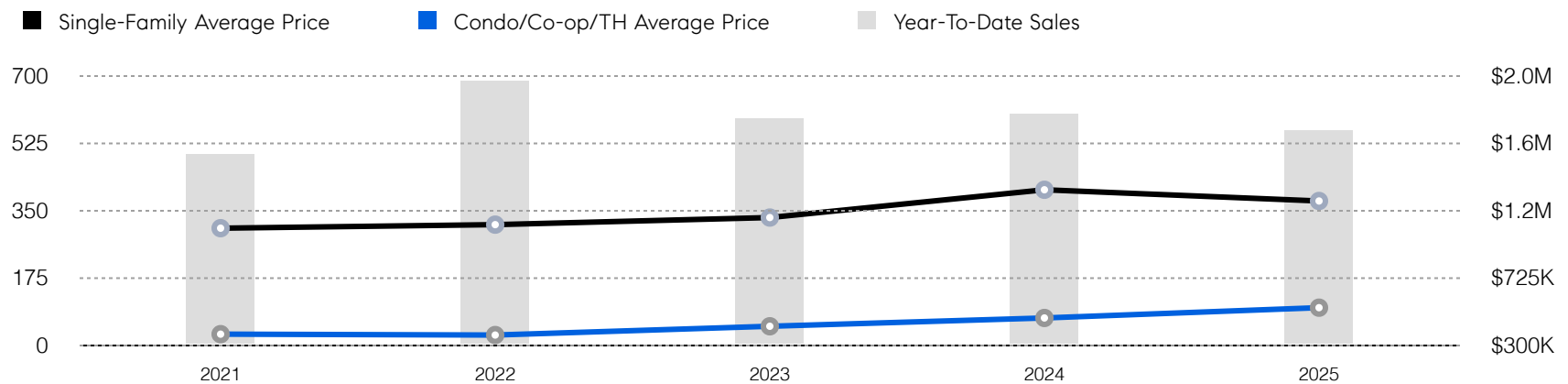
Historic Sales Trends



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% |

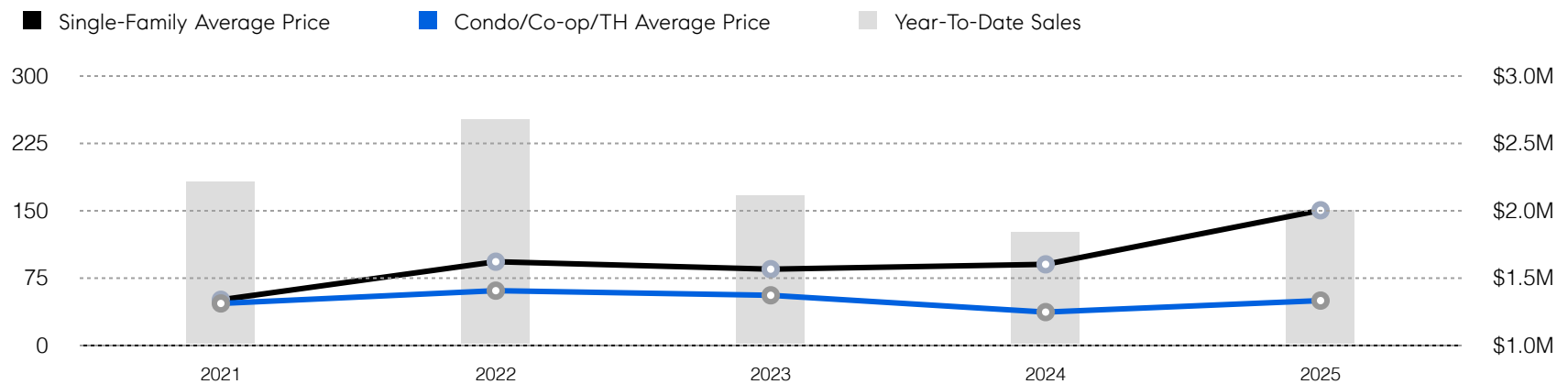
Historic Sales Trends



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% |

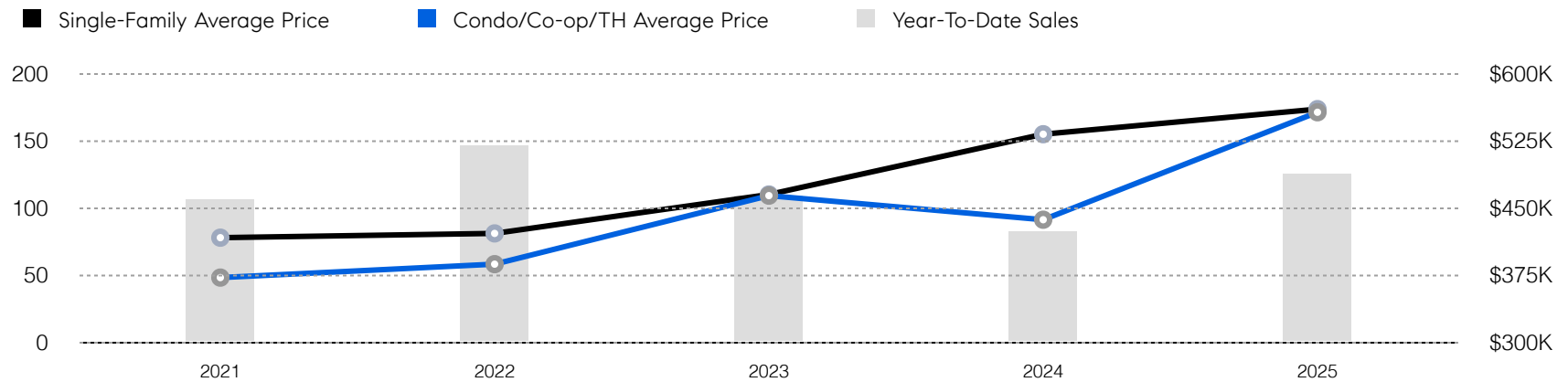
Historic Sales Trends



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% |

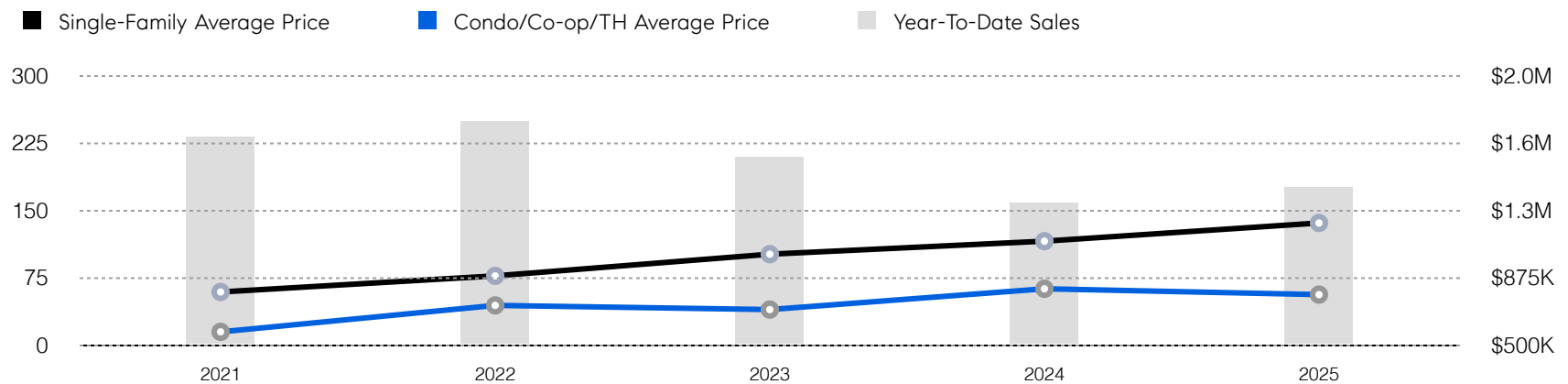
Historic Sales Trends



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 | - |

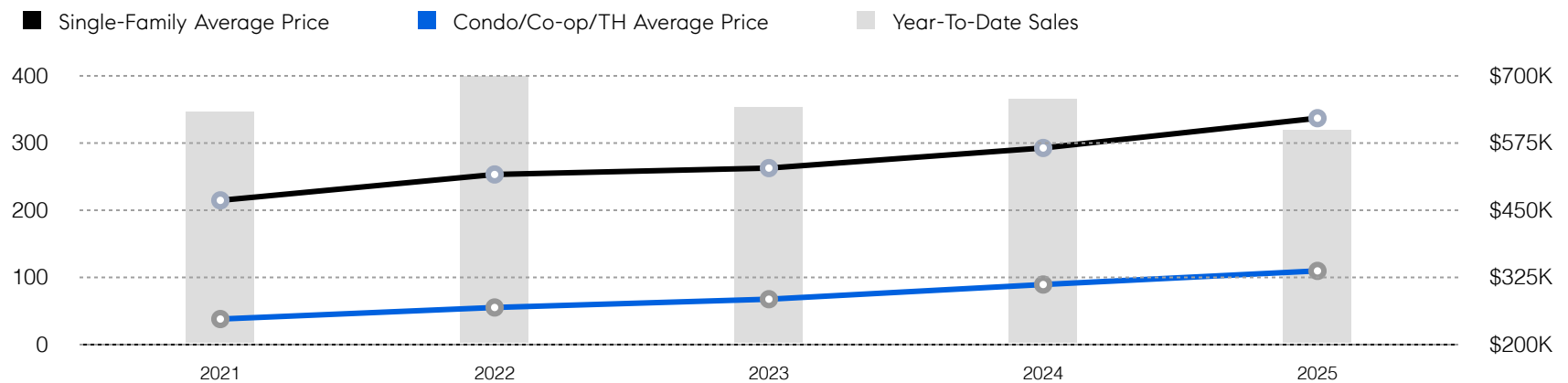
Historic Sales Trends



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% |

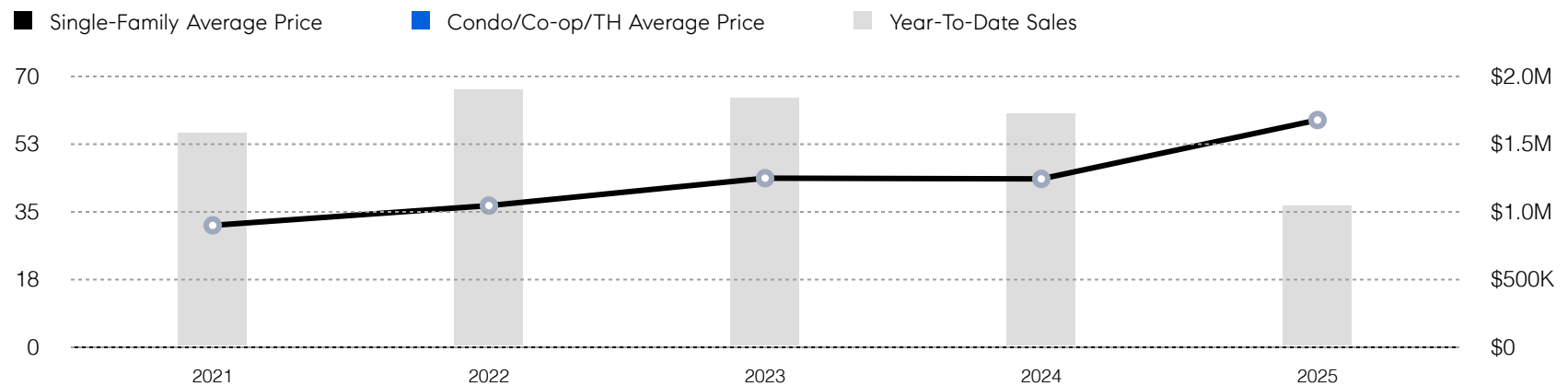
Historic Sales Trends



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% |

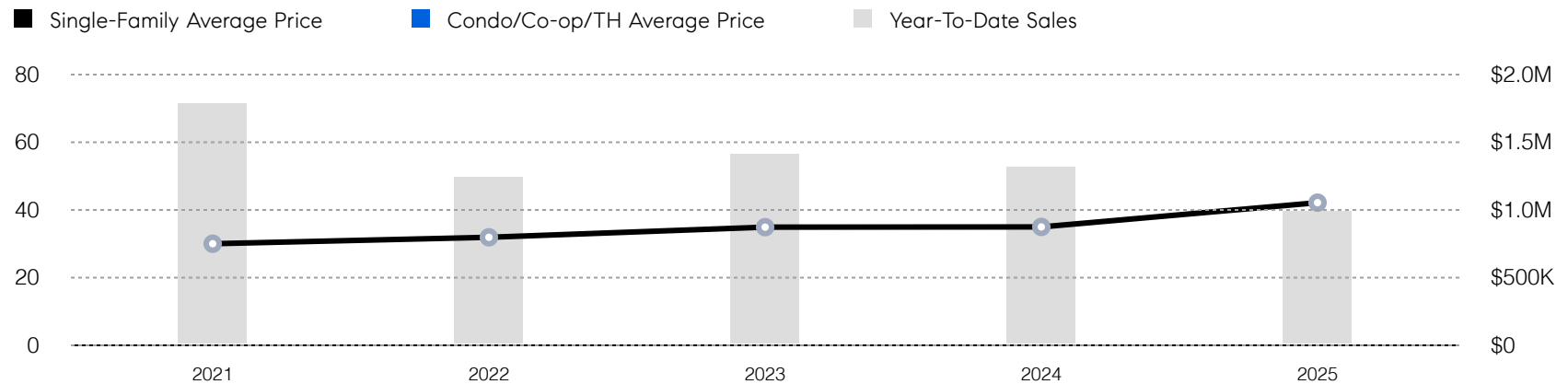
Historic Sales Trends



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% | - | - | - |

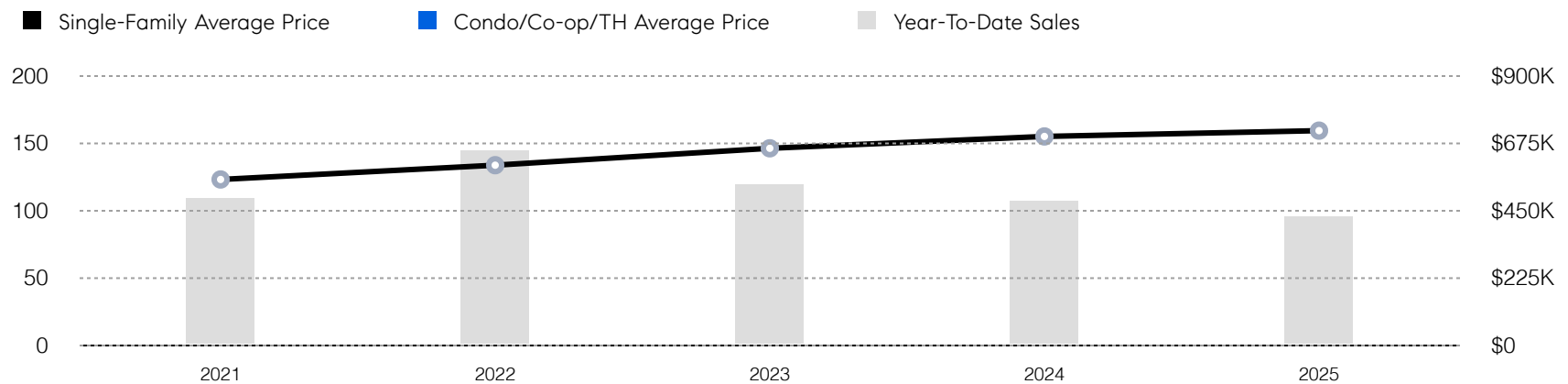
Historic Sales Trends



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 | - | - |

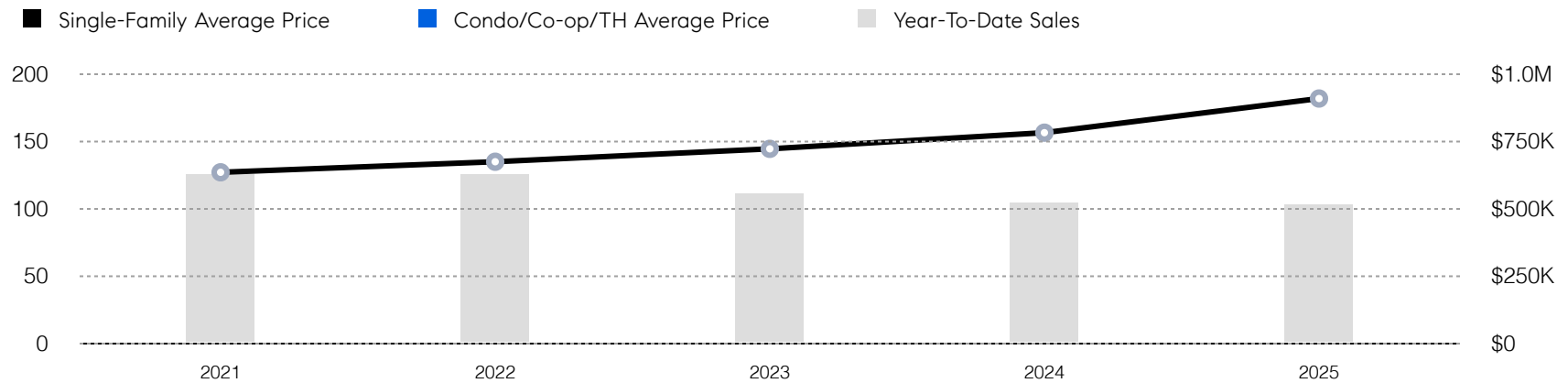
Historic Sales Trends



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% |

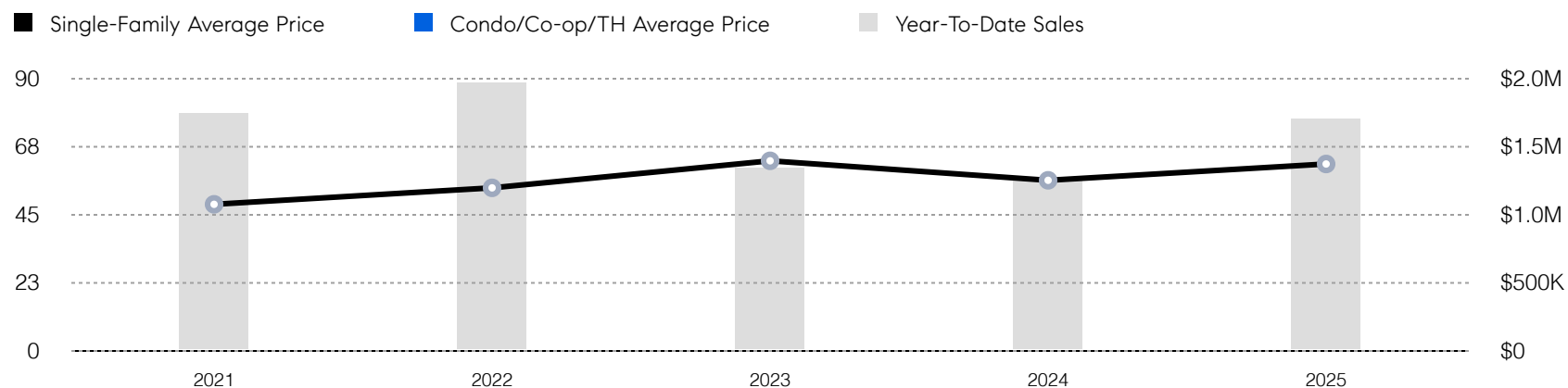
Historic Sales Trends



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 | - | - |

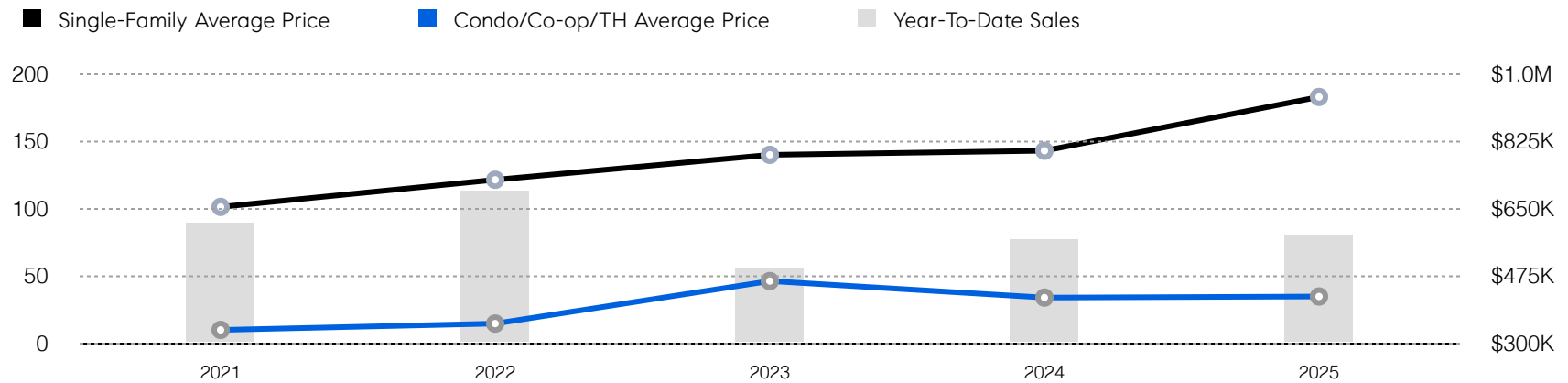
Historic Sales Trends



Leonida

| | | 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% |

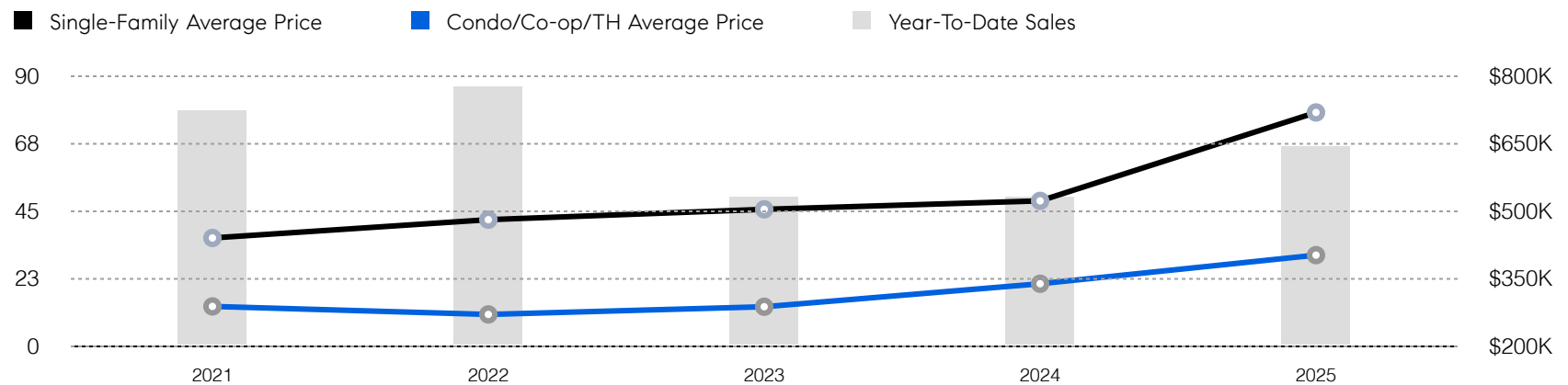
Historic Sales Trends



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% |

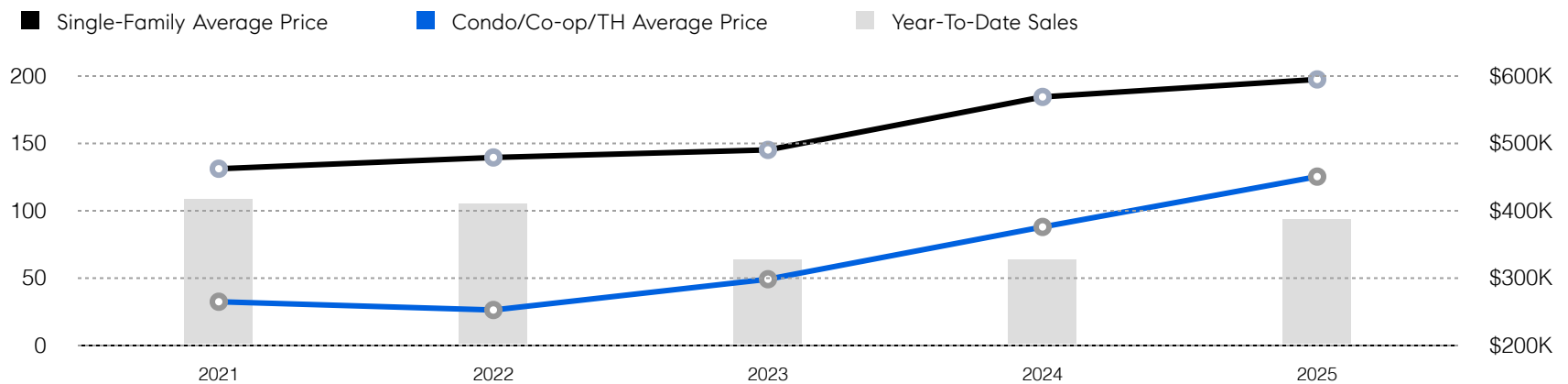
Historic Sales Trends



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% |

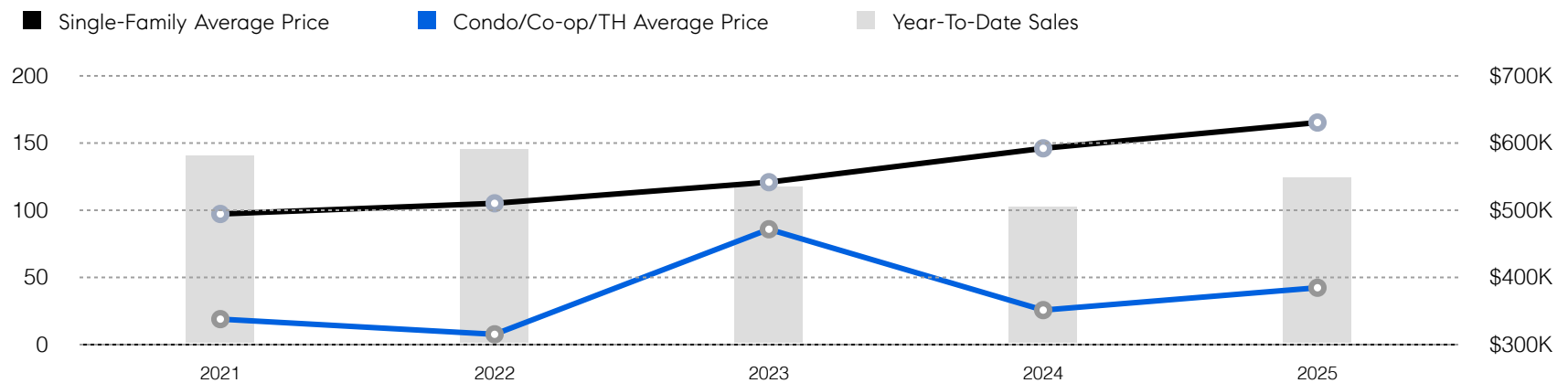
Historic Sales Trends



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% |

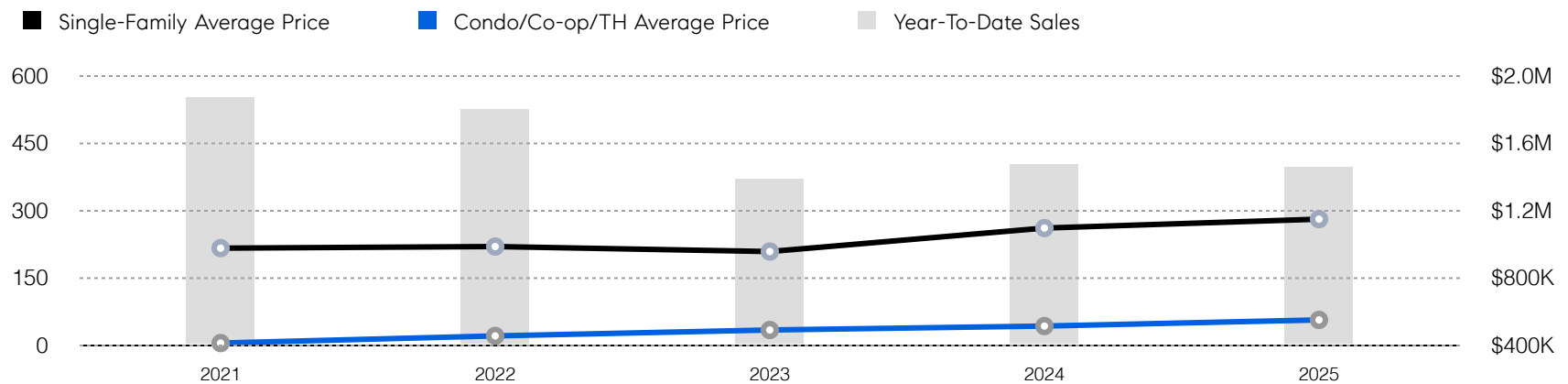
Historic Sales Trends



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% |

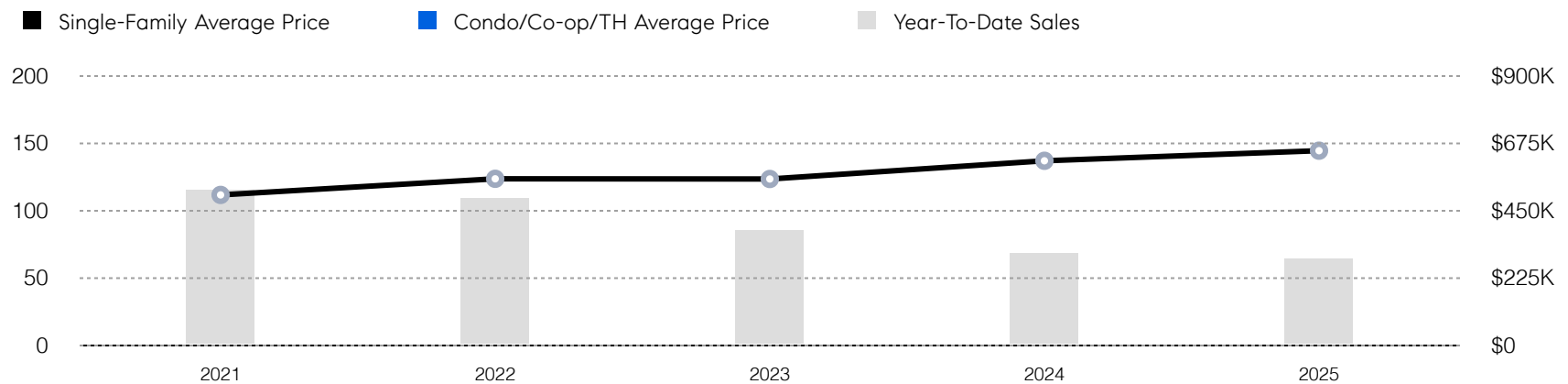
Historic Sales Trends



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 | - | - | - | - | - |

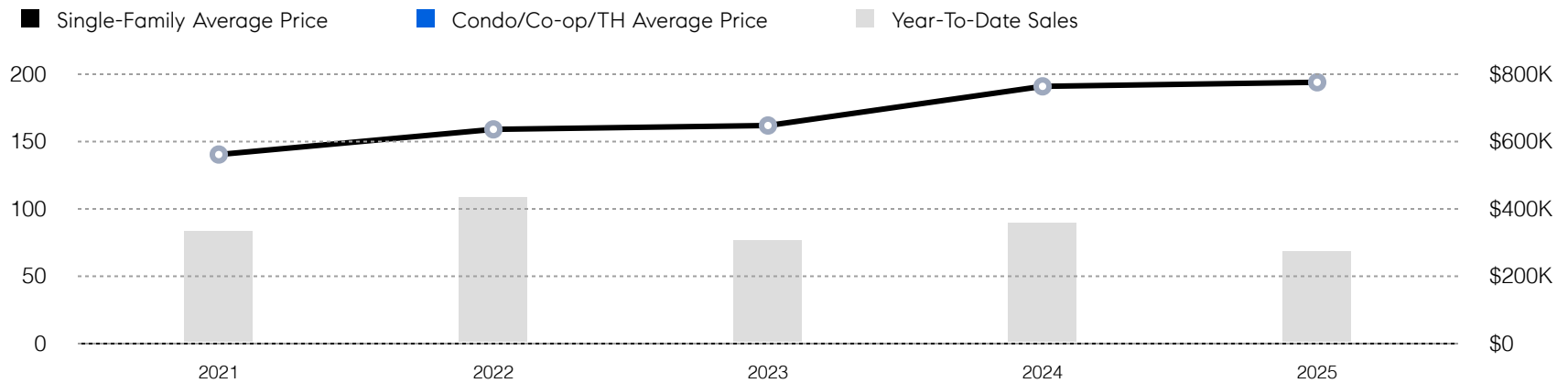
Historic Sales Trends



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 | - | - | - | - |

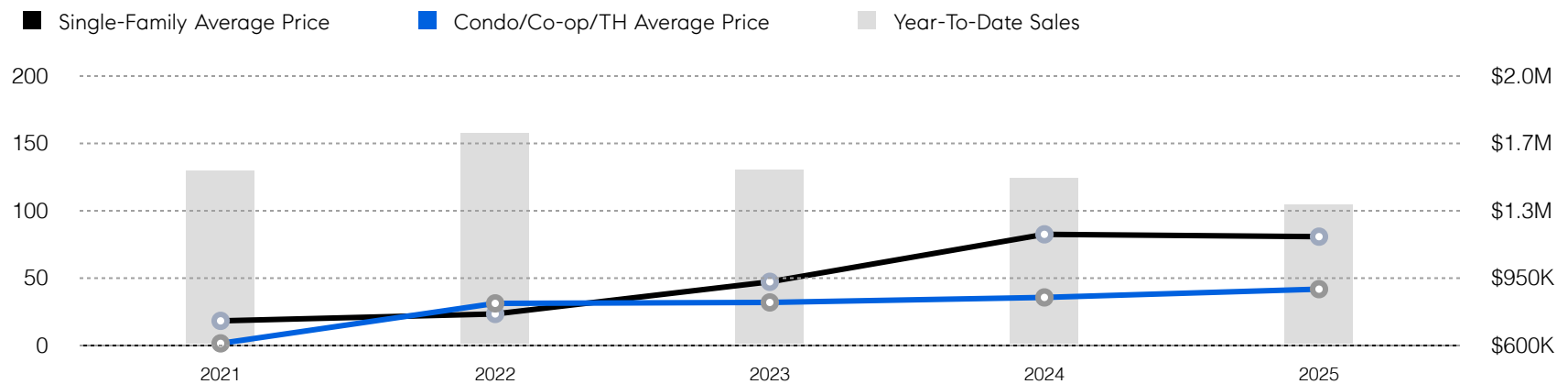
Historic Sales Trends



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% |

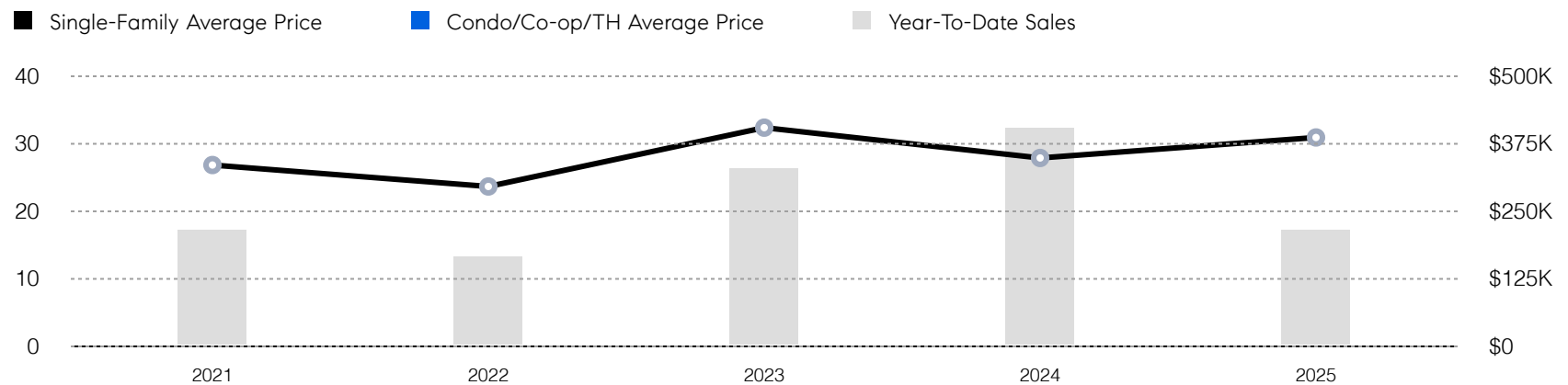
Historic Sales Trends



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 | - | - | - | - | - | - |

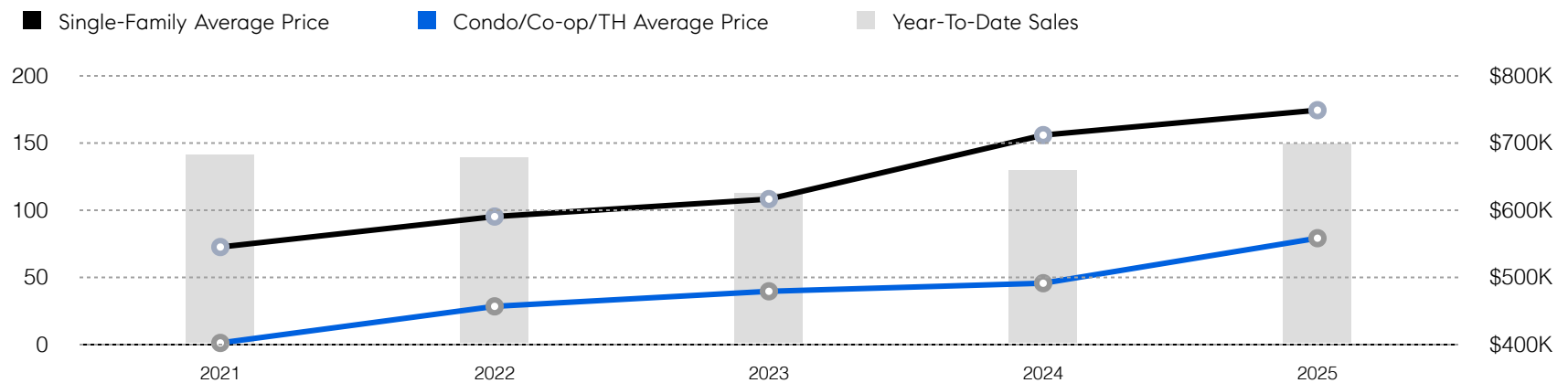
Historic Sales Trends



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% |

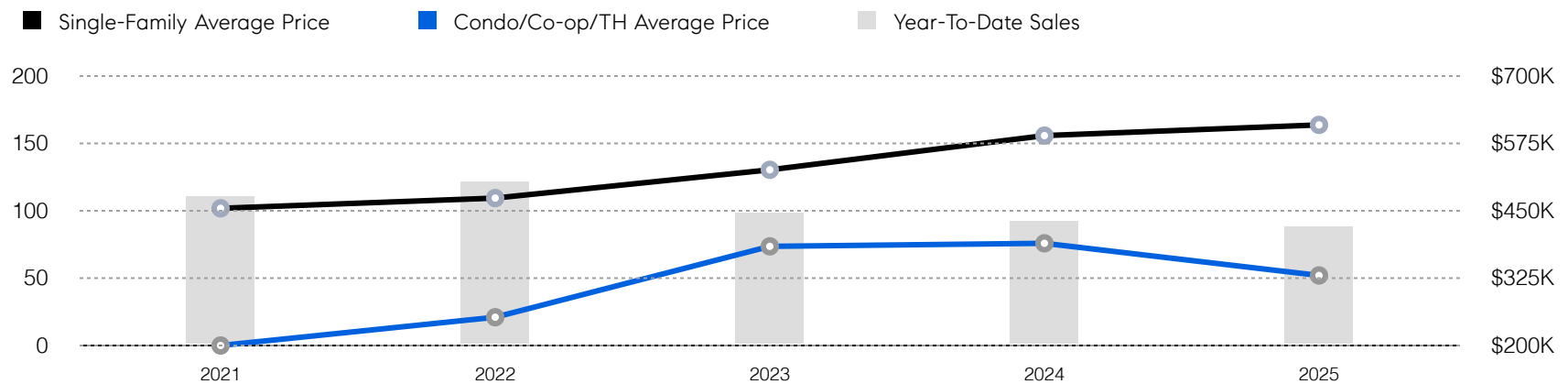
Historic Sales Trends



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

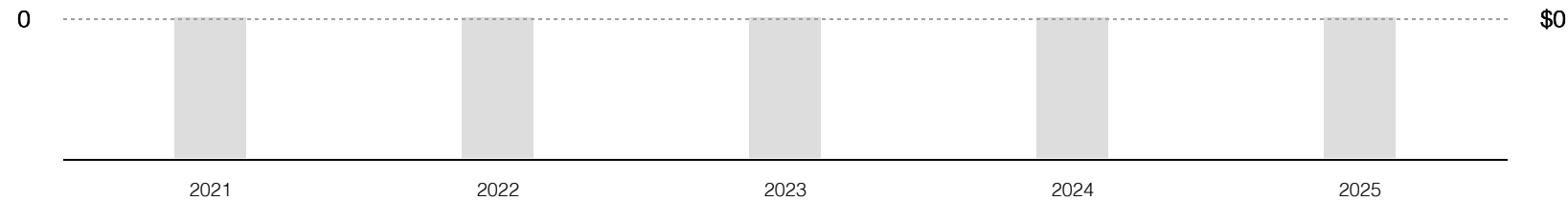
| | | YTD 2024 | YTD 2025 | % Change | Q4 2024 | Q4 2025 | % Change |
|----------------|------------------|----------|----------|----------|---------|---------|----------|
| Single-Family | CONTRACTS SIGNED | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| | ACTIVE LISTINGS | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| | # OF SALES | 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

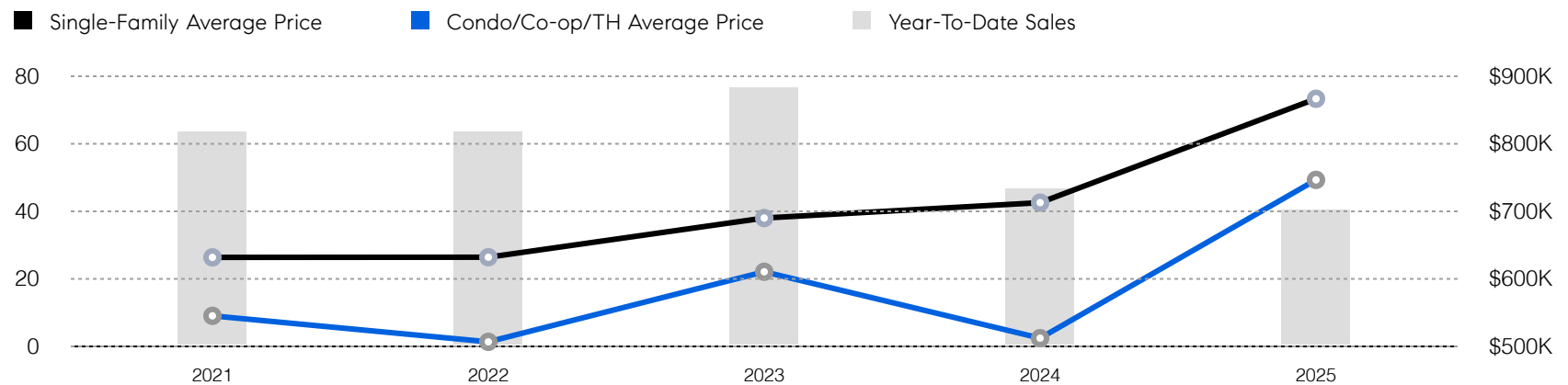
Year-To-Date Sales



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 | - | - |

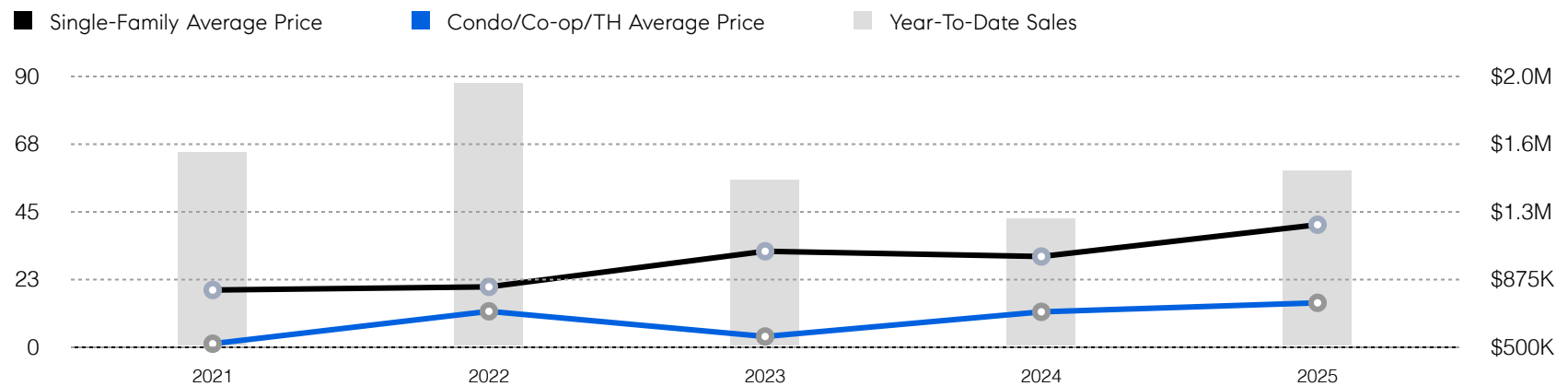
Historic Sales Trends



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 | - |

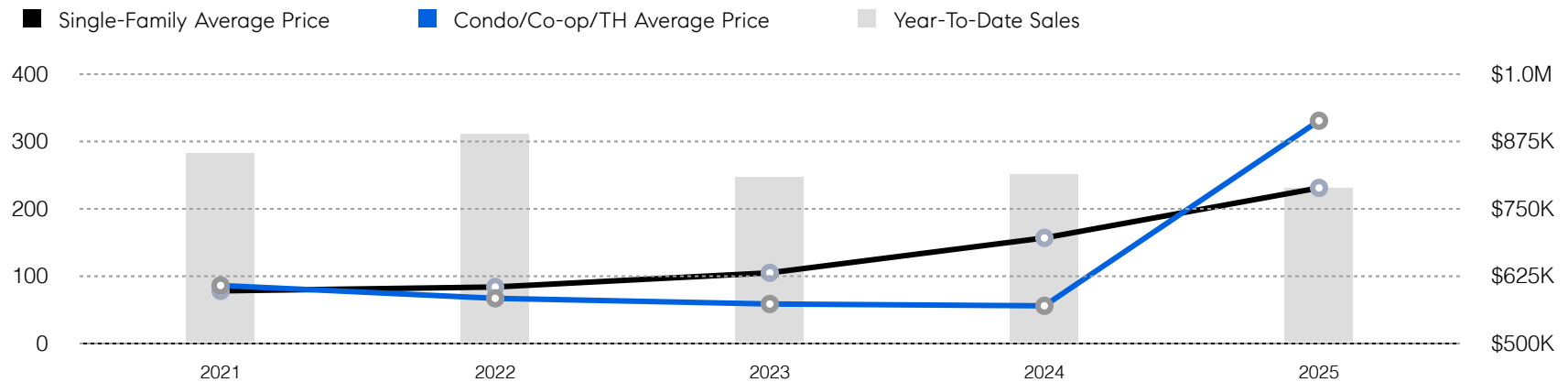
Historic Sales Trends



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% |

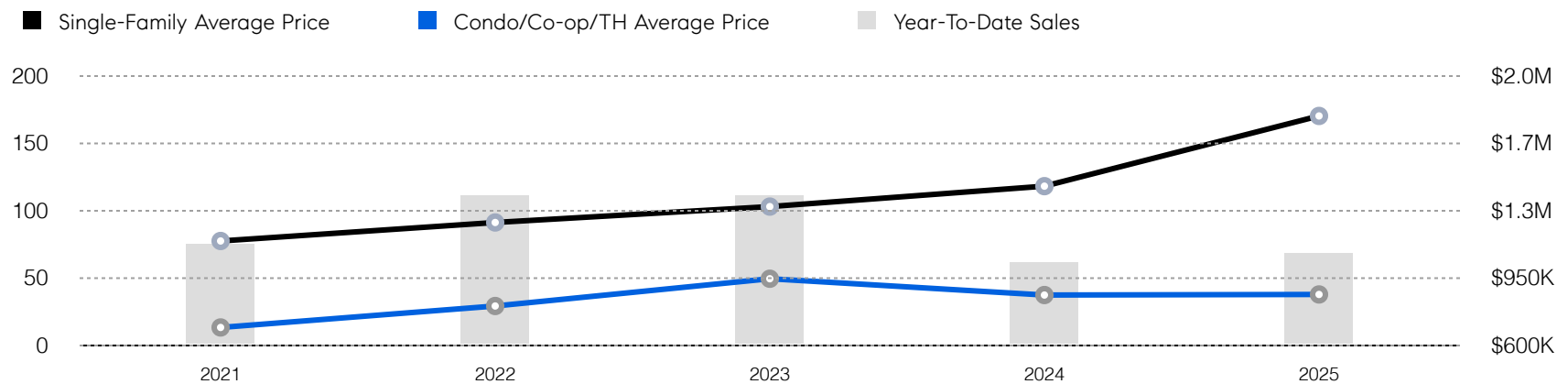
Historic Sales Trends



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% |

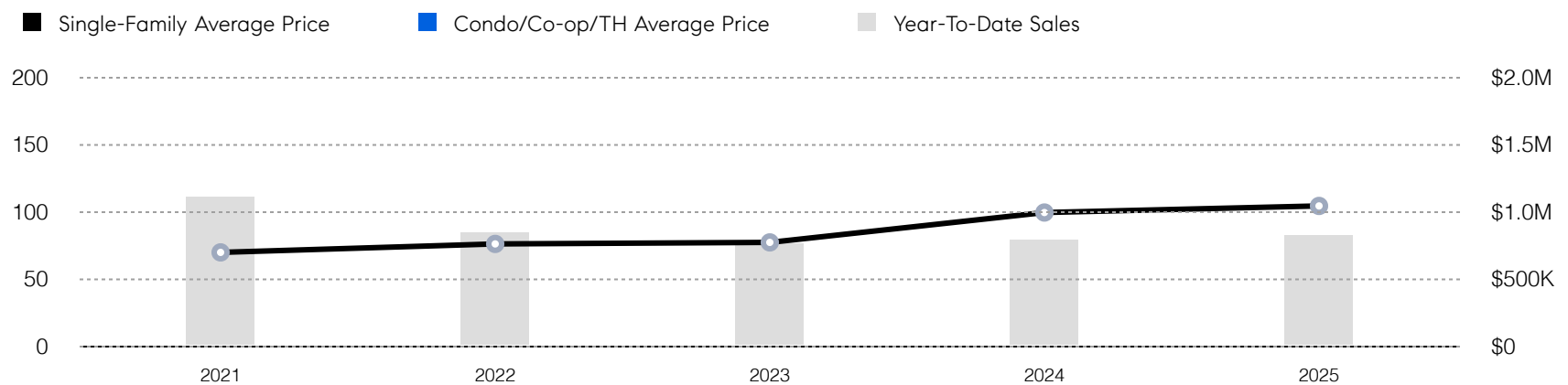
Historic Sales Trends



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 | - |

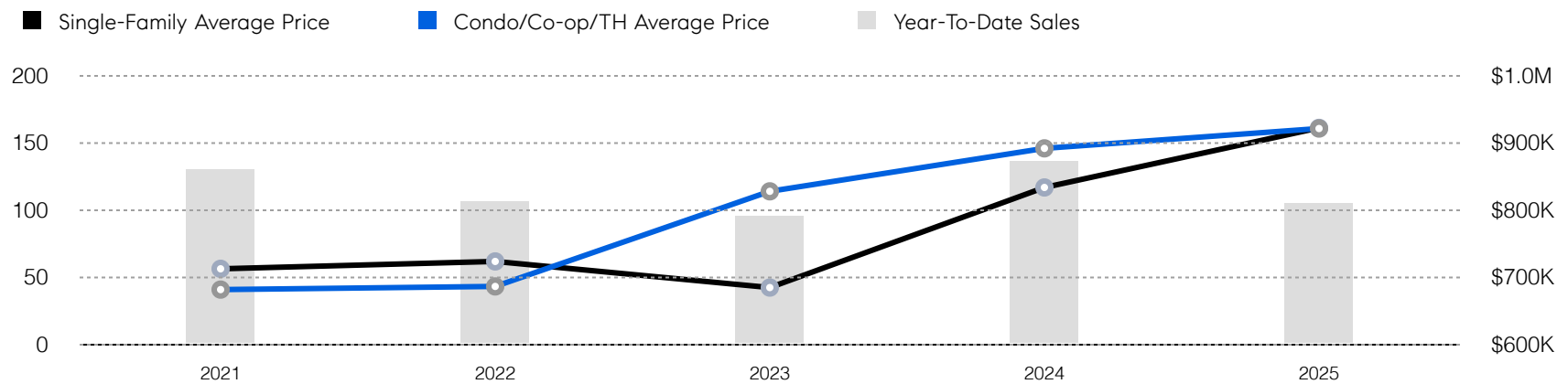
Historic Sales Trends



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% |

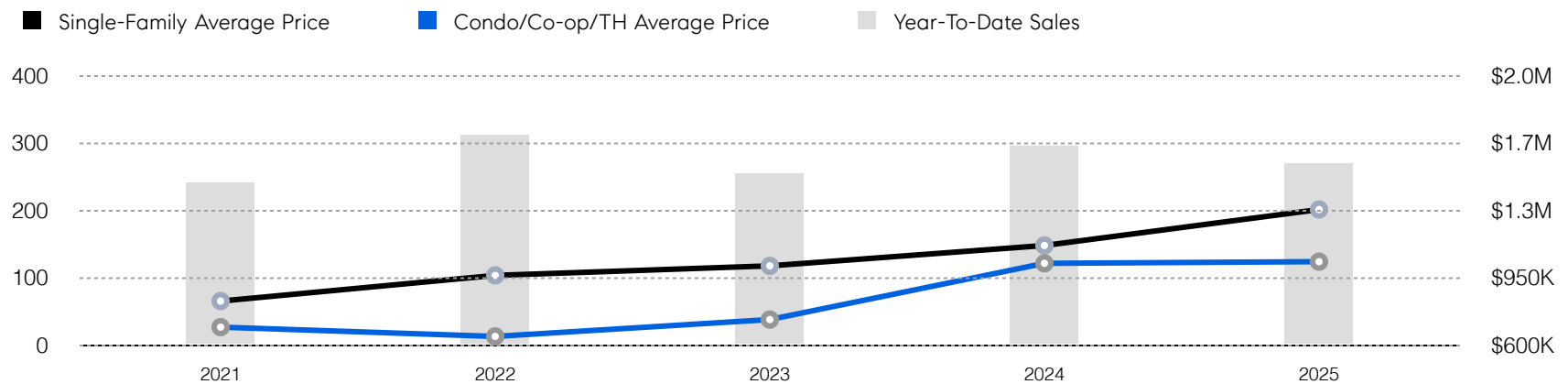
Historic Sales Trends



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% |

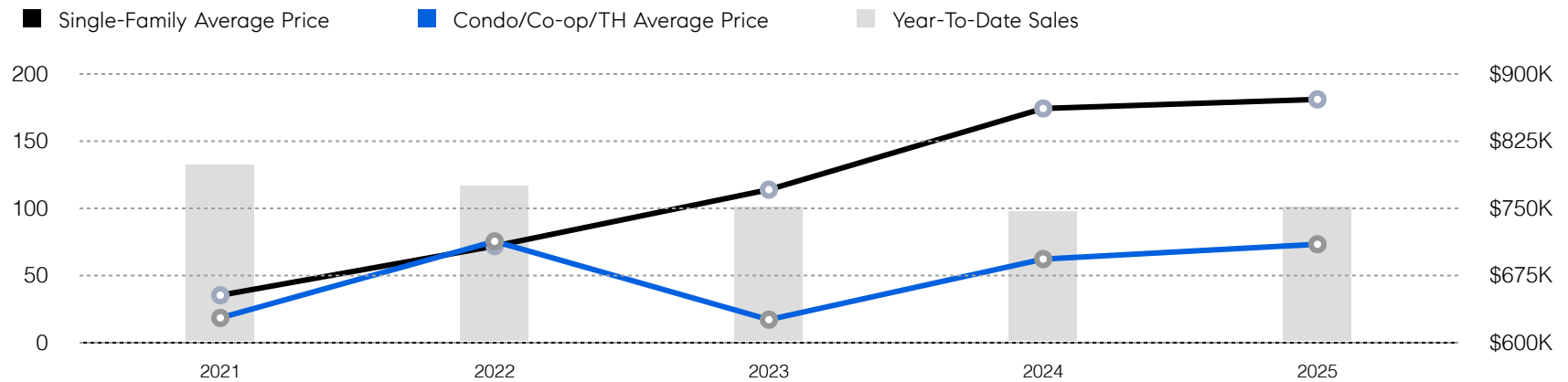
Historic Sales Trends



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% |

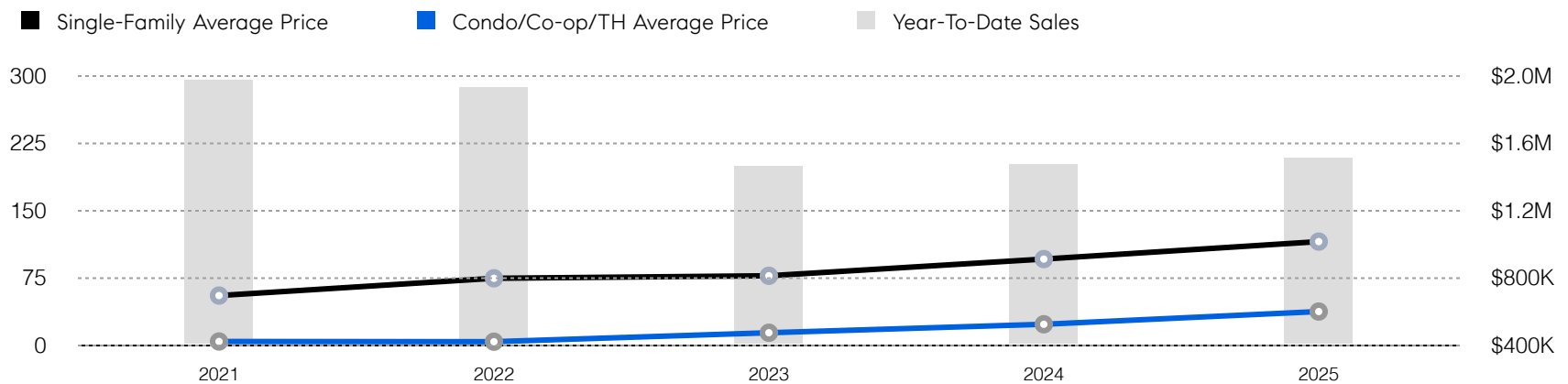
Historic Sales Trends



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% |

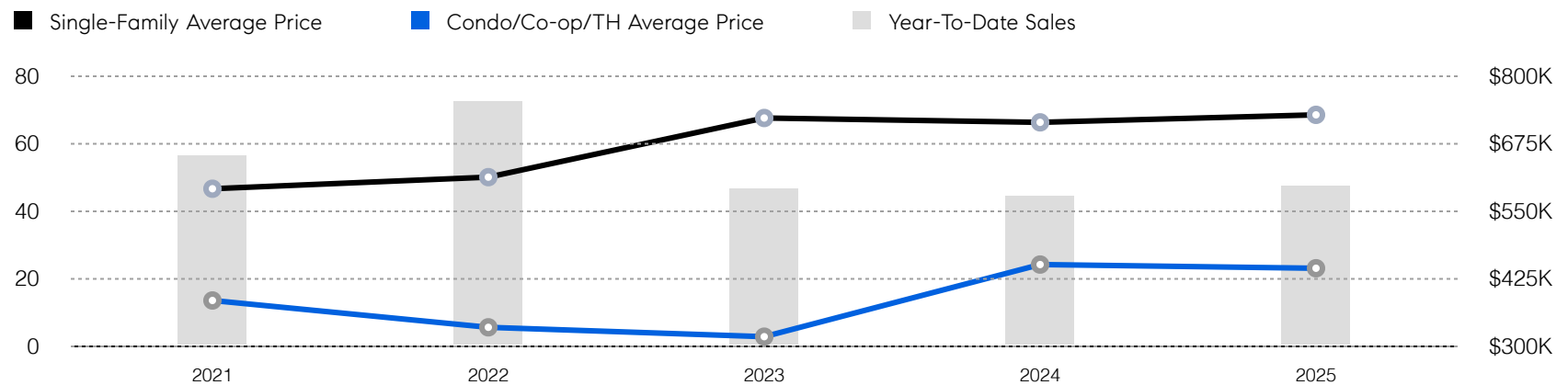
Historic Sales Trends



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 | - | - |

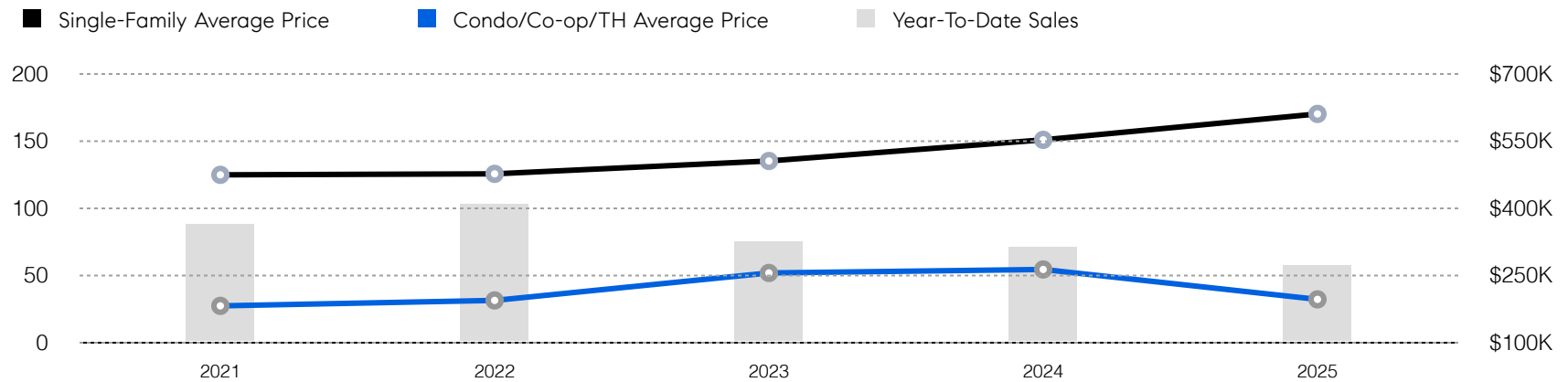
Historic Sales Trends



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% |

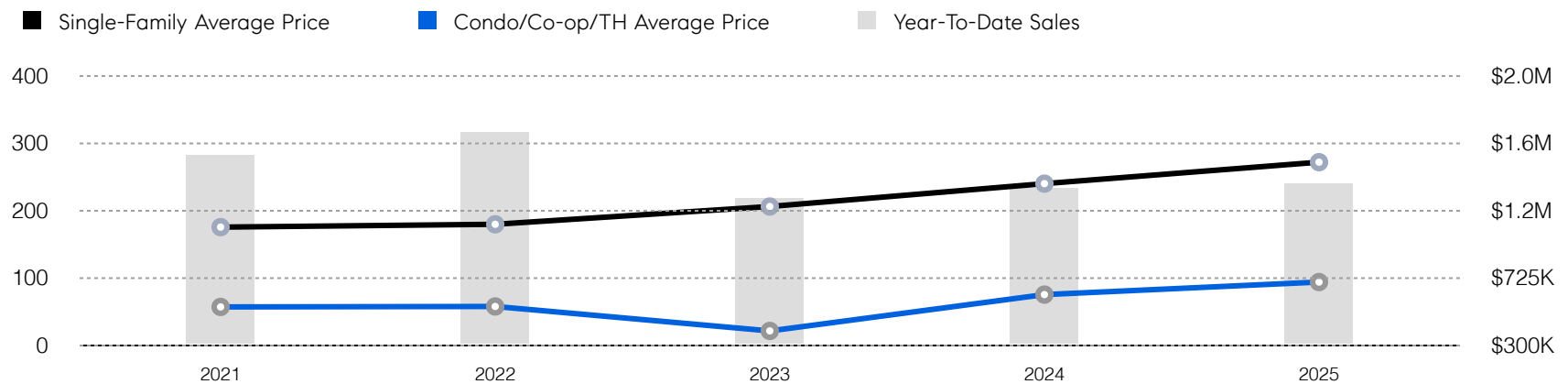
Historic Sales Trends



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% |

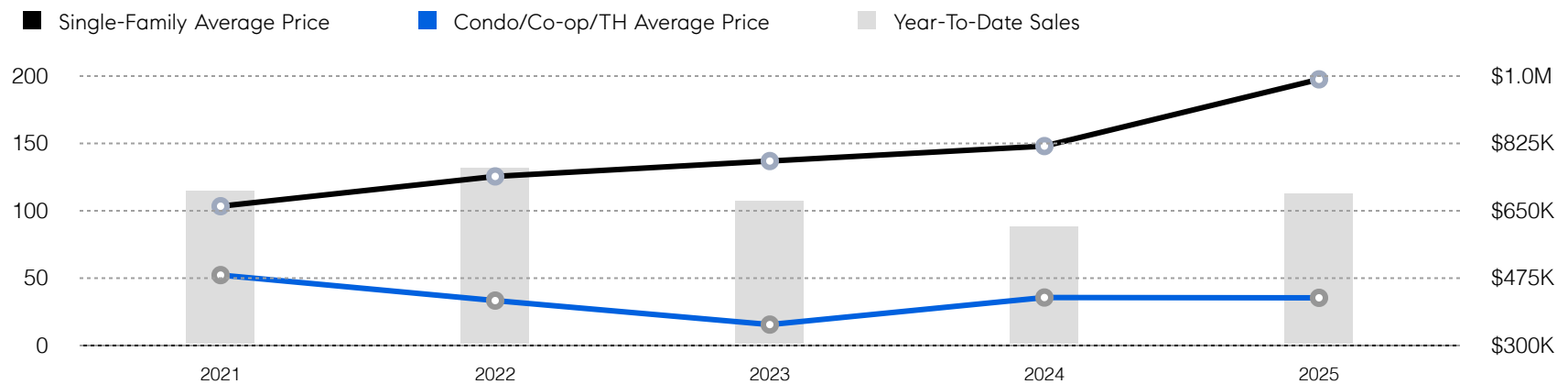
Historic Sales Trends



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% |

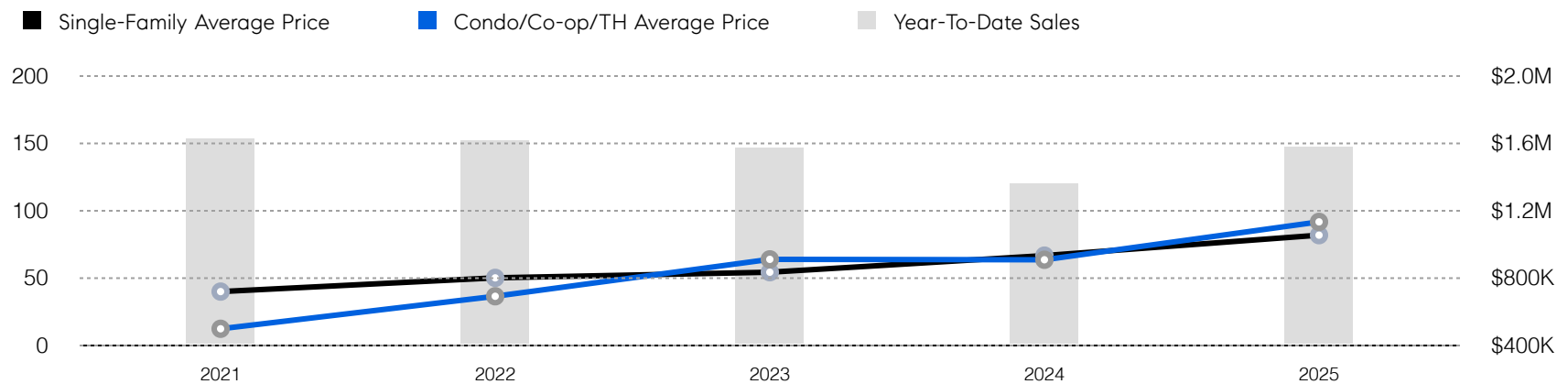
Historic Sales Trends



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% |

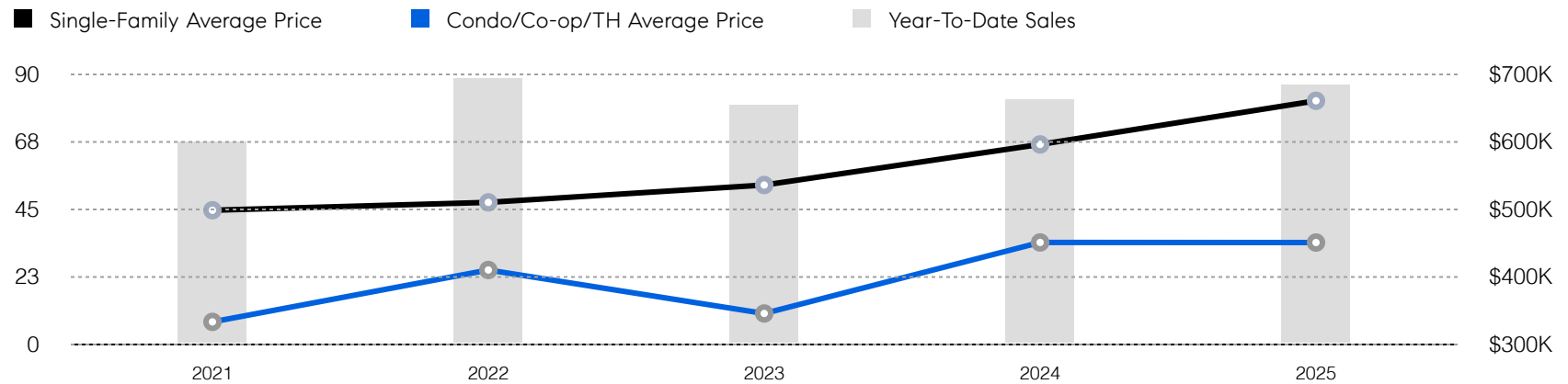
Historic Sales Trends



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% |

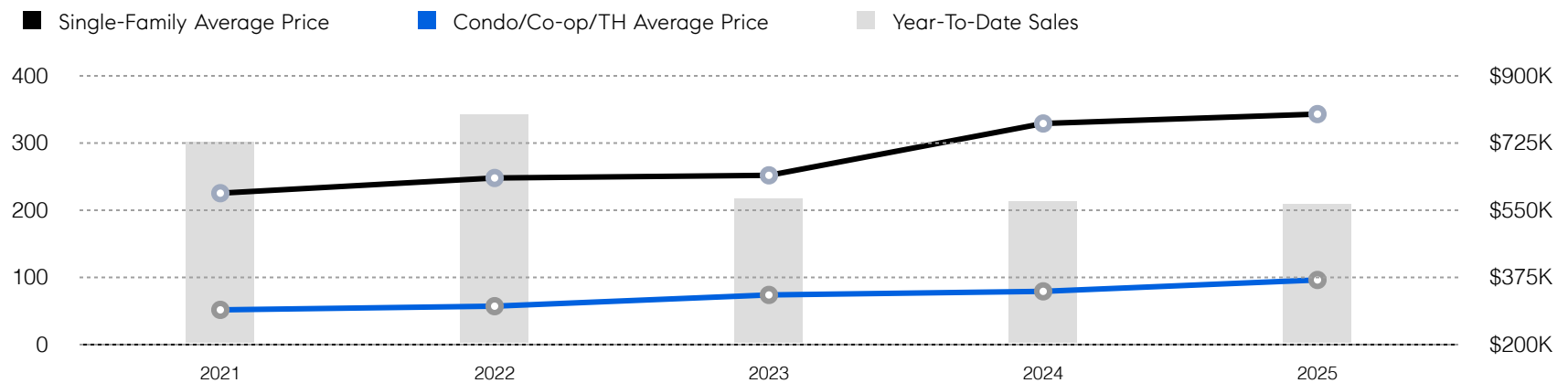
Historic Sales Trends



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% |

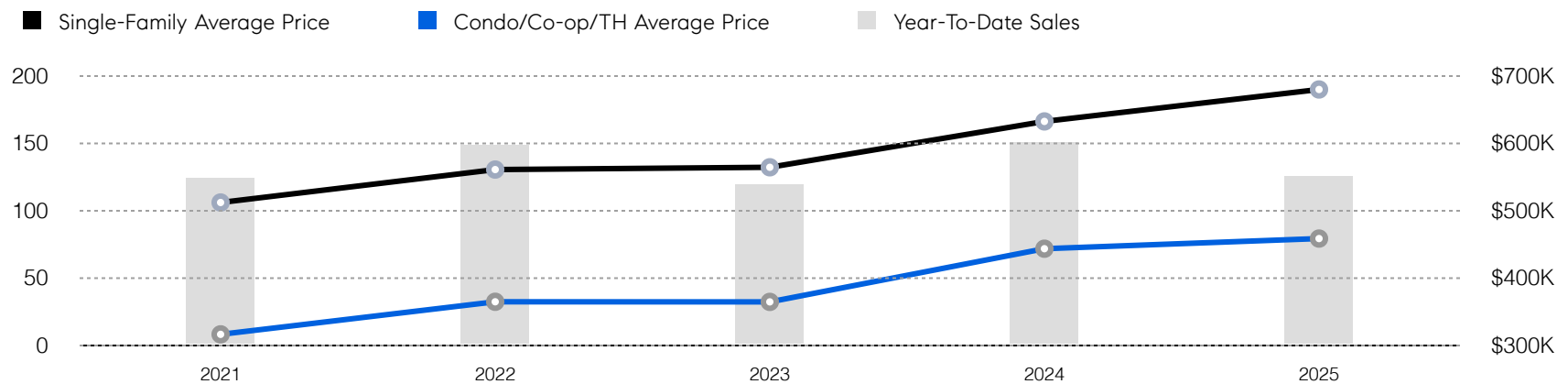
Historic Sales Trends



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% |

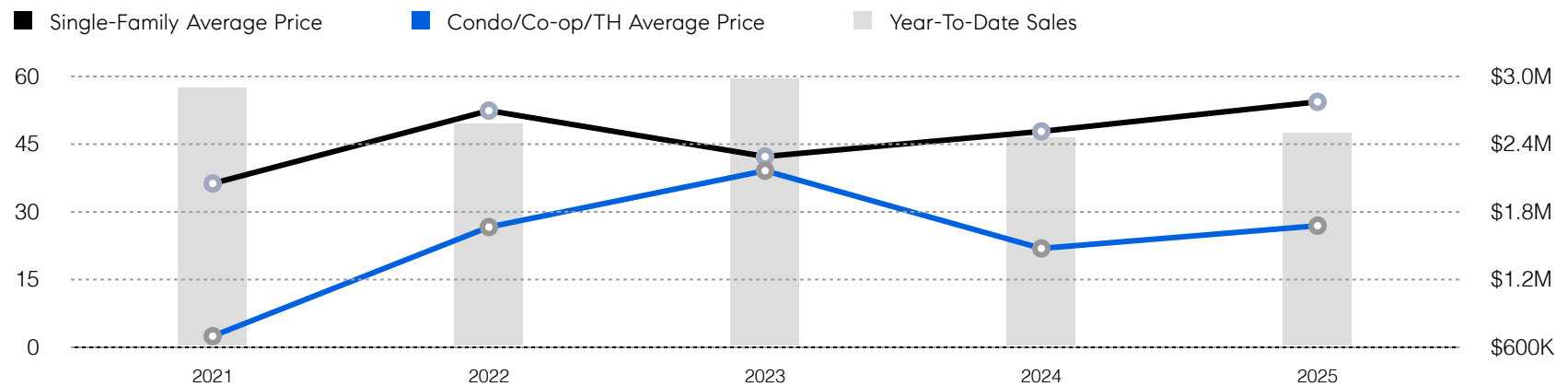
Historic Sales Trends



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% |

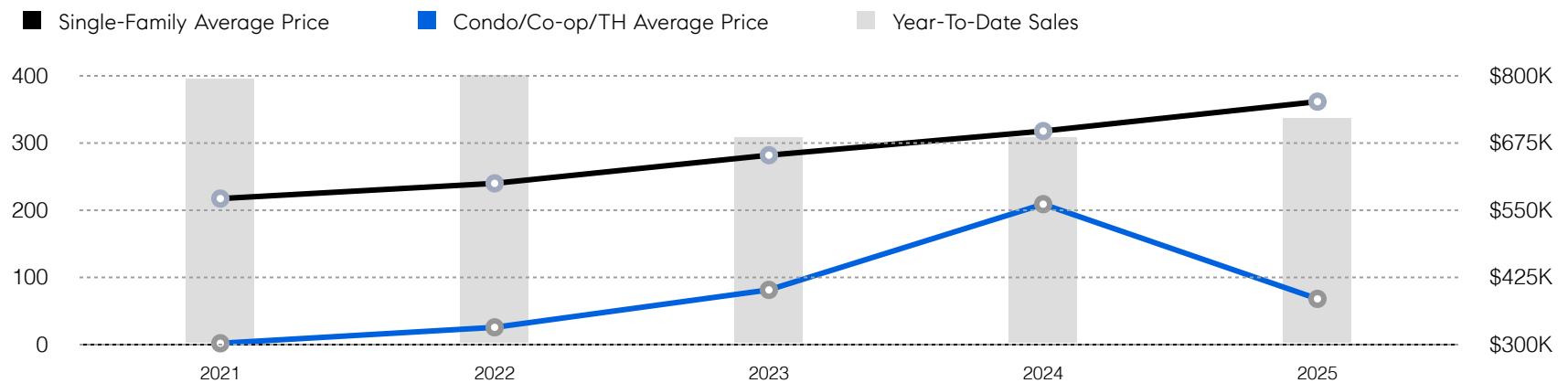
Historic Sales Trends



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% |

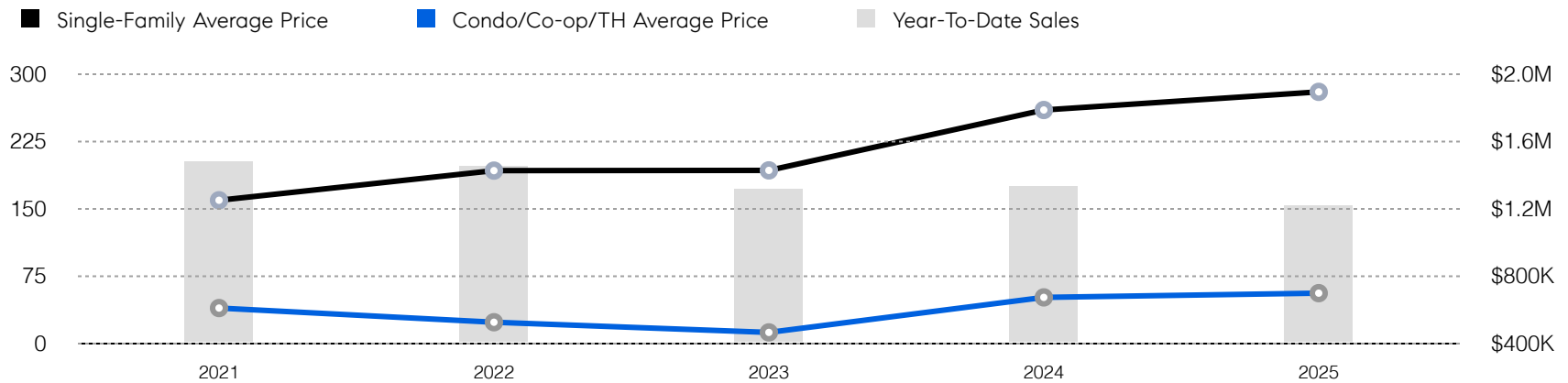
Historic Sales Trends



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% |

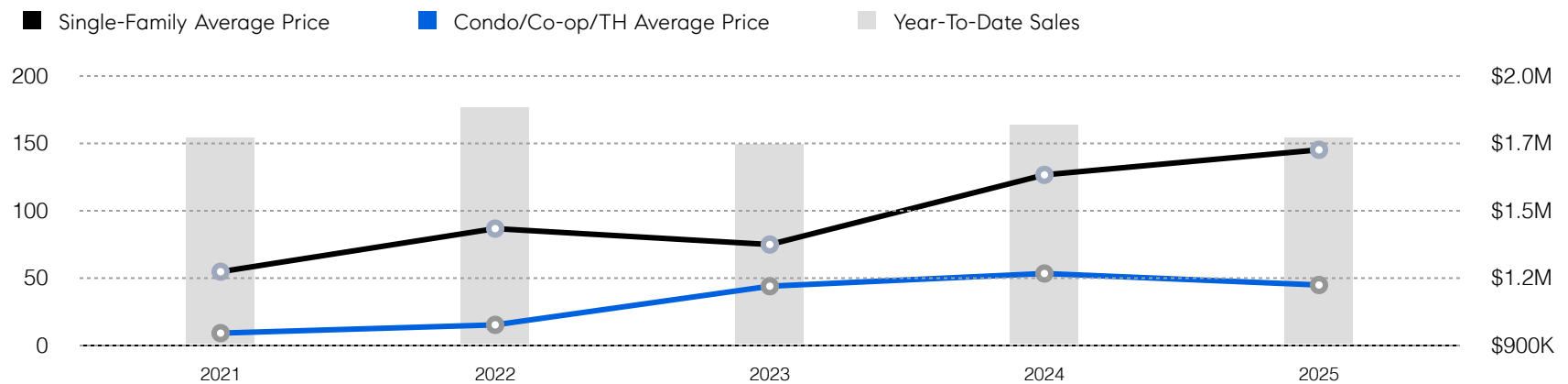
Historic Sales Trends



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% |

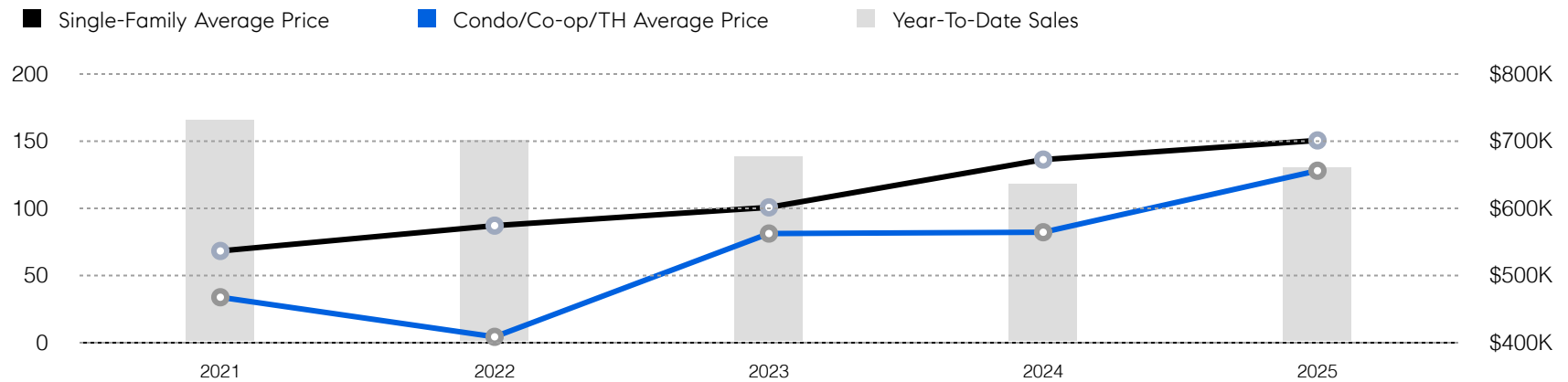
Historic Sales Trends



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% |

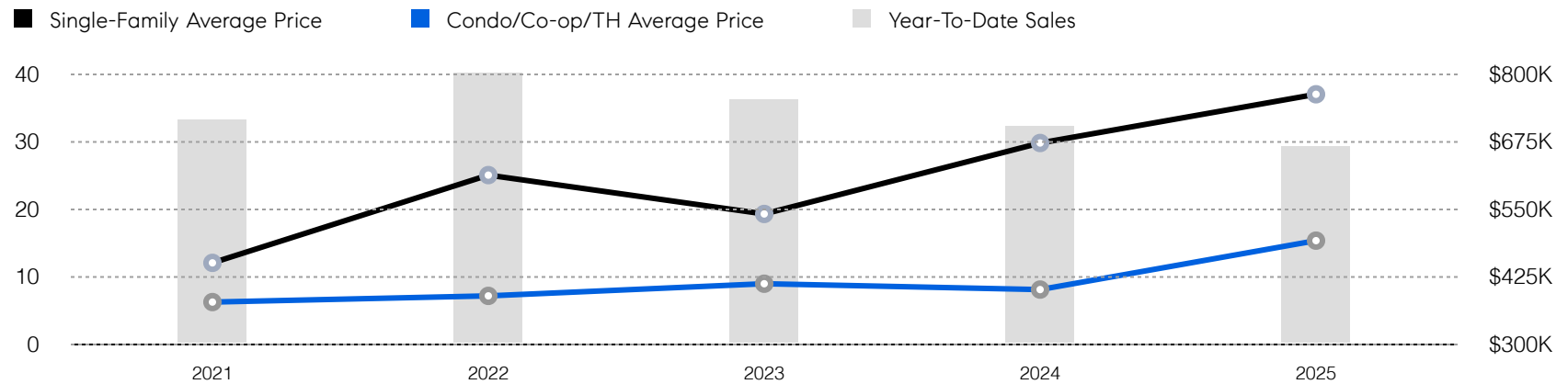
Historic Sales Trends



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% |

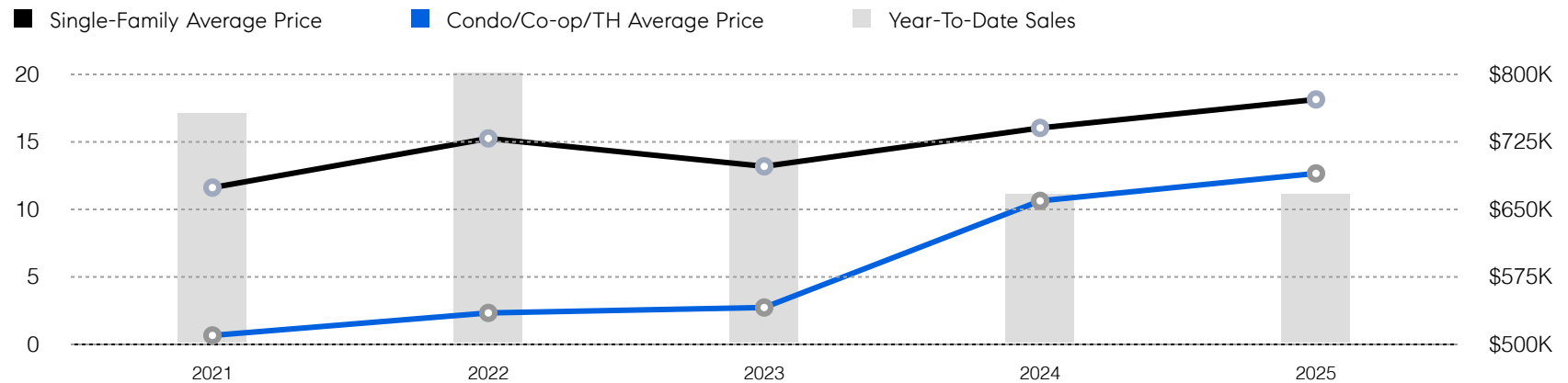
Historic Sales Trends



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% |

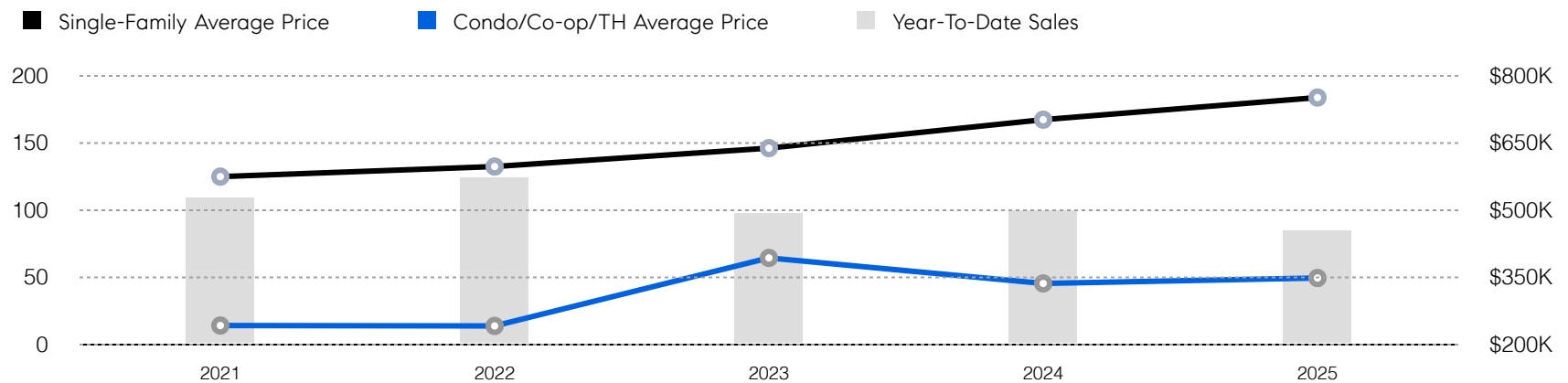
Historic Sales Trends



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% |

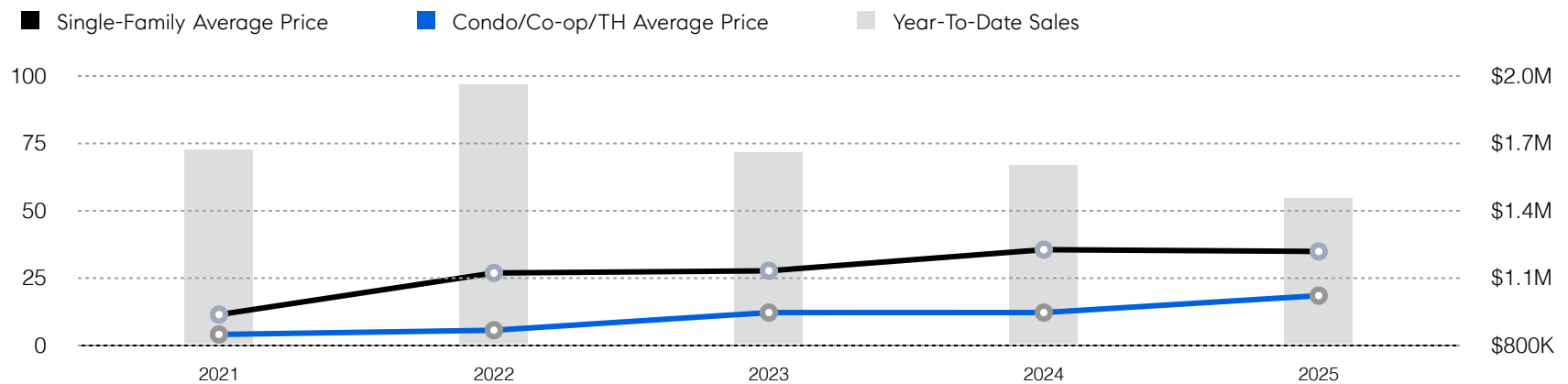
Historic Sales Trends



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% | - | - | - |

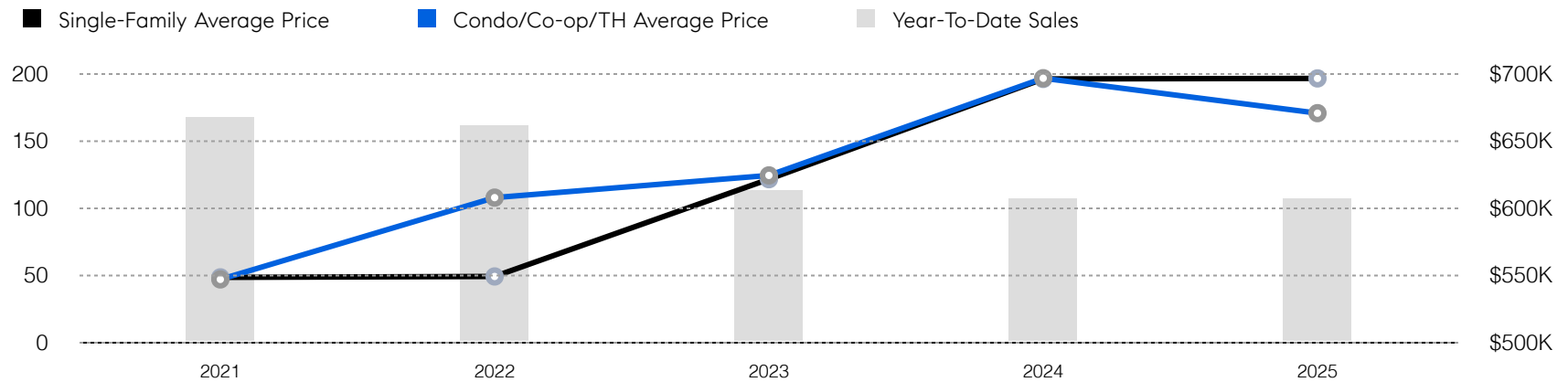
Historic Sales Trends



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% |

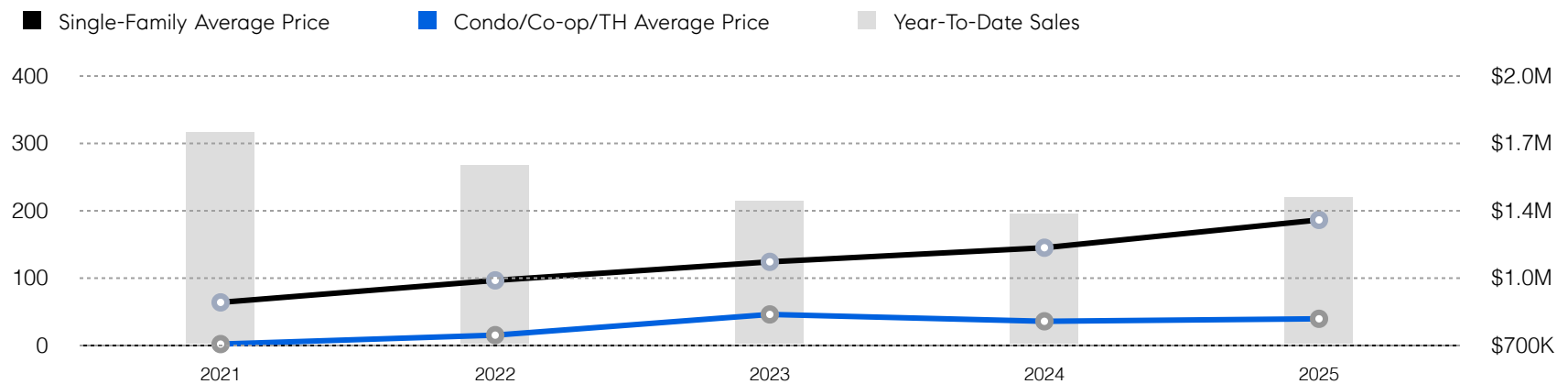
Historic Sales Trends



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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