



Q3 2026

Bergen County Market Report

COMPASS

Bergen County Overview

Year-To-Date Sales

6,451

0.7% Year-To-Date
24.1% Quarter-Over-Quarter

Year-To-Date Contracts

6,840

3.2% Year-To-Date
-12.7% Quarter-Over-Quarter

Single-Family
Average Sale Price

\$1.1M

3.9% Year-To-Date
0.1% Quarter-Over-Quarter

Condo/Co-op/Townhouse
Average Sale Price

\$639K

4.4% Year-To-Date
-2.9% Quarter-Over-Quarter

Average Days On Market

34

0.0% Year-To-Date
24.1% Quarter-Over-Quarter

Active Listings

2,742

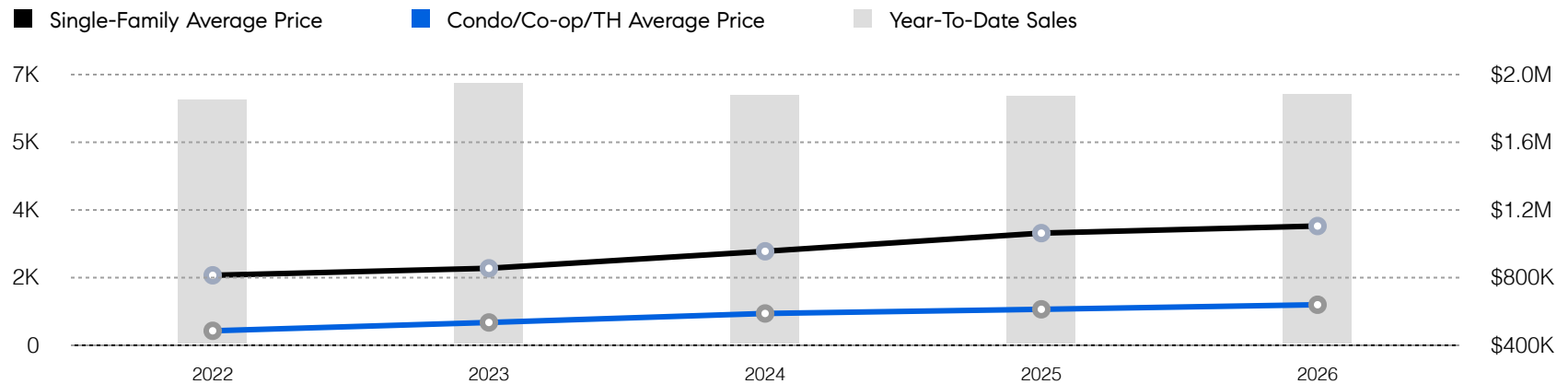
-4.5% Year-Over-Year
-6.0% Quarter-Over-Quarter



Bergen County Overview

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	4,792	4,964	3.6%	1,687	1,715	1.7%
	ACTIVE LISTINGS	1,990	1,819	-8.6%	1,990	1,819	-8.6%
	# OF SALES	4,588	4,715	2.8%	1,899	2,038	7.3%
	SALES VOLUME	\$4,877,692,800	\$5,210,120,176	6.8%	\$2,025,295,704	\$2,301,121,860	13.6%
	MEDIAN PRICE	\$839,000	\$860,000	2.5%	\$850,000	\$888,000	4.5%
	AVERAGE PRICE	\$1,063,141	\$1,105,010	3.9%	\$1,066,506	\$1,129,108	5.9%
	AVERAGE DOM	34	33	-2.9%	29	29	0.0%
	% OF ASKING PRICE	103.9%	103.7%	-0.3%	104.0%	103.9%	-0.1%
Condo/Co-op/TH	CONTRACTS SIGNED	1,837	1,876	2.1%	607	665	9.6%
	ACTIVE LISTINGS	882	923	4.6%	882	923	4.6%
	# OF SALES	1,816	1,736	-4.4%	687	674	-1.9%
	SALES VOLUME	\$1,112,970,147	\$1,110,696,661	-0.2%	\$429,512,123	\$442,272,625	3.0%
	MEDIAN PRICE	\$505,250	\$520,000	2.9%	\$525,000	\$545,000	3.8%
	AVERAGE PRICE	\$612,869	\$639,802	4.4%	\$625,200	\$656,191	5.0%
	AVERAGE DOM	44	41	-6.8%	39	40	2.6%
	% OF ASKING PRICE	100.3%	99.3%	-1.0%	100.9%	99.0%	-2.0%

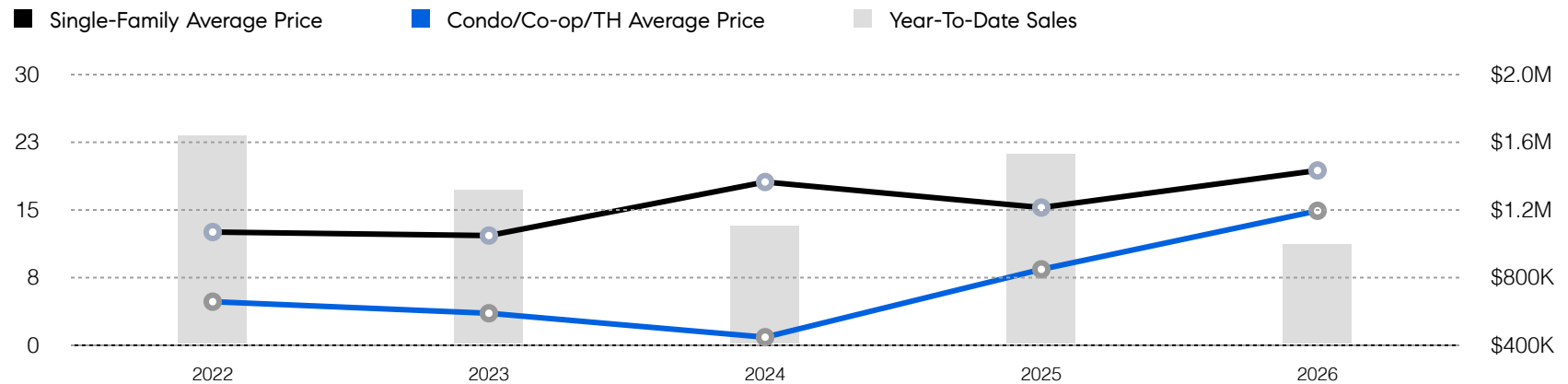
Historic Sales Trends



Allendale

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	19	8	-57.9%	8	4	-50.0%
	ACTIVE LISTINGS	1	3	200.0%	1	3	200.0%
	# OF SALES	20	10	-50.0%	10	6	-40.0%
	SALES VOLUME	\$24,282,000	\$14,333,500	-41.0%	\$11,175,000	\$11,298,500	1.1%
	MEDIAN PRICE	\$1,287,500	\$1,097,500	-14.8%	\$1,107,500	\$1,999,750	80.6%
	AVERAGE PRICE	\$1,214,100	\$1,433,350	18.1%	\$1,117,500	\$1,883,083	68.5%
	AVERAGE DOM	22	13	-40.9%	23	13	-43.5%
	% OF ASKING PRICE	103.1%	106.0%	2.9%	101.3%	108.3%	7.0%
Condo/Co-op/TH	CONTRACTS SIGNED	1	3	200.0%	1	2	100.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	1	1	0.0%	0	1	0.0%
	SALES VOLUME	\$849,000	\$1,195,000	40.8%	-	\$1,195,000	-
	MEDIAN PRICE	\$849,000	\$1,195,000	40.8%	-	\$1,195,000	-
	AVERAGE PRICE	\$849,000	\$1,195,000	40.8%	-	\$1,195,000	-
	AVERAGE DOM	13	13	0.0%	-	13	-
	% OF ASKING PRICE	100.0%	100.0%	-	-	100.0%	-

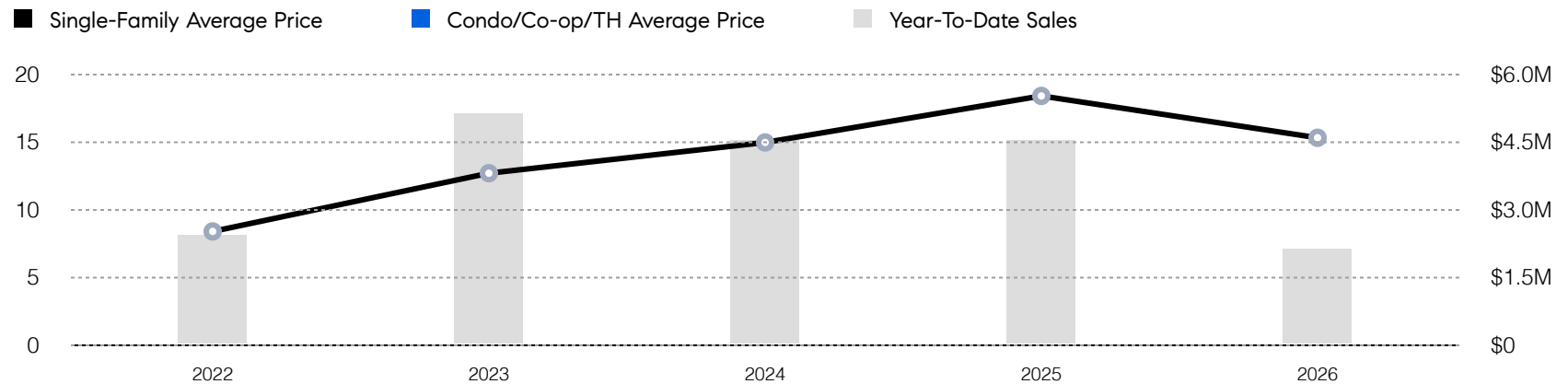
Historic Sales Trends



Alpine

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	11	14	27.3%	3	9	200.0%
	ACTIVE LISTINGS	25	23	-8.0%	25	23	-8.0%
	# OF SALES	15	7	-53.3%	6	2	-66.7%
	SALES VOLUME	\$82,909,000	\$32,198,000	-61.2%	\$39,854,000	\$7,150,000	-82.1%
	MEDIAN PRICE	\$4,400,000	\$4,250,000	-3.4%	\$4,860,000	\$3,575,000	-26.4%
	AVERAGE PRICE	\$5,527,267	\$4,599,714	-16.8%	\$6,642,333	\$3,575,000	-46.2%
	AVERAGE DOM	131	125	-4.6%	75	153	104.0%
	% OF ASKING PRICE	96.7%	97.7%	1.0%	97.3%	103.6%	6.3%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

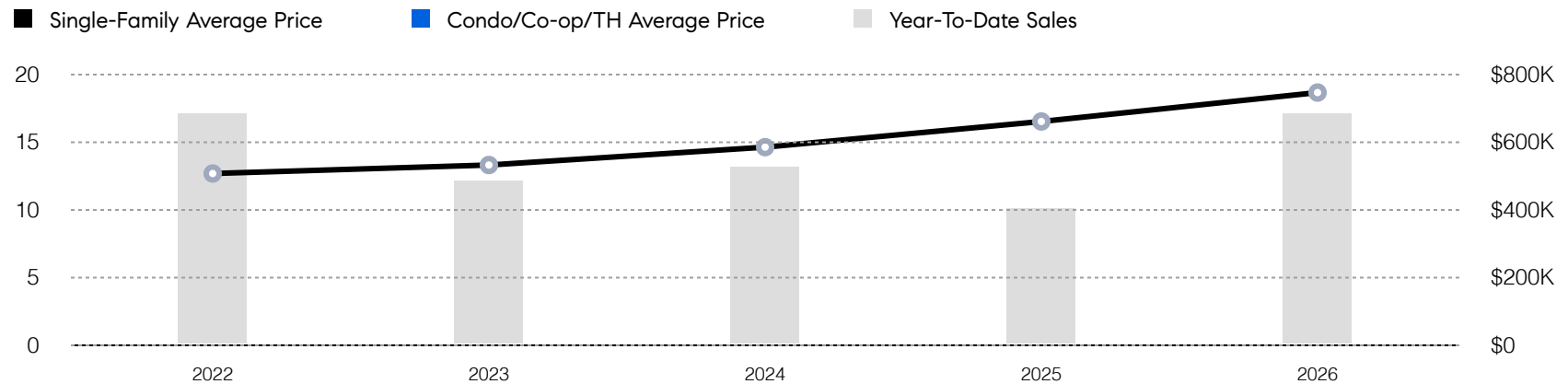
Historic Sales Trends



Bergenfield

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	11	20	81.8%	6	7	16.7%
	ACTIVE LISTINGS	5	9	80.0%	5	9	80.0%
	# OF SALES	10	16	60.0%	5	6	20.0%
	SALES VOLUME	\$6,614,000	\$11,950,000	80.7%	\$3,728,000	\$4,033,000	8.2%
	MEDIAN PRICE	\$607,500	\$674,000	10.9%	\$775,000	\$641,500	-17.2%
	AVERAGE PRICE	\$661,400	\$746,875	12.9%	\$745,600	\$672,167	-9.8%
	AVERAGE DOM	50	26	-48.0%	60	28	-53.3%
	% OF ASKING PRICE	105.0%	108.6%	3.6%	102.3%	104.7%	2.4%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	1	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	0	1	0.0%	0	1	0.0%
	SALES VOLUME	-	\$251,250	-	-	\$251,250	-
	MEDIAN PRICE	-	\$251,250	-	-	\$251,250	-
	AVERAGE PRICE	-	\$251,250	-	-	\$251,250	-
	AVERAGE DOM	-	86	-	-	86	-
	% OF ASKING PRICE	-	97.0%	-	-	97.0%	-

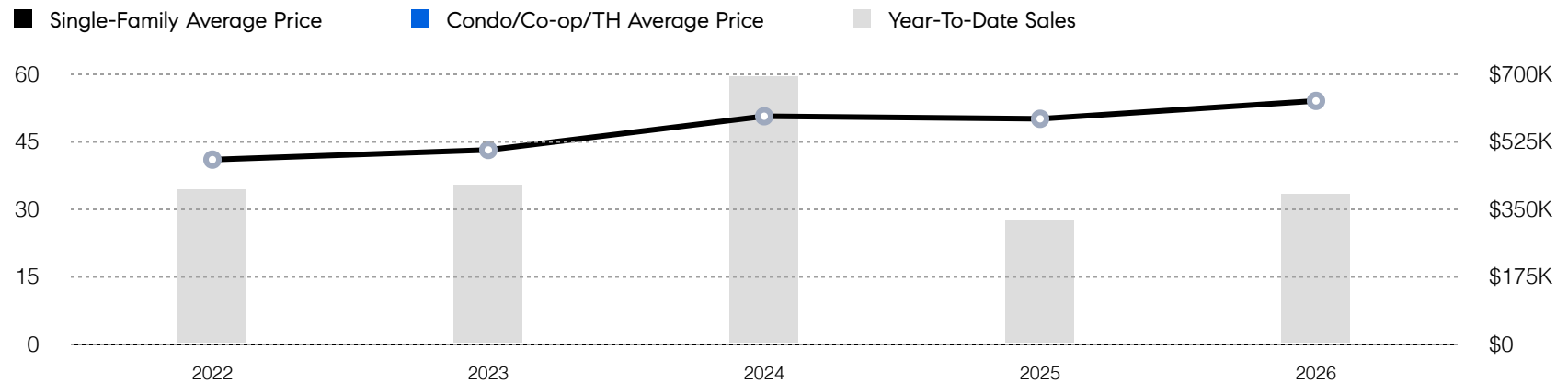
Historic Sales Trends



Bogota

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	34	47	38.2%	16	21	31.3%
	ACTIVE LISTINGS	24	19	-20.8%	24	19	-20.8%
	# OF SALES	27	33	22.2%	10	7	-30.0%
	SALES VOLUME	\$15,792,000	\$20,834,900	31.9%	\$6,233,000	\$4,361,000	-30.0%
	MEDIAN PRICE	\$580,000	\$665,000	14.7%	\$625,000	\$577,000	-7.7%
	AVERAGE PRICE	\$584,889	\$631,361	7.9%	\$623,300	\$623,000	0.0%
	AVERAGE DOM	31	34	9.7%	38	24	-36.8%
	% OF ASKING PRICE	102.4%	102.2%	-0.3%	102.7%	102.3%	-0.4%
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	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

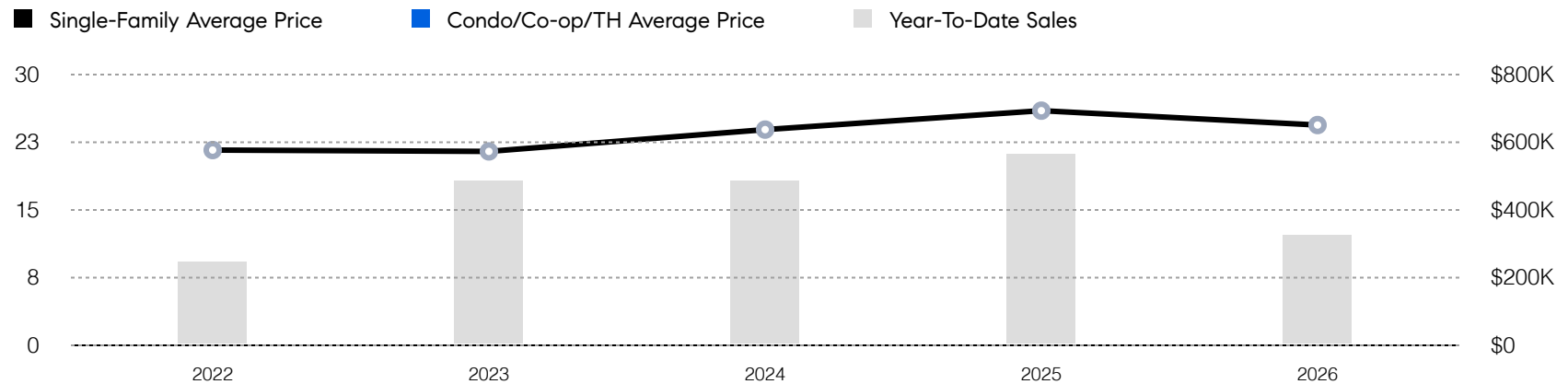
Historic Sales Trends



Carlstadt

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	21	18	-14.3%	9	11	22.2%
	ACTIVE LISTINGS	4	9	125.0%	4	9	125.0%
	# OF SALES	20	12	-40.0%	9	7	-22.2%
	SALES VOLUME	\$13,868,000	\$7,811,226	-43.7%	\$5,811,000	\$4,776,226	-17.8%
	MEDIAN PRICE	\$580,000	\$640,000	10.3%	\$545,000	\$640,000	17.4%
	AVERAGE PRICE	\$693,400	\$650,936	-6.1%	\$645,667	\$682,318	5.7%
	AVERAGE DOM	33	41	24.2%	32	34	6.3%
	% OF ASKING PRICE	99.6%	101.9%	2.4%	100.5%	105.1%	4.6%
Condo/Co-op/TH	CONTRACTS SIGNED	1	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	1	0	0.0%	1	0	0.0%
	SALES VOLUME	\$450,000	-	-	\$450,000	-	-
	MEDIAN PRICE	\$450,000	-	-	\$450,000	-	-
	AVERAGE PRICE	\$450,000	-	-	\$450,000	-	-
	AVERAGE DOM	28	-	-	28	-	-
	% OF ASKING PRICE	90.0%	-	-	90.0%	-	-

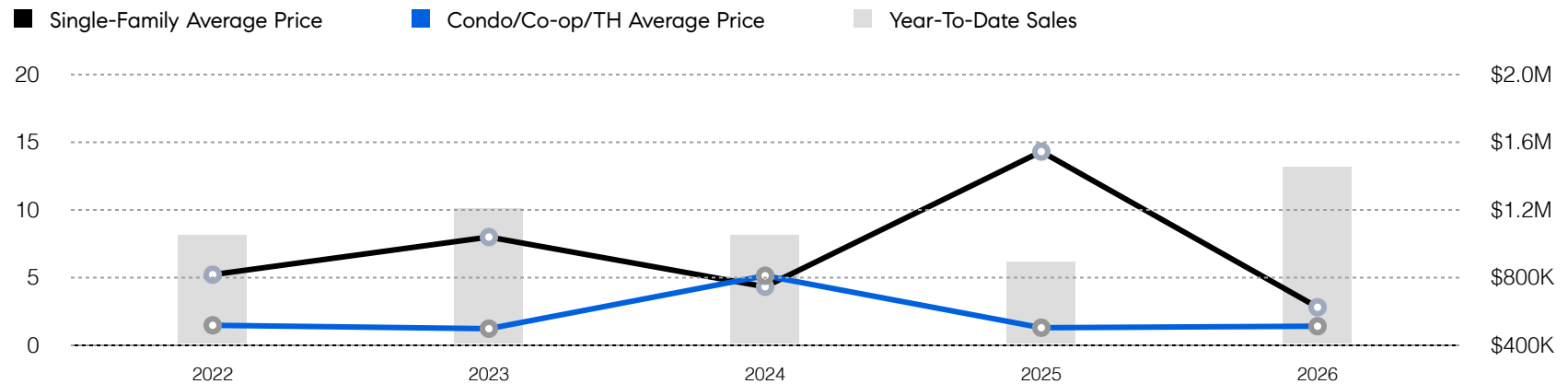
Historic Sales Trends



Cliffside Park

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	2	1	-50.0%	0	0	0.0%
	ACTIVE LISTINGS	3	1	-66.7%	3	1	-66.7%
	# OF SALES	2	1	-50.0%	1	1	0.0%
	SALES VOLUME	\$3,090,000	\$625,000	-79.8%	\$1,460,000	\$625,000	-57.2%
	MEDIAN PRICE	\$1,545,000	\$625,000	-59.5%	\$1,460,000	\$625,000	-57.2%
	AVERAGE PRICE	\$1,545,000	\$625,000	-59.5%	\$1,460,000	\$625,000	-57.2%
	AVERAGE DOM	25	18	-28.0%	30	18	-40.0%
	% OF ASKING PRICE	101.3%	104.2%	2.9%	97.4%	104.2%	6.8%
Condo/Co-op/TH	CONTRACTS SIGNED	5	16	220.0%	2	7	250.0%
	ACTIVE LISTINGS	5	7	40.0%	5	7	40.0%
	# OF SALES	4	12	200.0%	1	4	300.0%
	SALES VOLUME	\$2,016,000	\$6,155,000	205.3%	\$561,000	\$1,957,000	248.8%
	MEDIAN PRICE	\$522,500	\$462,500	-11.5%	\$561,000	\$462,500	-17.6%
	AVERAGE PRICE	\$504,000	\$512,917	1.8%	\$561,000	\$489,250	-12.8%
	AVERAGE DOM	78	33	-57.7%	71	38	-46.5%
	% OF ASKING PRICE	98.7%	100.2%	1.5%	99.3%	100.3%	1.0%

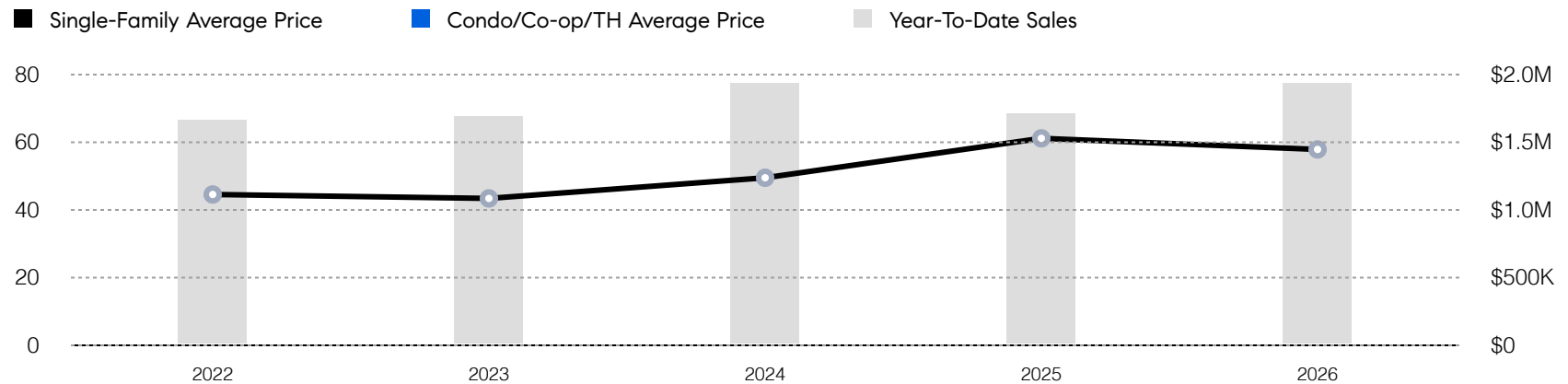
Historic Sales Trends



Cluster

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	67	75	11.9%	30	26	-13.3%
	ACTIVE LISTINGS	33	35	6.1%	33	35	6.1%
	# OF SALES	68	73	7.4%	33	32	-3.0%
	SALES VOLUME	\$103,977,361	\$105,633,500	1.6%	\$45,166,611	\$45,753,300	1.3%
	MEDIAN PRICE	\$1,460,500	\$1,287,500	-11.8%	\$1,200,000	\$1,301,250	8.4%
	AVERAGE PRICE	\$1,529,079	\$1,447,034	-5.4%	\$1,368,685	\$1,429,791	4.5%
	AVERAGE DOM	47	40	-14.9%	38	41	7.9%
	% OF ASKING PRICE	99.8%	100.9%	1.1%	99.3%	101.1%	1.8%
Condo/Co-op/TH	CONTRACTS SIGNED	0	4	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	4	0.0%	0	0	0.0%
	SALES VOLUME	-	\$6,000,000	-	-	-	-
	MEDIAN PRICE	-	\$1,500,000	-	-	-	-
	AVERAGE PRICE	-	\$1,500,000	-	-	-	-
	AVERAGE DOM	-	47	-	-	-	-
	% OF ASKING PRICE	-	96.9%	-	-	-	-

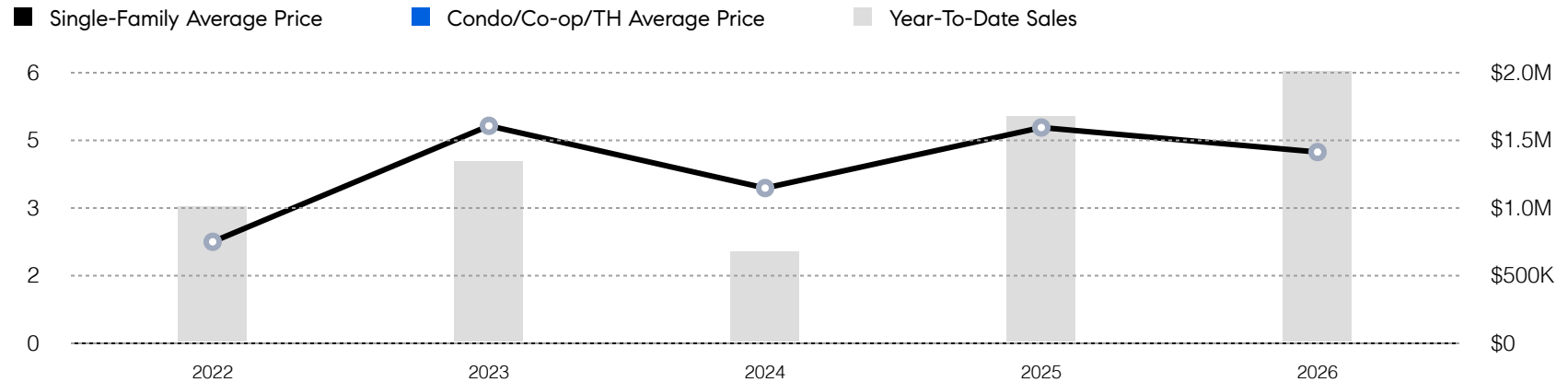
Historic Sales Trends



Cresskill

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	4	6	50.0%	2	1	-50.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	4	6	50.0%	2	3	50.0%
	SALES VOLUME	\$6,380,000	\$8,482,000	32.9%	\$2,355,000	\$5,179,000	119.9%
	MEDIAN PRICE	\$1,325,000	\$1,289,500	-2.7%	\$1,177,500	\$1,700,000	44.4%
	AVERAGE PRICE	\$1,595,000	\$1,413,667	-11.4%	\$1,177,500	\$1,726,333	46.6%
	AVERAGE DOM	52	48	-7.7%	22	65	195.5%
	% OF ASKING PRICE	107.1%	109.3%	2.3%	110.0%	100.9%	-9.1%
Condo/Co-op/TH	CONTRACTS SIGNED	1	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	1	0	0.0%	0	0	0.0%
	SALES VOLUME	\$512,100	-	-	-	-	-
	MEDIAN PRICE	\$512,100	-	-	-	-	-
	AVERAGE PRICE	\$512,100	-	-	-	-	-
	AVERAGE DOM	71	-	-	-	-	-
	% OF ASKING PRICE	97.7%	-	-	-	-	-

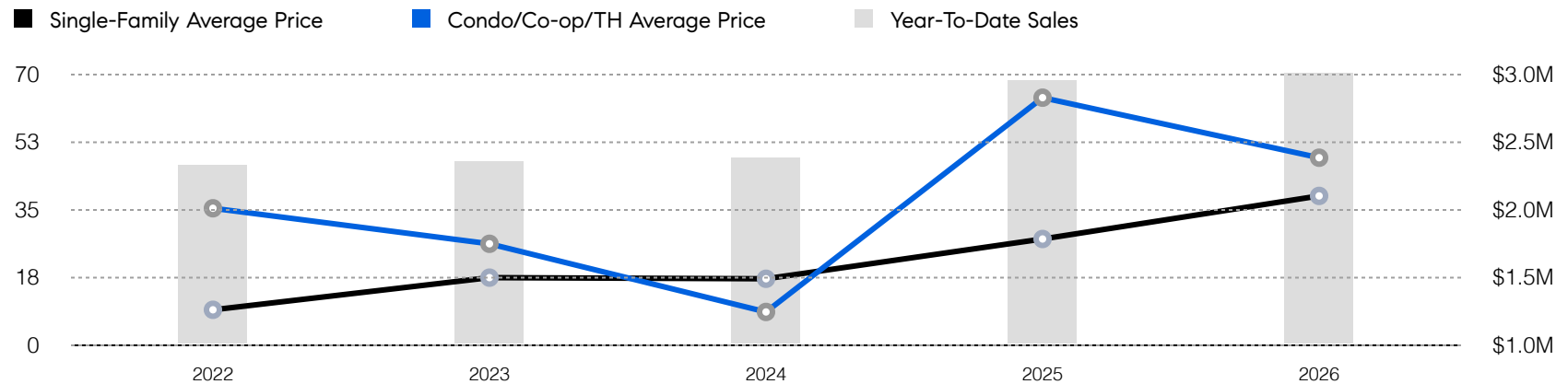
Historic Sales Trends



Demarest

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	56	52	-7.1%	17	13	-23.5%
	ACTIVE LISTINGS	29	19	-34.5%	29	19	-34.5%
	# OF SALES	59	59	0.0%	25	28	12.0%
	SALES VOLUME	\$105,345,419	\$124,119,900	17.8%	\$42,626,499	\$57,969,900	36.0%
	MEDIAN PRICE	\$1,450,000	\$1,730,000	19.3%	\$1,205,000	\$1,982,500	64.5%
	AVERAGE PRICE	\$1,785,516	\$2,103,727	17.8%	\$1,705,060	\$2,070,354	21.4%
	AVERAGE DOM	63	47	-25.4%	42	38	-9.5%
	% OF ASKING PRICE	99.6%	101.6%	2.0%	101.3%	98.4%	-2.9%
Condo/Co-op/TH	CONTRACTS SIGNED	10	10	0.0%	5	4	-20.0%
	ACTIVE LISTINGS	15	7	-53.3%	15	7	-53.3%
	# OF SALES	9	11	22.2%	5	3	-40.0%
	SALES VOLUME	\$25,465,000	\$26,245,000	3.1%	\$14,630,000	\$7,800,000	-46.7%
	MEDIAN PRICE	\$2,950,000	\$1,855,000	-37.1%	\$2,995,000	\$2,875,000	-4.0%
	AVERAGE PRICE	\$2,829,444	\$2,385,909	-15.7%	\$2,926,000	\$2,600,000	-11.1%
	AVERAGE DOM	130	78	-40.0%	54	86	59.3%
	% OF ASKING PRICE	98.7%	98.3%	-0.4%	99.5%	98.9%	-0.6%

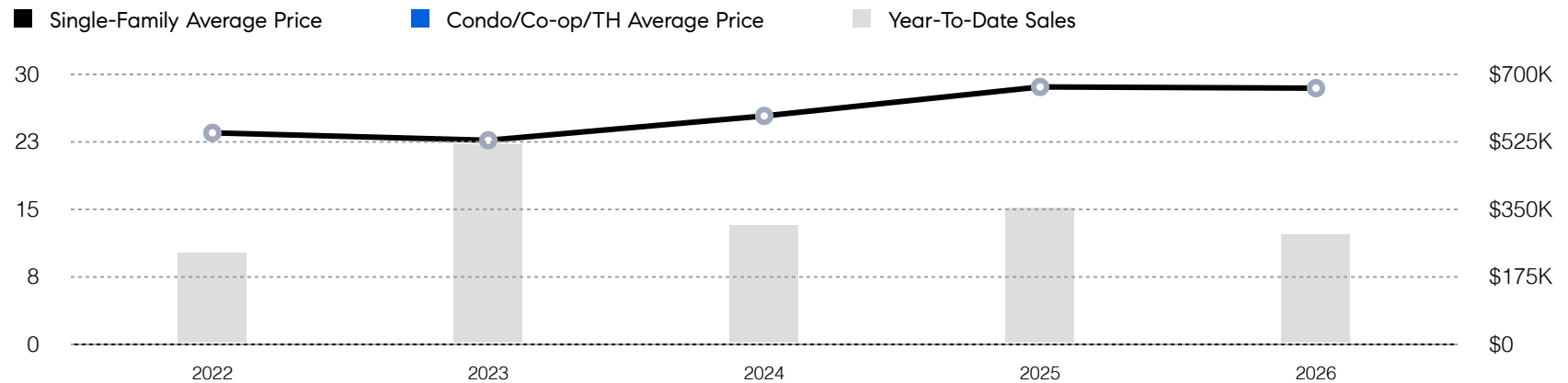
Historic Sales Trends



Dumont

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	18	9	-50.0%	5	3	-40.0%
	ACTIVE LISTINGS	3	7	133.3%	3	7	133.3%
	# OF SALES	15	12	-20.0%	5	6	20.0%
	SALES VOLUME	\$10,012,500	\$7,972,000	-20.4%	\$3,788,000	\$4,158,000	9.8%
	MEDIAN PRICE	\$645,000	\$642,500	-0.4%	\$790,000	\$632,500	-19.9%
	AVERAGE PRICE	\$667,500	\$664,333	-0.5%	\$757,600	\$693,000	-8.5%
	AVERAGE DOM	26	39	50.0%	16	24	50.0%
	% OF ASKING PRICE	107.0%	103.2%	-3.8%	108.2%	106.0%	-2.2%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

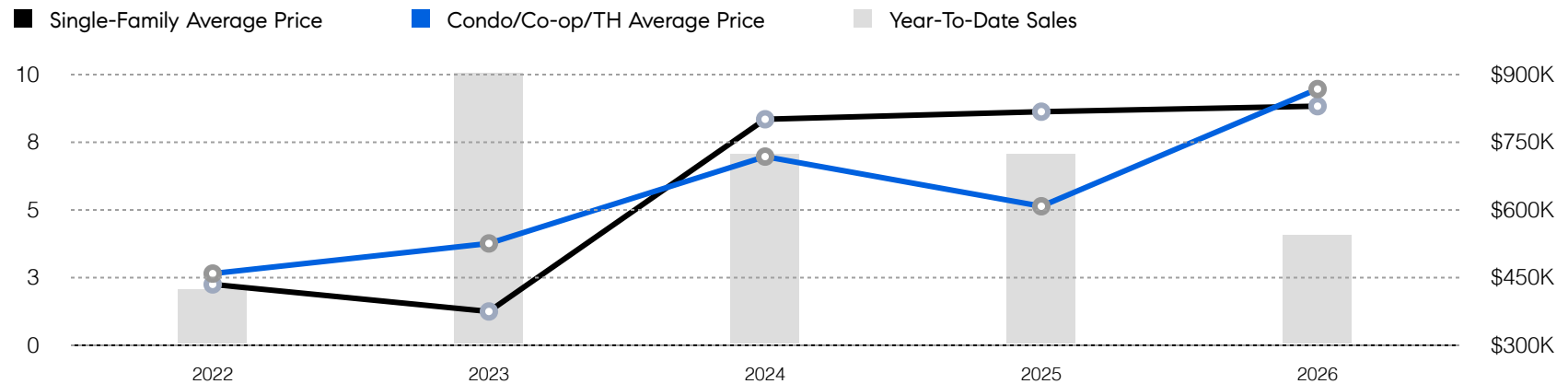
Historic Sales Trends



Edgewater

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	1	0	0.0%	1	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	2	1	-50.0%	1	0	0.0%
	SALES VOLUME	\$1,635,500	\$830,000	-49.3%	\$999,000	-	-
	MEDIAN PRICE	\$817,750	\$830,000	1.5%	\$999,000	-	-
	AVERAGE PRICE	\$817,750	\$830,000	1.5%	\$999,000	-	-
	AVERAGE DOM	29	169	482.8%	16	-	-
	% OF ASKING PRICE	97.0%	97.8%	0.7%	96.2%	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	5	4	-20.0%	1	2	100.0%
	ACTIVE LISTINGS	8	5	-37.5%	8	5	-37.5%
	# OF SALES	5	3	-40.0%	2	1	-50.0%
	SALES VOLUME	\$3,041,000	\$2,603,888	-14.4%	\$1,060,000	\$525,000	-50.5%
	MEDIAN PRICE	\$601,000	\$525,000	-12.6%	\$530,000	\$525,000	-0.9%
	AVERAGE PRICE	\$608,200	\$867,963	42.7%	\$530,000	\$525,000	-0.9%
	AVERAGE DOM	83	26	-68.7%	147	12	-91.8%
	% OF ASKING PRICE	97.0%	98.2%	1.2%	86.2%	97.6%	11.4%

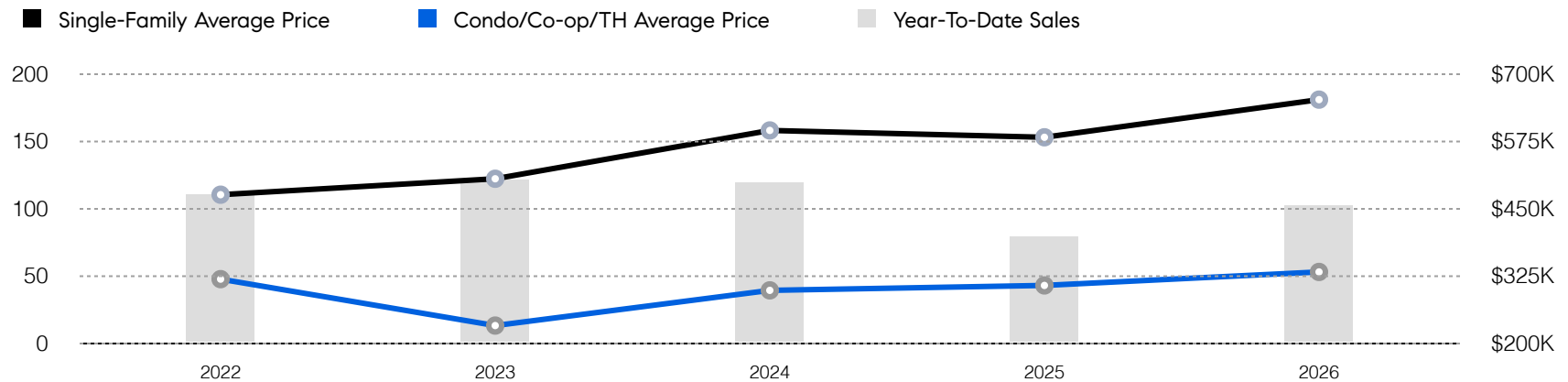
Historic Sales Trends



Elmwood Park

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	76	84	10.5%	39	25	-35.9%
	ACTIVE LISTINGS	43	26	-39.5%	43	26	-39.5%
	# OF SALES	61	81	32.8%	24	32	33.3%
	SALES VOLUME	\$35,557,279	\$52,875,921	48.7%	\$13,249,350	\$21,726,000	64.0%
	MEDIAN PRICE	\$575,000	\$620,000	7.8%	\$565,000	\$620,000	9.7%
	AVERAGE PRICE	\$582,906	\$652,789	12.0%	\$552,056	\$678,938	23.0%
	AVERAGE DOM	21	41	95.2%	20	33	65.0%
	% OF ASKING PRICE	103.9%	102.1%	-1.8%	105.3%	102.5%	-2.8%
Condo/Co-op/TH	CONTRACTS SIGNED	11	23	109.1%	2	11	450.0%
	ACTIVE LISTINGS	2	12	500.0%	2	12	500.0%
	# OF SALES	17	20	17.6%	4	14	250.0%
	SALES VOLUME	\$5,233,500	\$6,657,800	27.2%	\$1,439,000	\$4,048,800	181.4%
	MEDIAN PRICE	\$339,000	\$362,500	6.9%	\$371,000	\$248,000	-33.2%
	AVERAGE PRICE	\$307,853	\$332,890	8.1%	\$359,750	\$289,200	-19.6%
	AVERAGE DOM	51	55	7.8%	74	60	-18.9%
	% OF ASKING PRICE	98.9%	98.5%	-0.4%	100.8%	97.4%	-3.3%

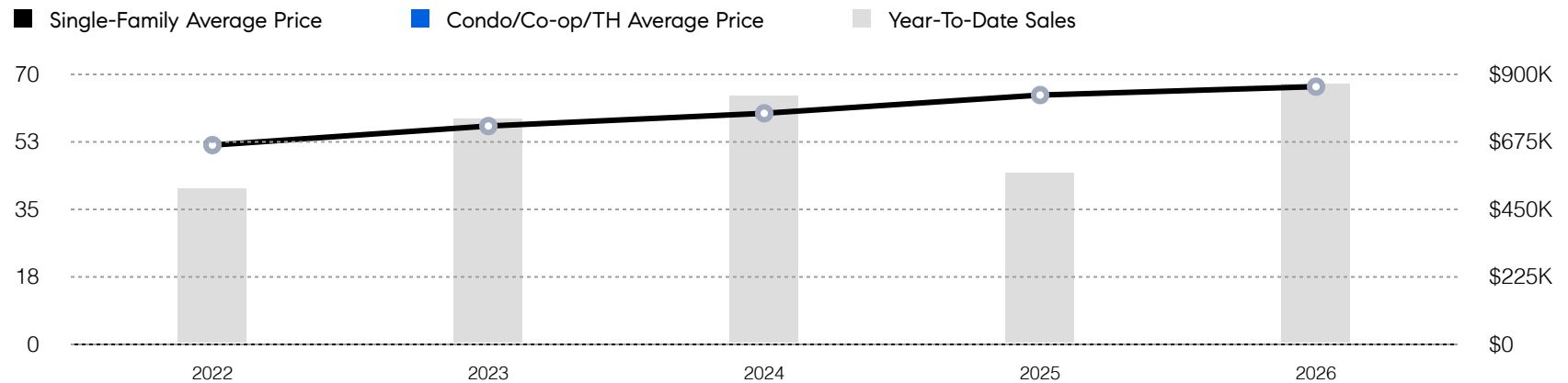
Historic Sales Trends



Emerson

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	57	75	31.6%	26	25	-3.8%
	ACTIVE LISTINGS	19	18	-5.3%	19	18	-5.3%
	# OF SALES	44	66	50.0%	24	36	50.0%
	SALES VOLUME	\$36,568,000	\$56,703,799	55.1%	\$20,614,000	\$29,914,999	45.1%
	MEDIAN PRICE	\$757,500	\$851,500	12.4%	\$762,500	\$850,000	11.5%
	AVERAGE PRICE	\$831,091	\$859,148	3.4%	\$858,917	\$830,972	-3.3%
	AVERAGE DOM	23	29	26.1%	22	21	-4.5%
	% OF ASKING PRICE	105.1%	103.3%	-1.9%	104.5%	103.9%	-0.5%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	1	0.0%	0	1	0.0%
	SALES VOLUME	-	\$467,000	-	-	\$467,000	-
	MEDIAN PRICE	-	\$467,000	-	-	\$467,000	-
	AVERAGE PRICE	-	\$467,000	-	-	\$467,000	-
	AVERAGE DOM	-	14	-	-	14	-
	% OF ASKING PRICE	-	101.7%	-	-	101.7%	-

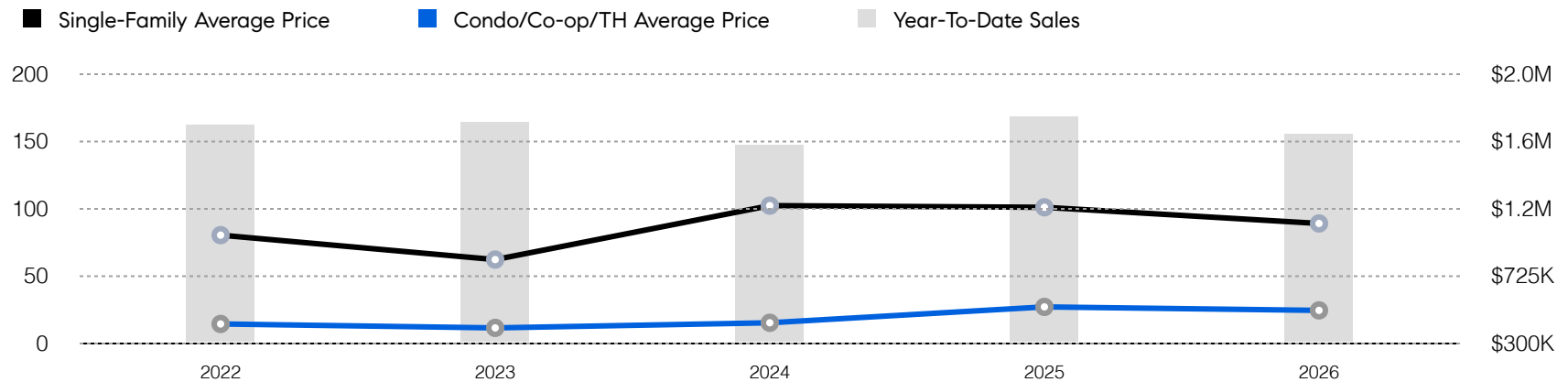
Historic Sales Trends



Englewood

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	94	106	12.8%	37	41	10.8%
	ACTIVE LISTINGS	55	50	-9.1%	55	50	-9.1%
	# OF SALES	92	93	1.1%	43	46	7.0%
	SALES VOLUME	\$106,711,249	\$98,374,498	-7.8%	\$48,929,829	\$48,135,000	-1.6%
	MEDIAN PRICE	\$677,500	\$740,000	9.2%	\$640,000	\$752,000	17.5%
	AVERAGE PRICE	\$1,159,905	\$1,057,790	-8.8%	\$1,137,903	\$1,046,413	-8.0%
	AVERAGE DOM	56	54	-3.6%	45	46	2.2%
	% OF ASKING PRICE	100.5%	99.8%	-0.7%	100.0%	100.1%	0.1%
Condo/Co-op/TH	CONTRACTS SIGNED	79	65	-17.7%	32	26	-18.7%
	ACTIVE LISTINGS	45	49	8.9%	45	49	8.9%
	# OF SALES	75	61	-18.7%	39	34	-12.8%
	SALES VOLUME	\$39,835,500	\$31,054,900	-22.0%	\$18,576,500	\$16,483,900	-11.3%
	MEDIAN PRICE	\$460,000	\$415,000	-9.8%	\$410,000	\$397,500	-3.0%
	AVERAGE PRICE	\$531,140	\$509,097	-4.2%	\$476,321	\$484,821	1.8%
	AVERAGE DOM	46	49	6.5%	36	43	19.4%
	% OF ASKING PRICE	98.2%	98.9%	0.6%	98.3%	99.0%	0.6%

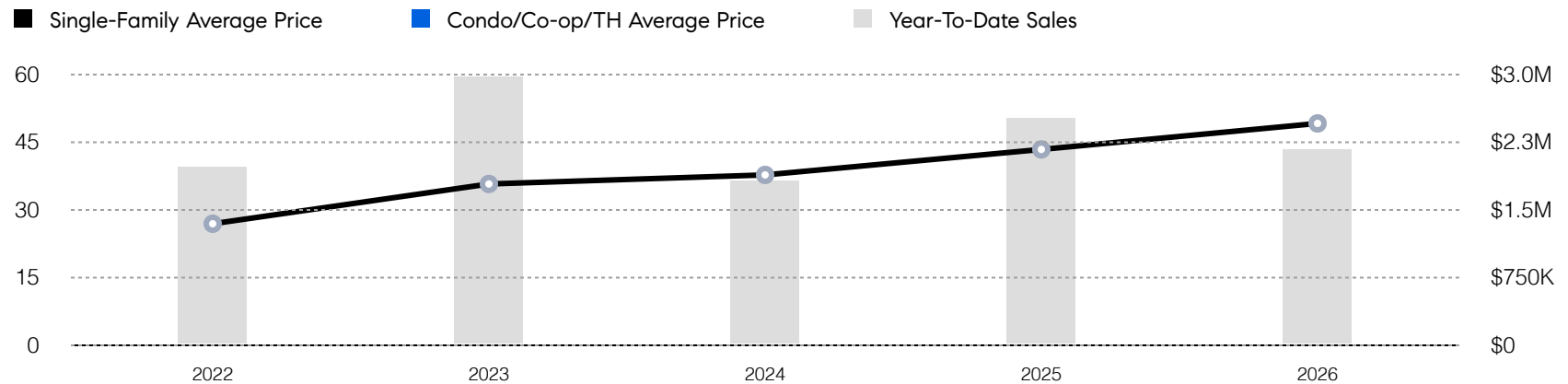
Historic Sales Trends



Englewood Cliffs

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	55	50	-9.1%	15	20	33.3%
	ACTIVE LISTINGS	36	23	-36.1%	36	23	-36.1%
	# OF SALES	50	43	-14.0%	17	25	47.1%
	SALES VOLUME	\$108,535,964	\$105,736,387	-2.6%	\$30,134,188	\$59,038,500	95.9%
	MEDIAN PRICE	\$1,881,500	\$2,201,000	17.0%	\$1,725,000	\$1,974,000	14.4%
	AVERAGE PRICE	\$2,170,719	\$2,458,986	13.3%	\$1,772,599	\$2,361,540	33.2%
	AVERAGE DOM	58	61	5.2%	36	46	27.8%
	% OF ASKING PRICE	99.0%	95.3%	-3.7%	97.0%	97.0%	0.0%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

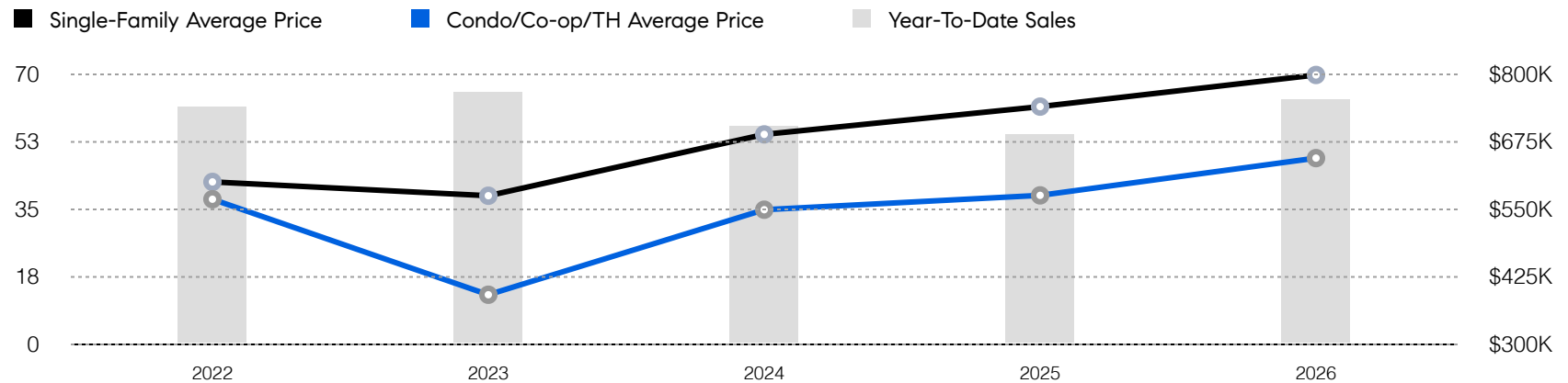
Historic Sales Trends



Fair Lawn

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	50	64	28.0%	14	23	64.3%
	ACTIVE LISTINGS	15	22	46.7%	15	22	46.7%
	# OF SALES	51	58	13.7%	14	30	114.3%
	SALES VOLUME	\$37,757,098	\$46,338,062	22.7%	\$10,962,499	\$24,301,062	121.7%
	MEDIAN PRICE	\$725,000	\$720,000	-0.7%	\$742,500	\$740,000	-0.3%
	AVERAGE PRICE	\$740,335	\$798,932	7.9%	\$783,036	\$810,035	3.4%
	AVERAGE DOM	24	33	37.5%	18	36	100.0%
	% OF ASKING PRICE	104.7%	106.0%	1.3%	105.1%	105.2%	0.1%
Condo/Co-op/TH	CONTRACTS SIGNED	3	5	66.7%	2	1	-50.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	3	5	66.7%	2	1	-50.0%
	SALES VOLUME	\$1,728,000	\$3,225,000	86.6%	\$1,425,000	\$680,000	-52.3%
	MEDIAN PRICE	\$650,000	\$680,000	4.6%	\$712,500	\$680,000	-4.6%
	AVERAGE PRICE	\$576,000	\$645,000	12.0%	\$712,500	\$680,000	-4.6%
	AVERAGE DOM	19	20	5.3%	22	22	0.0%
	% OF ASKING PRICE	103.1%	106.3%	3.2%	104.2%	100.7%	-3.4%

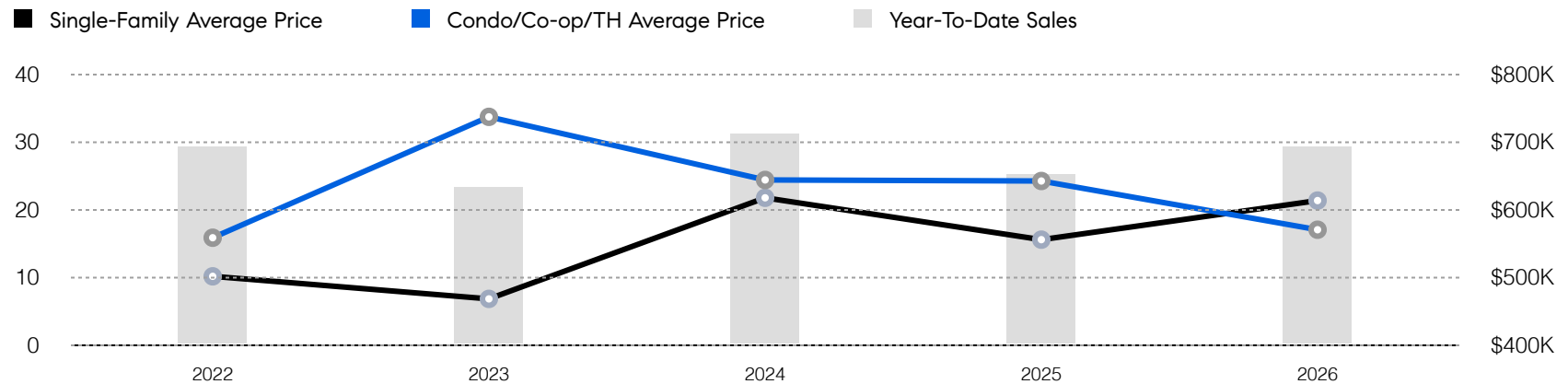
Historic Sales Trends



Fairview

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	18	14	-22.2%	7	6	-14.3%
	ACTIVE LISTINGS	11	6	-45.5%	11	6	-45.5%
	# OF SALES	18	16	-11.1%	9	5	-44.4%
	SALES VOLUME	\$10,010,009	\$9,822,000	-1.9%	\$4,820,000	\$3,167,000	-34.3%
	MEDIAN PRICE	\$557,500	\$617,500	10.8%	\$525,000	\$650,000	23.8%
	AVERAGE PRICE	\$556,112	\$613,875	10.4%	\$535,556	\$633,400	18.3%
	AVERAGE DOM	51	38	-25.5%	32	32	0.0%
	% OF ASKING PRICE	98.3%	101.6%	3.3%	98.2%	103.0%	4.8%
Condo/Co-op/TH	CONTRACTS SIGNED	7	14	100.0%	3	4	33.3%
	ACTIVE LISTINGS	6	10	66.7%	6	10	66.7%
	# OF SALES	7	13	85.7%	5	4	-20.0%
	SALES VOLUME	\$4,499,500	\$7,420,000	64.9%	\$3,574,500	\$2,251,000	-37.0%
	MEDIAN PRICE	\$660,000	\$545,000	-17.4%	\$860,000	\$596,000	-30.7%
	AVERAGE PRICE	\$642,786	\$570,769	-11.2%	\$714,900	\$562,750	-21.3%
	AVERAGE DOM	48	45	-6.2%	32	41	28.1%
	% OF ASKING PRICE	100.1%	97.4%	-2.7%	98.4%	98.3%	-0.1%

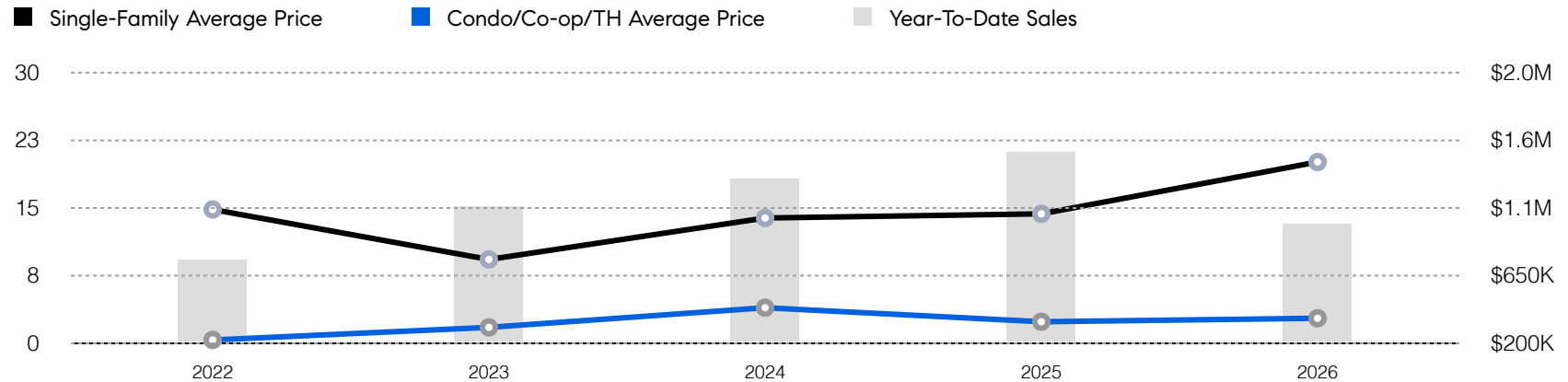
Historic Sales Trends



Fort Lee

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	4	2	-50.0%	0	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	5	4	-20.0%	1	2	100.0%
	SALES VOLUME	\$5,306,550	\$5,625,000	6.0%	\$1,150,000	\$3,750,000	226.1%
	MEDIAN PRICE	\$1,106,550	\$1,230,000	11.2%	\$1,150,000	\$1,875,000	63.0%
	AVERAGE PRICE	\$1,061,310	\$1,406,250	32.5%	\$1,150,000	\$1,875,000	63.0%
	AVERAGE DOM	23	50	117.4%	28	31	10.7%
	% OF ASKING PRICE	100.0%	101.5%	1.4%	105.7%	100.8%	-4.9%
Condo/Co-op/TH	CONTRACTS SIGNED	15	8	-46.7%	6	3	-50.0%
	ACTIVE LISTINGS	3	7	133.3%	3	7	133.3%
	# OF SALES	16	9	-43.7%	8	2	-75.0%
	SALES VOLUME	\$5,498,000	\$3,301,400	-40.0%	\$2,266,500	\$1,065,500	-53.0%
	MEDIAN PRICE	\$298,750	\$275,000	-7.9%	\$233,250	\$532,750	128.4%
	AVERAGE PRICE	\$343,625	\$366,822	6.8%	\$283,313	\$532,750	88.0%
	AVERAGE DOM	29	75	158.6%	24	104	333.3%
	% OF ASKING PRICE	106.3%	98.1%	-8.3%	111.7%	96.7%	-15.0%

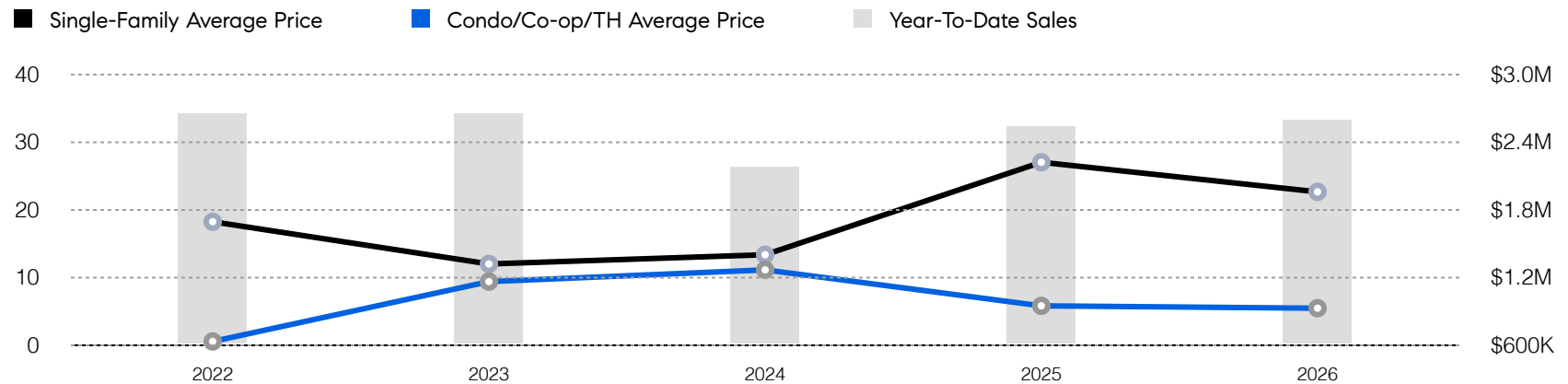
Historic Sales Trends



Franklin Lakes

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	41	28	-31.7%	15	8	-46.7%
	ACTIVE LISTINGS	16	12	-25.0%	16	12	-25.0%
	# OF SALES	31	32	3.2%	10	19	90.0%
	SALES VOLUME	\$68,905,000	\$62,732,160	-9.0%	\$24,498,000	\$37,312,250	52.3%
	MEDIAN PRICE	\$1,900,000	\$1,712,000	-9.9%	\$1,887,500	\$1,695,000	-10.2%
	AVERAGE PRICE	\$2,222,742	\$1,960,380	-11.8%	\$2,449,800	\$1,963,803	-19.8%
	AVERAGE DOM	52	35	-32.7%	60	31	-48.3%
	% OF ASKING PRICE	99.3%	102.3%	3.0%	102.1%	102.1%	0.0%
Condo/Co-op/TH	CONTRACTS SIGNED	1	1	0.0%	1	0	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	1	1	0.0%	1	0	0.0%
	SALES VOLUME	\$950,000	\$929,000	-2.2%	\$950,000	-	-
	MEDIAN PRICE	\$950,000	\$929,000	-2.2%	\$950,000	-	-
	AVERAGE PRICE	\$950,000	\$929,000	-2.2%	\$950,000	-	-
	AVERAGE DOM	7	18	157.1%	7	-	-
	% OF ASKING PRICE	126.8%	103.2%	-23.6%	126.8%	-	-

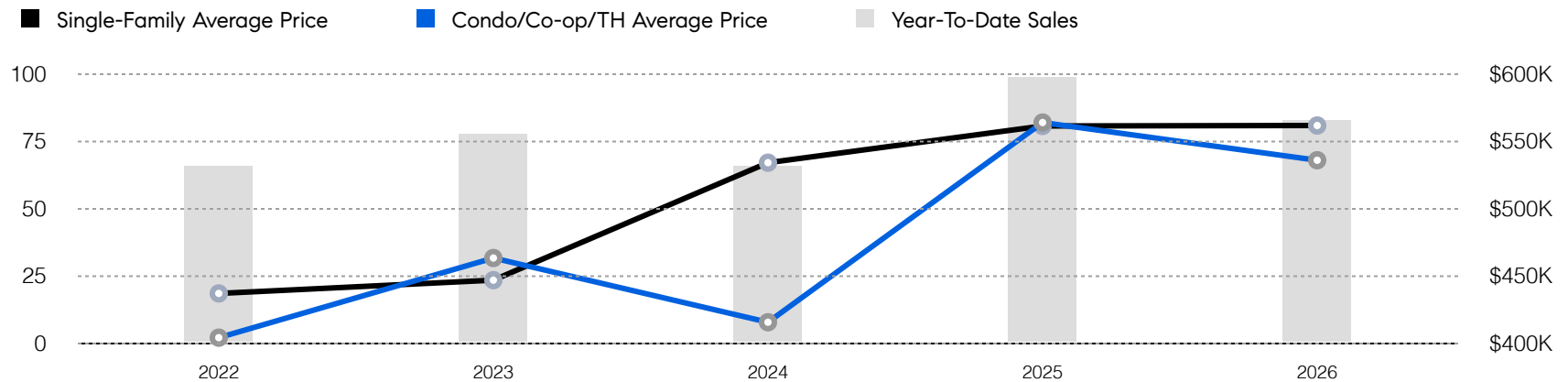
Historic Sales Trends



Garfield City

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	78	60	-23.1%	22	24	9.1%
	ACTIVE LISTINGS	29	22	-24.1%	29	22	-24.1%
	# OF SALES	69	60	-13.0%	21	24	14.3%
	SALES VOLUME	\$38,747,350	\$33,713,700	-13.0%	\$11,819,000	\$14,053,500	18.9%
	MEDIAN PRICE	\$539,900	\$550,000	1.9%	\$600,000	\$555,000	-7.5%
	AVERAGE PRICE	\$561,556	\$561,895	0.1%	\$562,810	\$585,563	4.0%
	AVERAGE DOM	32	33	3.1%	21	30	42.9%
	% OF ASKING PRICE	103.7%	102.3%	-1.4%	105.6%	103.7%	-1.9%
Condo/Co-op/TH	CONTRACTS SIGNED	31	25	-19.4%	8	5	-37.5%
	ACTIVE LISTINGS	7	10	42.9%	7	10	42.9%
	# OF SALES	29	22	-24.1%	6	7	16.7%
	SALES VOLUME	\$16,359,000	\$11,794,000	-27.9%	\$3,006,000	\$3,539,000	17.7%
	MEDIAN PRICE	\$573,000	\$515,000	-10.1%	\$530,250	\$485,000	-8.5%
	AVERAGE PRICE	\$564,103	\$536,091	-5.0%	\$501,000	\$505,571	0.9%
	AVERAGE DOM	29	43	48.3%	28	46	64.3%
	% OF ASKING PRICE	101.2%	99.1%	-2.1%	104.1%	99.6%	-4.5%

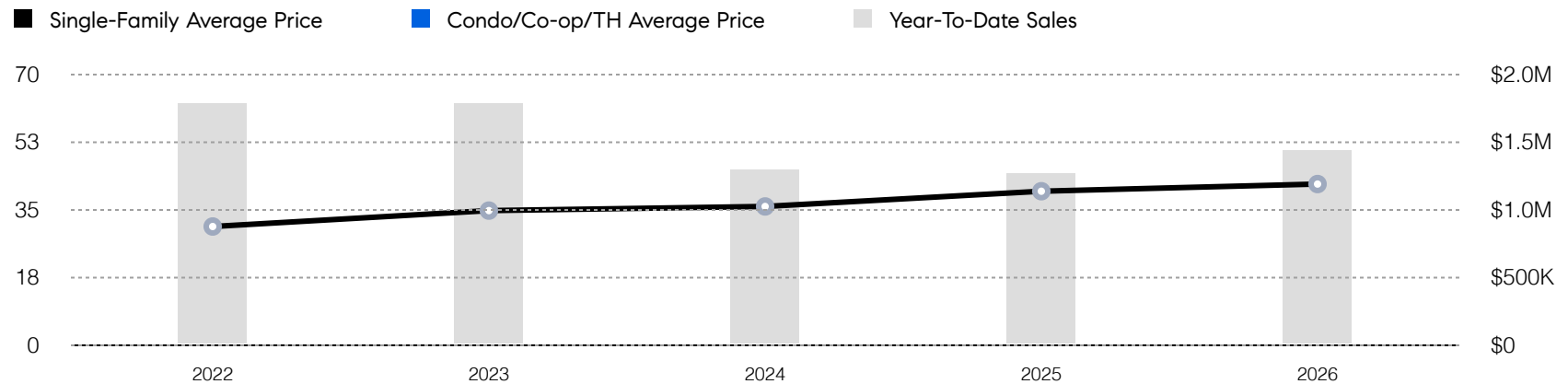
Historic Sales Trends



Glen Rock

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	43	47	9.3%	16	16	0.0%
	ACTIVE LISTINGS	4	11	175.0%	4	11	175.0%
	# OF SALES	41	50	22.0%	17	22	29.4%
	SALES VOLUME	\$46,672,309	\$59,567,513	27.6%	\$19,881,310	\$26,006,999	30.8%
	MEDIAN PRICE	\$1,150,000	\$1,148,260	-0.2%	\$1,150,000	\$1,228,750	6.8%
	AVERAGE PRICE	\$1,138,349	\$1,191,350	4.7%	\$1,169,489	\$1,182,136	1.1%
	AVERAGE DOM	17	20	17.6%	22	20	-9.1%
	% OF ASKING PRICE	113.6%	109.4%	-4.3%	110.8%	106.5%	-4.3%
Condo/Co-op/TH	CONTRACTS SIGNED	3	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	3	0	0.0%	1	0	0.0%
	SALES VOLUME	\$2,375,000	-	-	\$940,000	-	-
	MEDIAN PRICE	\$735,000	-	-	\$940,000	-	-
	AVERAGE PRICE	\$791,667	-	-	\$940,000	-	-
	AVERAGE DOM	9	-	-	3	-	-
	% OF ASKING PRICE	109.4%	-	-	104.6%	-	-

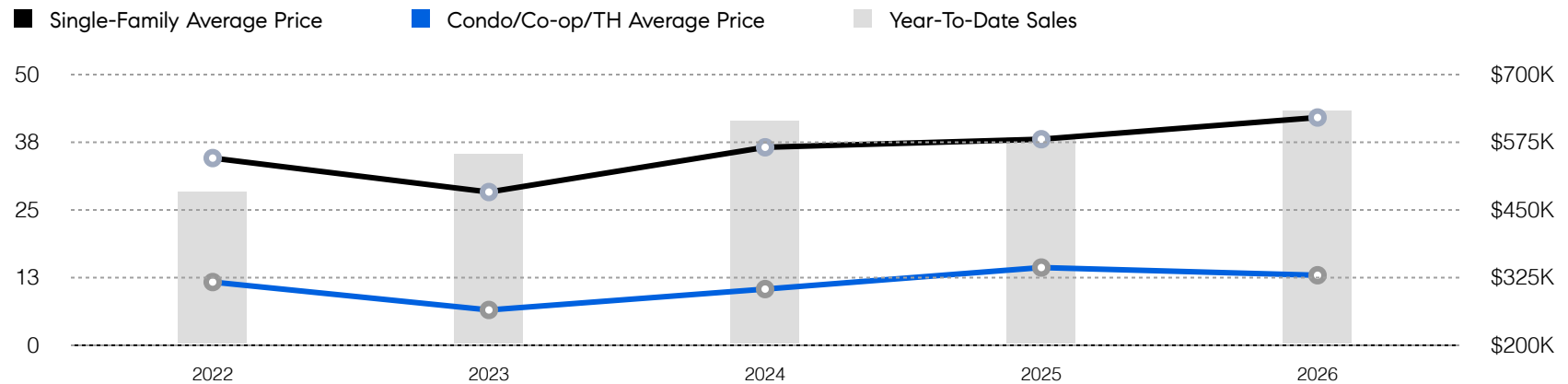
Historic Sales Trends



Hackensack

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	8	32	300.0%	2	15	650.0%
	ACTIVE LISTINGS	9	14	55.6%	9	14	55.6%
	# OF SALES	13	25	92.3%	4	12	200.0%
	SALES VOLUME	\$7,548,500	\$15,518,000	105.6%	\$2,560,000	\$6,920,000	170.3%
	MEDIAN PRICE	\$550,000	\$645,000	17.3%	\$550,000	\$595,000	8.2%
	AVERAGE PRICE	\$580,654	\$620,720	6.9%	\$640,000	\$576,667	-9.9%
	AVERAGE DOM	25	44	76.0%	27	27	0.0%
	% OF ASKING PRICE	104.6%	102.7%	-1.8%	105.4%	102.6%	-2.7%
Condo/Co-op/TH	CONTRACTS SIGNED	23	26	13.0%	4	13	225.0%
	ACTIVE LISTINGS	5	15	200.0%	5	15	200.0%
	# OF SALES	25	18	-28.0%	8	5	-37.5%
	SALES VOLUME	\$8,590,900	\$5,929,500	-31.0%	\$2,486,900	\$1,547,500	-37.8%
	MEDIAN PRICE	\$317,000	\$312,500	-1.4%	\$299,950	\$305,000	1.7%
	AVERAGE PRICE	\$343,636	\$329,417	-4.1%	\$310,863	\$309,500	-0.4%
	AVERAGE DOM	31	62	100.0%	42	79	88.1%
	% OF ASKING PRICE	104.0%	100.2%	-3.7%	102.1%	100.8%	-1.4%

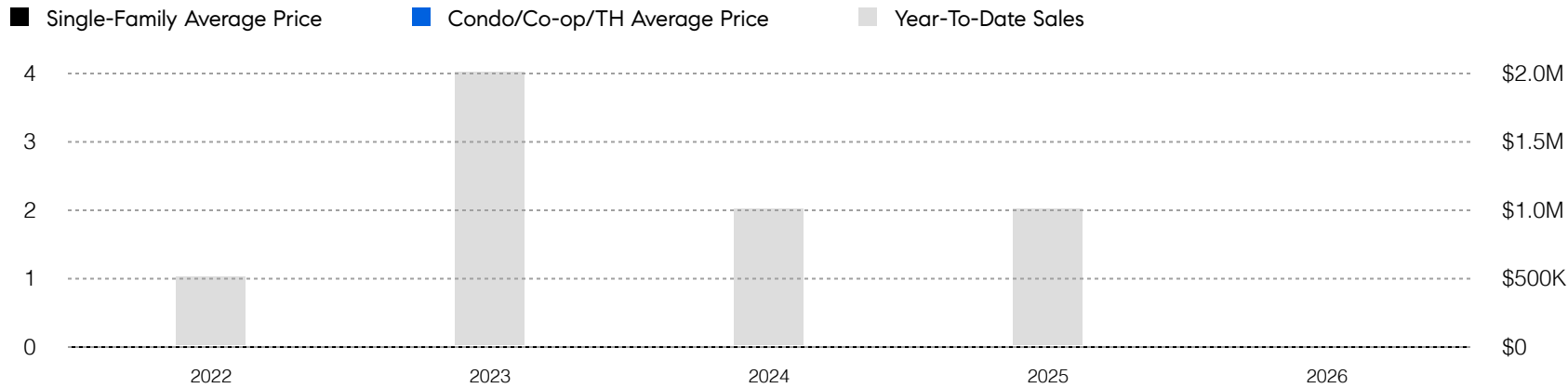
Historic Sales Trends



Haworth

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	2	1	-50.0%	0	1	0.0%
	ACTIVE LISTINGS	0	2	0.0%	0	2	0.0%
	# OF SALES	2	0	0.0%	1	0	0.0%
	SALES VOLUME	\$2,240,000	-	-	\$990,000	-	-
	MEDIAN PRICE	\$1,120,000	-	-	\$990,000	-	-
	AVERAGE PRICE	\$1,120,000	-	-	\$990,000	-	-
	AVERAGE DOM	17	-	-	19	-	-
	% OF ASKING PRICE	98.4%	-	-	104.2%	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

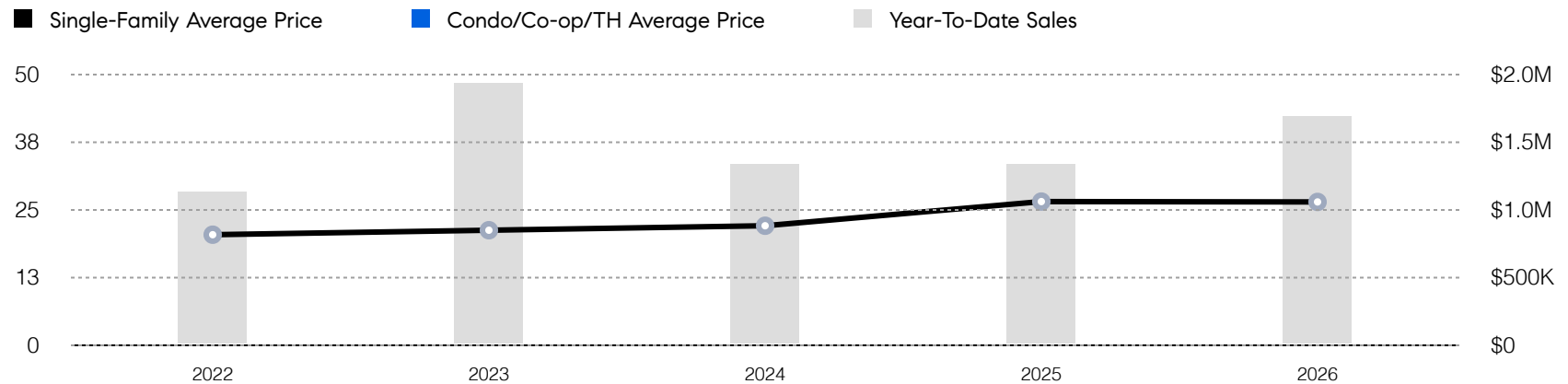
Historic Sales Trends



Harrington Park

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	32	43	34.4%	8	19	137.5%
	ACTIVE LISTINGS	9	10	11.1%	9	10	11.1%
	# OF SALES	32	42	31.3%	10	22	120.0%
	SALES VOLUME	\$33,979,500	\$44,486,999	30.9%	\$10,740,000	\$22,685,999	111.2%
	MEDIAN PRICE	\$1,000,000	\$999,500	0.0%	\$1,089,500	\$977,500	-10.3%
	AVERAGE PRICE	\$1,061,859	\$1,059,214	-0.2%	\$1,074,000	\$1,031,182	-4.0%
	AVERAGE DOM	22	24	9.1%	20	24	20.0%
	% OF ASKING PRICE	104.9%	104.8%	0.0%	105.0%	103.8%	-1.2%
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	\$399,000	-	-	-	-	-
	MEDIAN PRICE	\$399,000	-	-	-	-	-
	AVERAGE PRICE	\$399,000	-	-	-	-	-
	AVERAGE DOM	66	-	-	-	-	-
	% OF ASKING PRICE	100.0%	-	-	-	-	-

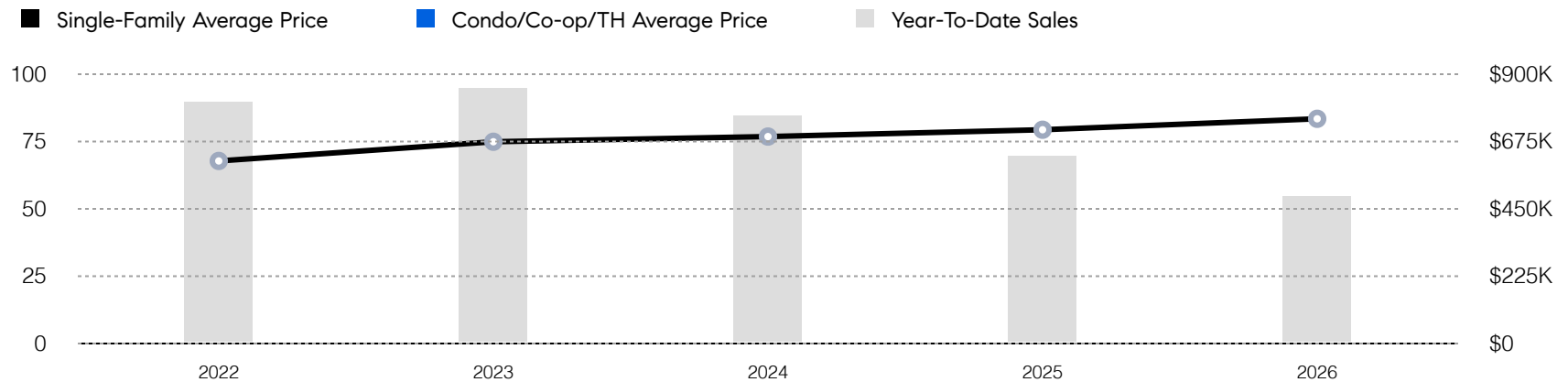
Historic Sales Trends



Hasbrouck Heights

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	63	66	4.8%	26	29	11.5%
	ACTIVE LISTINGS	22	32	45.5%	22	32	45.5%
	# OF SALES	69	54	-21.7%	22	23	4.5%
	SALES VOLUME	\$49,293,000	\$40,553,769	-17.7%	\$15,766,000	\$19,102,019	21.2%
	MEDIAN PRICE	\$680,000	\$742,500	9.2%	\$680,000	\$800,000	17.6%
	AVERAGE PRICE	\$714,391	\$750,996	5.1%	\$716,636	\$830,523	15.9%
	AVERAGE DOM	30	30	0.0%	28	28	0.0%
	% OF ASKING PRICE	102.9%	101.7%	-1.2%	102.7%	98.7%	-4.0%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	2	0.0%	0	2	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

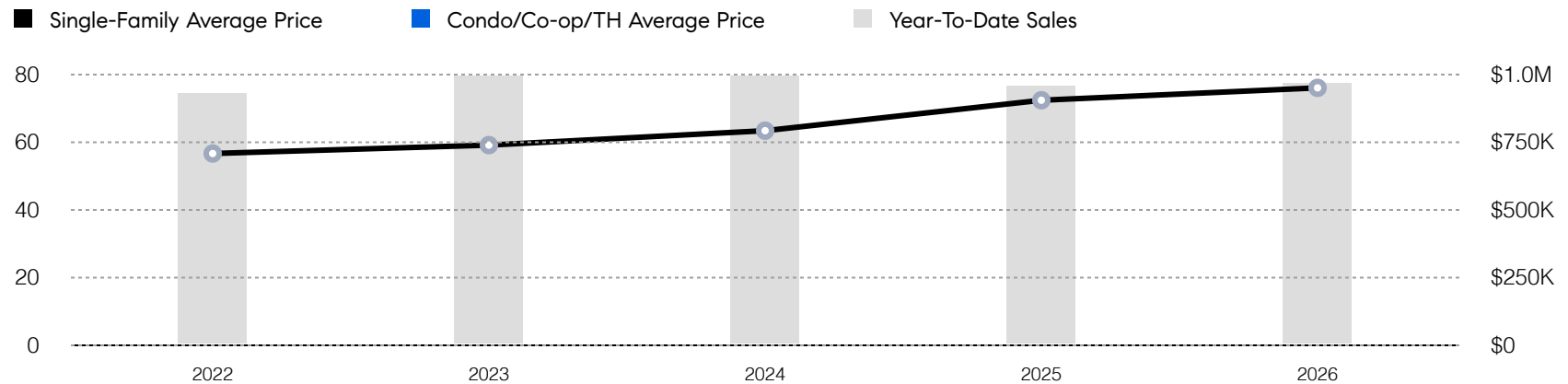
Historic Sales Trends



Hillsdale

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	72	70	-2.8%	35	24	-31.4%
	ACTIVE LISTINGS	31	17	-45.2%	31	17	-45.2%
	# OF SALES	70	71	1.4%	36	27	-25.0%
	SALES VOLUME	\$63,363,534	\$67,519,671	6.6%	\$32,700,249	\$27,809,672	-15.0%
	MEDIAN PRICE	\$875,000	\$880,000	0.6%	\$875,000	\$949,995	8.6%
	AVERAGE PRICE	\$905,193	\$950,981	5.1%	\$908,340	\$1,029,988	13.4%
	AVERAGE DOM	26	25	-3.8%	21	17	-19.0%
	% OF ASKING PRICE	106.0%	105.5%	-0.4%	105.6%	107.5%	2.0%
Condo/Co-op/TH	CONTRACTS SIGNED	6	6	0.0%	0	2	0.0%
	ACTIVE LISTINGS	2	1	-50.0%	2	1	-50.0%
	# OF SALES	6	6	0.0%	3	4	33.3%
	SALES VOLUME	\$5,345,000	\$4,319,000	-19.2%	\$3,245,000	\$2,639,000	-18.7%
	MEDIAN PRICE	\$975,000	\$643,500	-34.0%	\$1,100,000	\$643,500	-41.5%
	AVERAGE PRICE	\$890,833	\$719,833	-19.2%	\$1,081,667	\$659,750	-39.0%
	AVERAGE DOM	22	52	136.4%	36	29	-19.4%
	% OF ASKING PRICE	106.7%	99.8%	-6.9%	101.3%	97.2%	-4.2%

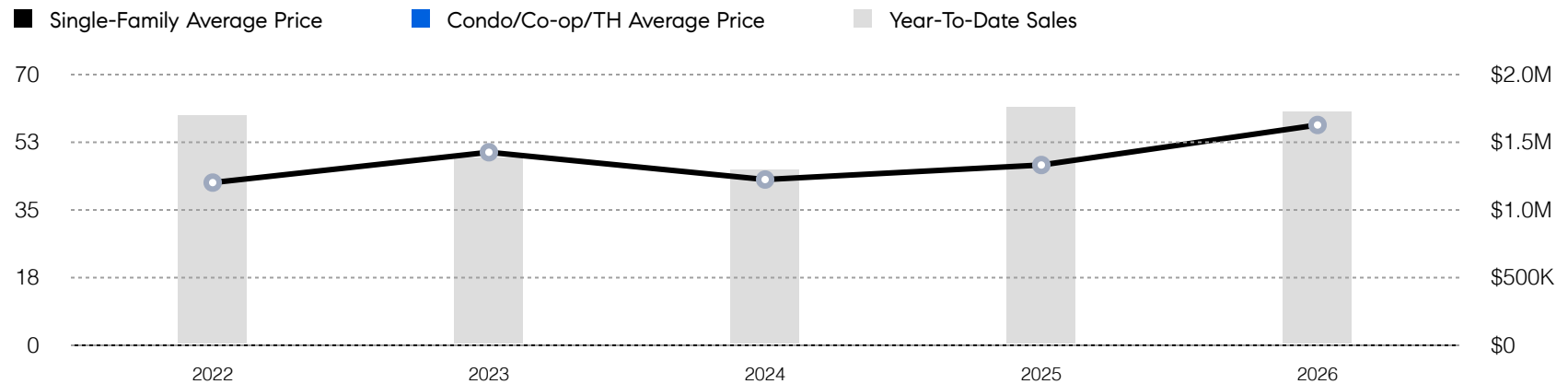
Historic Sales Trends



Ho-Ho-Kus

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	59	64	8.5%	14	20	42.9%
	ACTIVE LISTINGS	22	20	-9.1%	22	20	-9.1%
	# OF SALES	59	59	0.0%	30	25	-16.7%
	SALES VOLUME	\$78,587,876	\$96,034,439	22.2%	\$39,617,321	\$39,834,000	0.5%
	MEDIAN PRICE	\$1,188,777	\$1,475,000	24.1%	\$1,195,000	\$1,450,000	21.3%
	AVERAGE PRICE	\$1,331,998	\$1,627,702	22.2%	\$1,320,577	\$1,593,360	20.7%
	AVERAGE DOM	31	30	-3.2%	34	35	2.9%
	% OF ASKING PRICE	106.4%	104.5%	-1.9%	102.9%	104.6%	1.7%
Condo/Co-op/TH	CONTRACTS SIGNED	1	2	100.0%	0	1	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	2	1	-50.0%	0	0	0.0%
	SALES VOLUME	\$2,399,000	\$1,600,000	-33.3%	-	-	-
	MEDIAN PRICE	\$1,199,500	\$1,600,000	33.4%	-	-	-
	AVERAGE PRICE	\$1,199,500	\$1,600,000	33.4%	-	-	-
	AVERAGE DOM	161	36	-77.6%	-	-	-
	% OF ASKING PRICE	101.2%	100.1%	-1.1%	-	-	-

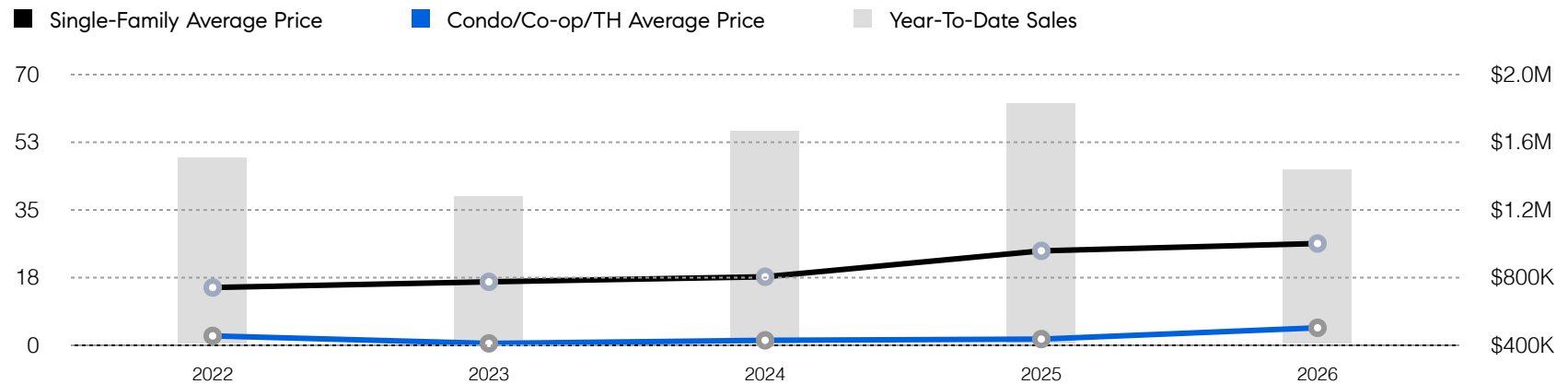
Historic Sales Trends



Leonida

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	47	33	-29.8%	17	9	-47.1%
	ACTIVE LISTINGS	19	18	-5.3%	19	18	-5.3%
	# OF SALES	50	37	-26.0%	25	16	-36.0%
	SALES VOLUME	\$47,912,637	\$37,058,900	-22.7%	\$25,855,237	\$16,295,000	-37.0%
	MEDIAN PRICE	\$864,250	\$950,000	9.9%	\$997,500	\$987,000	-1.1%
	AVERAGE PRICE	\$958,253	\$1,001,592	4.5%	\$1,034,209	\$1,018,438	-1.5%
	AVERAGE DOM	29	32	10.3%	27	20	-25.9%
	% OF ASKING PRICE	101.8%	103.3%	1.5%	99.4%	104.7%	5.3%
Condo/Co-op/TH	CONTRACTS SIGNED	12	5	-58.3%	4	0	0.0%
	ACTIVE LISTINGS	6	2	-66.7%	6	2	-66.7%
	# OF SALES	12	8	-33.3%	5	1	-80.0%
	SALES VOLUME	\$5,241,000	\$4,028,000	-23.1%	\$2,645,000	\$285,000	-89.2%
	MEDIAN PRICE	\$385,000	\$525,000	36.4%	\$500,000	\$285,000	-43.0%
	AVERAGE PRICE	\$436,750	\$503,500	15.3%	\$529,000	\$285,000	-46.1%
	AVERAGE DOM	32	64	100.0%	17	5	-70.6%
	% OF ASKING PRICE	99.2%	96.9%	-2.3%	99.2%	100.0%	0.8%

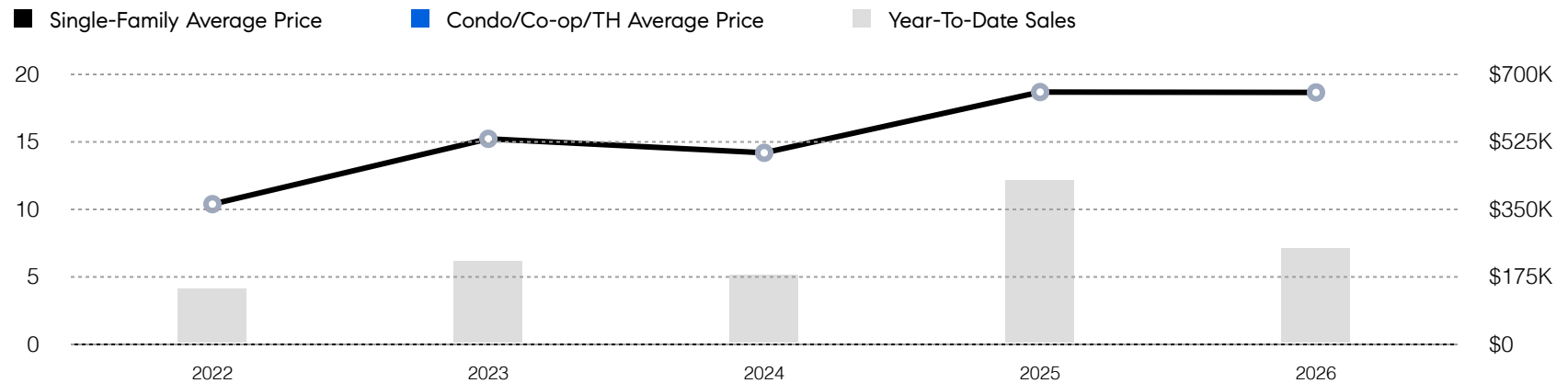
Historic Sales Trends



Little Ferry

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	8	5	-37.5%	1	1	0.0%
	ACTIVE LISTINGS	3	2	-33.3%	3	2	-33.3%
	# OF SALES	10	5	-50.0%	5	3	-40.0%
	SALES VOLUME	\$6,542,000	\$3,266,000	-50.1%	\$2,996,000	\$2,145,000	-28.4%
	MEDIAN PRICE	\$616,000	\$700,000	13.6%	\$580,000	\$715,000	23.3%
	AVERAGE PRICE	\$654,200	\$653,200	-0.2%	\$599,200	\$715,000	19.3%
	AVERAGE DOM	40	28	-30.0%	18	38	111.1%
	% OF ASKING PRICE	102.8%	102.5%	-0.4%	104.8%	102.6%	-2.2%
Condo/Co-op/TH	CONTRACTS SIGNED	4	2	-50.0%	2	0	0.0%
	ACTIVE LISTINGS	1	4	300.0%	1	4	300.0%
	# OF SALES	2	2	0.0%	0	0	0.0%
	SALES VOLUME	\$550,000	\$710,000	29.1%	-	-	-
	MEDIAN PRICE	\$275,000	\$355,000	29.1%	-	-	-
	AVERAGE PRICE	\$275,000	\$355,000	29.1%	-	-	-
	AVERAGE DOM	36	19	-47.2%	-	-	-
	% OF ASKING PRICE	99.2%	102.4%	3.2%	-	-	-

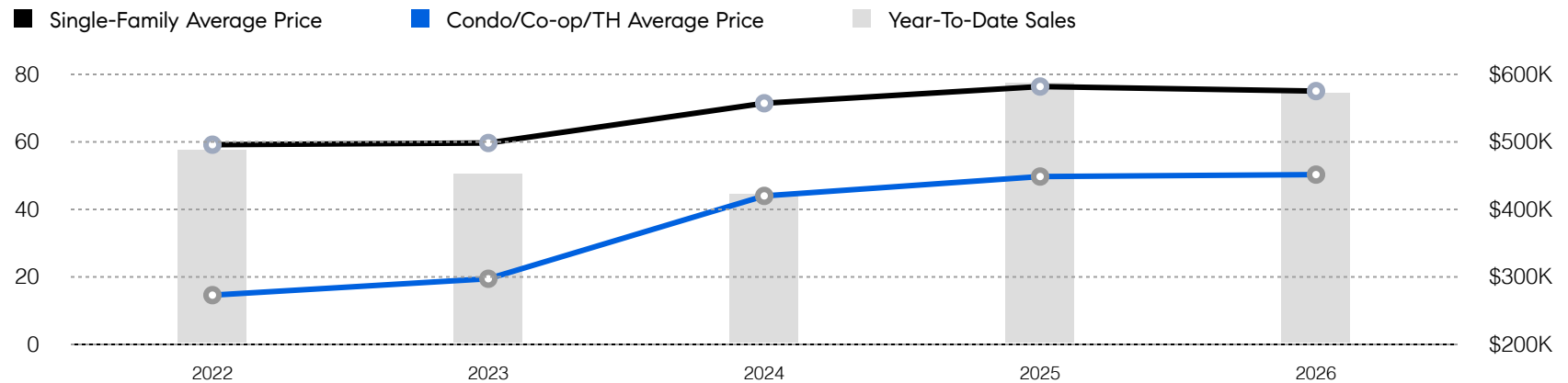
Historic Sales Trends



Lodi

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	52	63	21.2%	17	17	0.0%
	ACTIVE LISTINGS	19	26	36.8%	19	26	36.8%
	# OF SALES	58	60	3.4%	22	21	-4.5%
	SALES VOLUME	\$33,756,200	\$34,516,100	2.3%	\$12,476,300	\$13,108,100	5.1%
	MEDIAN PRICE	\$605,000	\$610,000	0.8%	\$605,000	\$625,000	3.3%
	AVERAGE PRICE	\$582,003	\$575,268	-1.2%	\$567,105	\$624,195	10.1%
	AVERAGE DOM	36	36	0.0%	35	28	-20.0%
	% OF ASKING PRICE	101.3%	103.2%	1.9%	103.2%	102.4%	-0.7%
Condo/Co-op/TH	CONTRACTS SIGNED	19	26	36.8%	5	19	280.0%
	ACTIVE LISTINGS	2	14	600.0%	2	14	600.0%
	# OF SALES	19	14	-26.3%	7	12	71.4%
	SALES VOLUME	\$8,525,000	\$6,321,500	-25.8%	\$2,910,000	\$5,371,500	84.6%
	MEDIAN PRICE	\$475,000	\$499,000	5.1%	\$345,000	\$499,500	44.8%
	AVERAGE PRICE	\$448,684	\$451,536	0.6%	\$415,714	\$447,625	7.7%
	AVERAGE DOM	40	32	-20.0%	19	32	68.4%
	% OF ASKING PRICE	98.5%	100.5%	2.0%	105.8%	100.2%	-5.6%

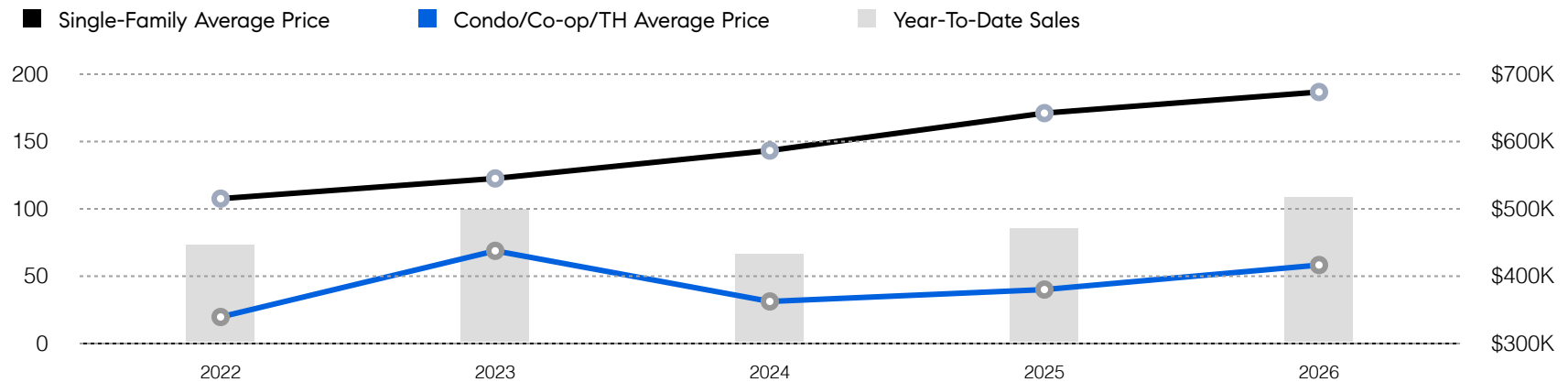
Historic Sales Trends



Lyndhurst

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	83	104	25.3%	24	42	75.0%
	ACTIVE LISTINGS	44	32	-27.3%	44	32	-27.3%
	# OF SALES	76	91	19.7%	38	41	7.9%
	SALES VOLUME	\$48,806,219	\$61,293,421	25.6%	\$24,803,700	\$29,465,900	18.8%
	MEDIAN PRICE	\$612,500	\$625,000	2.0%	\$615,000	\$675,000	9.8%
	AVERAGE PRICE	\$642,187	\$673,554	4.9%	\$652,729	\$718,680	10.1%
	AVERAGE DOM	33	33	0.0%	34	27	-20.6%
	% OF ASKING PRICE	102.5%	103.4%	0.9%	102.6%	105.2%	2.6%
Condo/Co-op/TH	CONTRACTS SIGNED	9	23	155.6%	4	7	75.0%
	ACTIVE LISTINGS	2	8	300.0%	2	8	300.0%
	# OF SALES	8	16	100.0%	3	9	200.0%
	SALES VOLUME	\$3,040,900	\$6,665,000	119.2%	\$1,285,000	\$3,645,000	183.7%
	MEDIAN PRICE	\$382,975	\$405,000	5.8%	\$495,000	\$405,000	-18.2%
	AVERAGE PRICE	\$380,113	\$416,563	9.6%	\$428,333	\$405,000	-5.4%
	AVERAGE DOM	54	31	-42.6%	25	46	84.0%
	% OF ASKING PRICE	100.7%	100.6%	0.0%	101.7%	99.5%	-2.2%

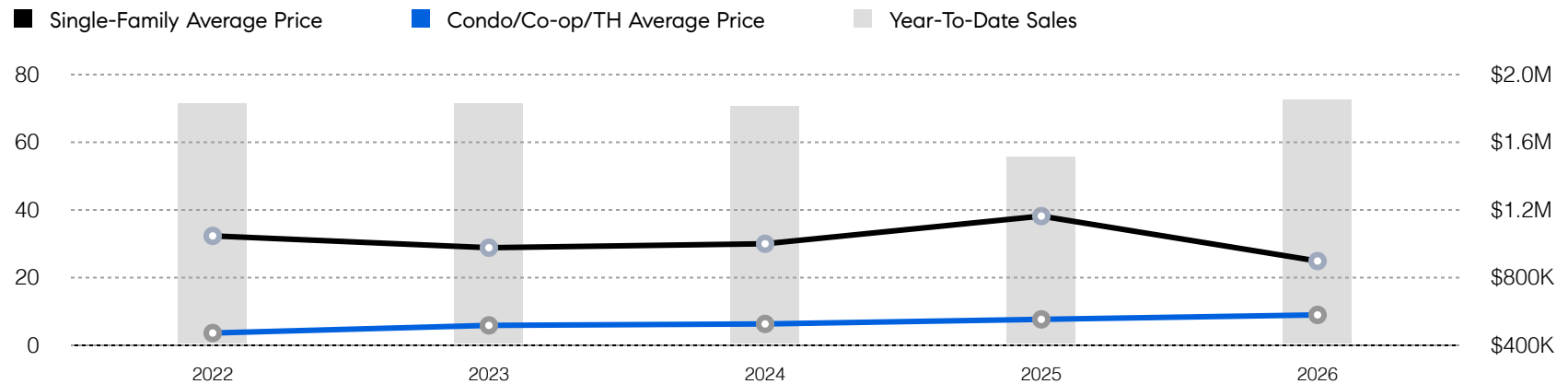
Historic Sales Trends



Mahwah

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	21	32	52.4%	6	8	33.3%
	ACTIVE LISTINGS	10	15	50.0%	10	15	50.0%
	# OF SALES	24	30	25.0%	6	12	100.0%
	SALES VOLUME	\$27,928,500	\$26,943,300	-3.5%	\$6,324,500	\$11,295,000	78.6%
	MEDIAN PRICE	\$1,084,500	\$868,500	-19.9%	\$1,024,500	\$846,000	-17.4%
	AVERAGE PRICE	\$1,163,688	\$898,110	-22.8%	\$1,054,083	\$941,250	-10.7%
	AVERAGE DOM	38	30	-21.1%	23	30	30.4%
	% OF ASKING PRICE	102.8%	103.2%	0.4%	101.5%	104.8%	3.2%
Condo/Co-op/TH	CONTRACTS SIGNED	31	47	51.6%	14	16	14.3%
	ACTIVE LISTINGS	9	11	22.2%	9	11	22.2%
	# OF SALES	31	42	35.5%	17	16	-5.9%
	SALES VOLUME	\$17,159,794	\$24,346,945	41.9%	\$9,972,517	\$10,225,400	2.5%
	MEDIAN PRICE	\$525,017	\$532,375	1.4%	\$537,000	\$617,500	15.0%
	AVERAGE PRICE	\$553,542	\$579,689	4.7%	\$586,619	\$639,088	8.9%
	AVERAGE DOM	25	25	0.0%	15	22	46.7%
	% OF ASKING PRICE	103.5%	103.1%	-0.5%	104.8%	104.1%	-0.7%

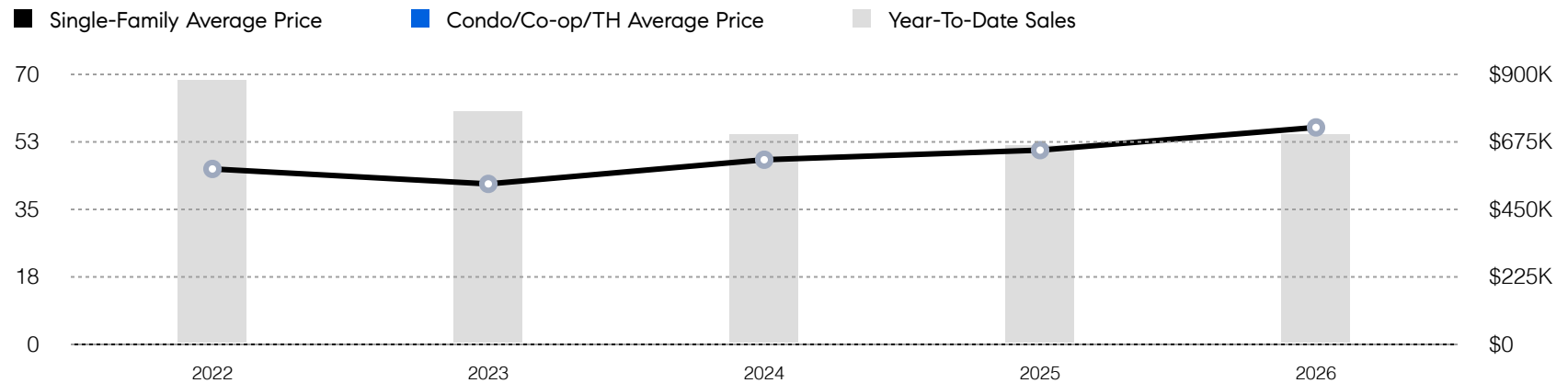
Historic Sales Trends



Maywood

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	52	62	19.2%	16	22	37.5%
	ACTIVE LISTINGS	9	12	33.3%	9	12	33.3%
	# OF SALES	51	54	5.9%	20	29	45.0%
	SALES VOLUME	\$33,025,400	\$39,057,888	18.3%	\$13,481,900	\$20,786,888	54.2%
	MEDIAN PRICE	\$630,000	\$708,500	12.5%	\$677,500	\$707,000	4.4%
	AVERAGE PRICE	\$647,557	\$723,294	11.7%	\$674,095	\$716,789	6.3%
	AVERAGE DOM	24	21	-12.5%	23	22	-4.3%
	% OF ASKING PRICE	103.8%	104.5%	0.7%	104.1%	104.0%	-0.1%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

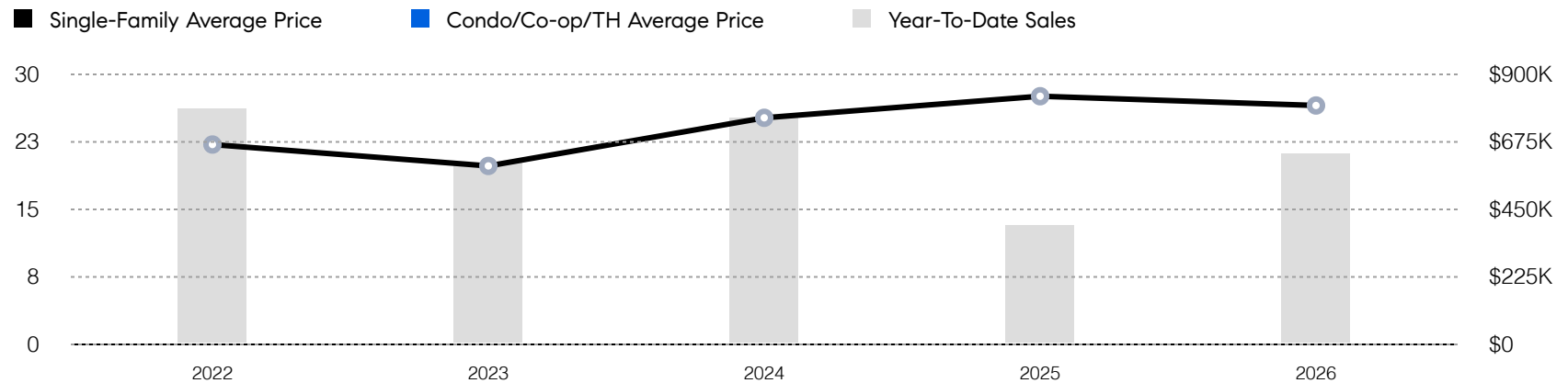
Historic Sales Trends



Midland Park

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	19	22	15.8%	10	7	-30.0%
	ACTIVE LISTINGS	1	4	300.0%	1	4	300.0%
	# OF SALES	13	20	53.8%	6	7	16.7%
	SALES VOLUME	\$10,754,500	\$15,926,995	48.1%	\$5,208,000	\$5,666,218	8.8%
	MEDIAN PRICE	\$847,500	\$770,000	-9.1%	\$836,500	\$665,000	-20.5%
	AVERAGE PRICE	\$827,269	\$796,350	-3.7%	\$868,000	\$809,460	-6.7%
	AVERAGE DOM	26	24	-7.7%	27	39	44.4%
	% OF ASKING PRICE	105.3%	108.5%	3.1%	104.7%	104.8%	0.1%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	1	0.0%	0	0	0.0%
	SALES VOLUME	-	\$370,000	-	-	-	-
	MEDIAN PRICE	-	\$370,000	-	-	-	-
	AVERAGE PRICE	-	\$370,000	-	-	-	-
	AVERAGE DOM	-	9	-	-	-	-
	% OF ASKING PRICE	-	98.7%	-	-	-	-

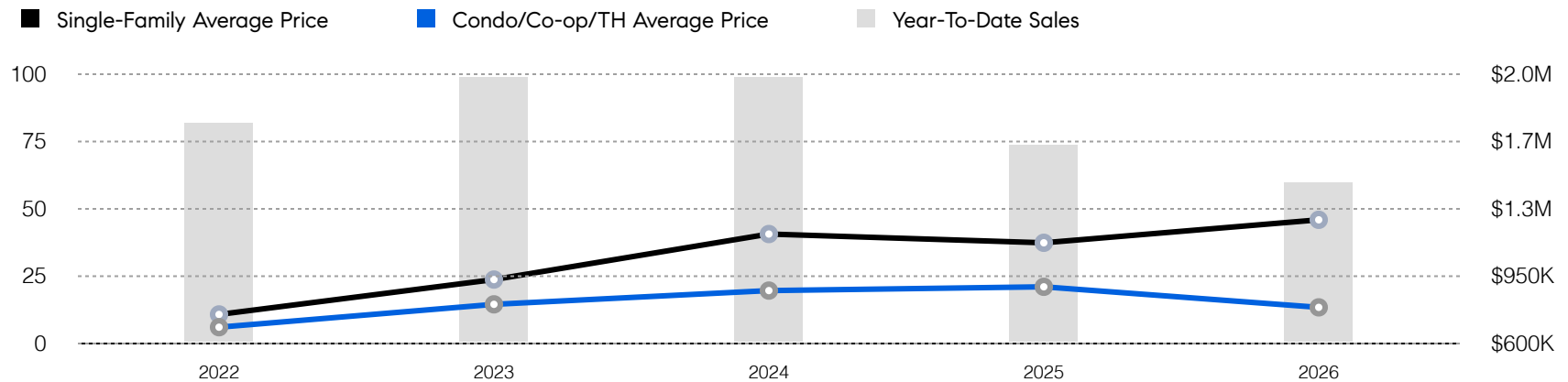
Historic Sales Trends



Montvale

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	52	43	-17.3%	21	21	0.0%
	ACTIVE LISTINGS	19	10	-47.4%	19	10	-47.4%
	# OF SALES	48	38	-20.8%	18	23	27.8%
	SALES VOLUME	\$53,934,416	\$47,236,624	-12.4%	\$21,698,600	\$26,596,200	22.6%
	MEDIAN PRICE	\$936,500	\$1,027,000	9.7%	\$1,202,000	\$935,000	-22.2%
	AVERAGE PRICE	\$1,123,634	\$1,243,069	10.6%	\$1,205,478	\$1,156,357	-4.1%
	AVERAGE DOM	49	24	-51.0%	35	24	-31.4%
	% OF ASKING PRICE	104.1%	104.8%	0.7%	102.3%	105.6%	3.3%
Condo/Co-op/TH	CONTRACTS SIGNED	28	26	-7.1%	14	12	-14.3%
	ACTIVE LISTINGS	10	9	-10.0%	10	9	-10.0%
	# OF SALES	25	21	-16.0%	10	9	-10.0%
	SALES VOLUME	\$22,370,000	\$16,548,000	-26.0%	\$9,369,000	\$6,177,000	-34.1%
	MEDIAN PRICE	\$890,000	\$760,000	-14.6%	\$862,500	\$750,000	-13.0%
	AVERAGE PRICE	\$894,800	\$788,000	-11.9%	\$936,900	\$686,333	-26.7%
	AVERAGE DOM	24	25	4.2%	28	20	-28.6%
	% OF ASKING PRICE	101.5%	102.0%	0.5%	101.8%	101.7%	-0.1%

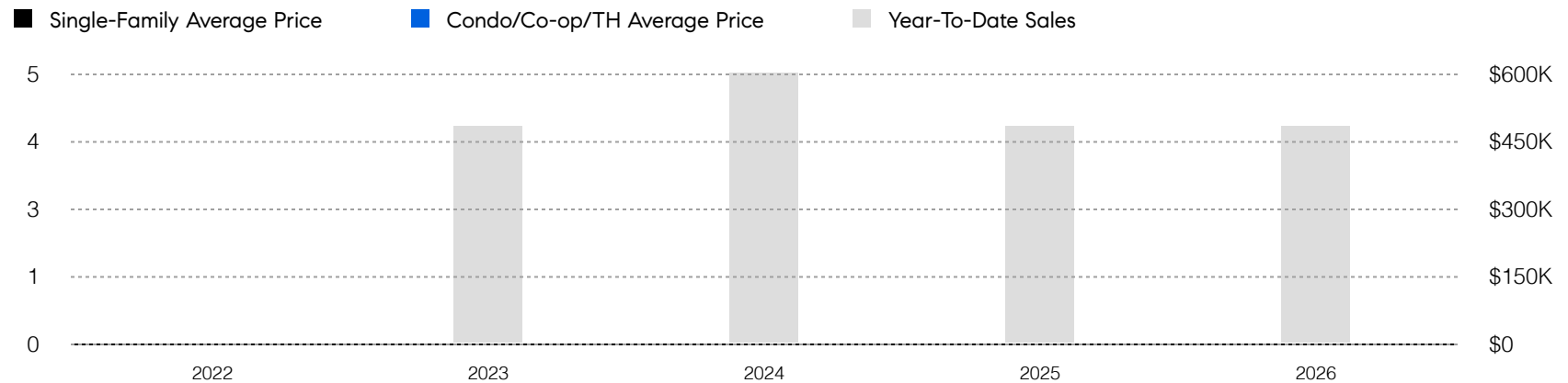
Historic Sales Trends



Moonachie

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	4	2	-50.0%	2	0	0.0%
	ACTIVE LISTINGS	5	3	-40.0%	5	3	-40.0%
	# OF SALES	4	4	0.0%	2	0	0.0%
	SALES VOLUME	\$1,280,750	\$2,190,000	71.0%	\$695,000	-	-
	MEDIAN PRICE	\$292,875	\$667,500	127.9%	\$347,500	-	-
	AVERAGE PRICE	\$320,188	\$547,500	71.0%	\$347,500	-	-
	AVERAGE DOM	81	61	-24.7%	90	-	-
	% OF ASKING PRICE	98.9%	96.7%	-2.2%	98.0%	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

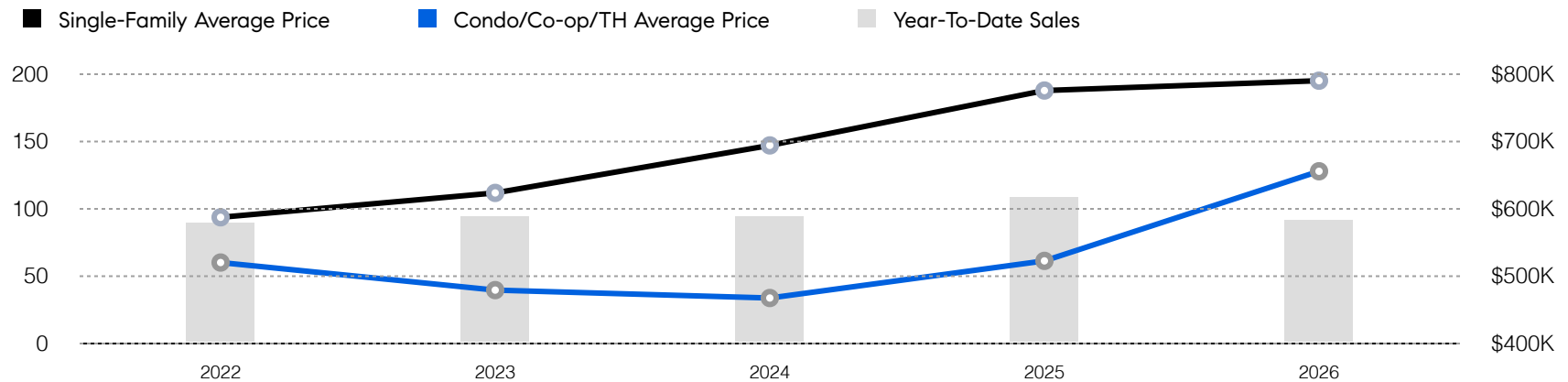
Historic Sales Trends



New Milford

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	111	98	-11.7%	40	40	0.0%
	ACTIVE LISTINGS	37	36	-2.7%	37	36	-2.7%
	# OF SALES	103	87	-15.5%	46	46	0.0%
	SALES VOLUME	\$79,901,227	\$68,759,999	-13.9%	\$39,781,477	\$36,223,999	-8.9%
	MEDIAN PRICE	\$705,000	\$700,000	-0.7%	\$752,500	\$725,000	-3.7%
	AVERAGE PRICE	\$775,740	\$790,345	1.9%	\$864,815	\$787,478	-8.9%
	AVERAGE DOM	29	29	0.0%	27	22	-18.5%
	% OF ASKING PRICE	104.1%	102.4%	-1.6%	103.9%	104.3%	0.4%
Condo/Co-op/TH	CONTRACTS SIGNED	4	1	-75.0%	2	0	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	4	3	-25.0%	4	1	-75.0%
	SALES VOLUME	\$2,091,000	\$1,967,500	-5.9%	\$2,091,000	\$697,500	-66.6%
	MEDIAN PRICE	\$592,000	\$635,000	7.3%	\$592,000	\$697,500	17.8%
	AVERAGE PRICE	\$522,750	\$655,833	25.5%	\$522,750	\$697,500	33.4%
	AVERAGE DOM	32	22	-31.2%	32	33	3.1%
	% OF ASKING PRICE	102.8%	103.1%	0.3%	102.8%	107.3%	4.5%

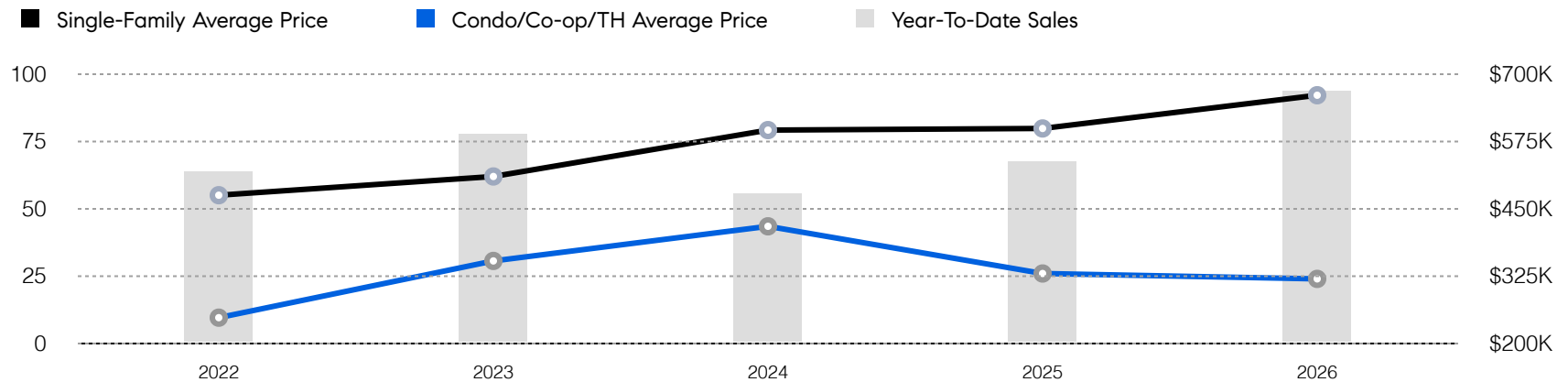
Historic Sales Trends



North Arlington

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	66	108	63.6%	25	39	56.0%
	ACTIVE LISTINGS	30	34	13.3%	30	34	13.3%
	# OF SALES	66	92	39.4%	21	42	100.0%
	SALES VOLUME	\$39,550,913	\$60,807,000	53.7%	\$13,038,000	\$26,787,500	105.5%
	MEDIAN PRICE	\$577,500	\$639,500	10.7%	\$580,000	\$625,000	7.8%
	AVERAGE PRICE	\$599,256	\$660,946	10.3%	\$620,857	\$637,798	2.7%
	AVERAGE DOM	27	35	29.6%	28	36	28.6%
	% OF ASKING PRICE	102.0%	103.8%	1.8%	102.2%	103.0%	0.8%
Condo/Co-op/TH	CONTRACTS SIGNED	1	7	600.0%	1	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	1	1	0.0%	1	0	0.0%
	SALES VOLUME	\$330,000	\$320,000	-3.0%	\$330,000	-	-
	MEDIAN PRICE	\$330,000	\$320,000	-3.0%	\$330,000	-	-
	AVERAGE PRICE	\$330,000	\$320,000	-3.0%	\$330,000	-	-
	AVERAGE DOM	10	42	320.0%	10	-	-
	% OF ASKING PRICE	101.5%	107.0%	5.5%	101.5%	-	-

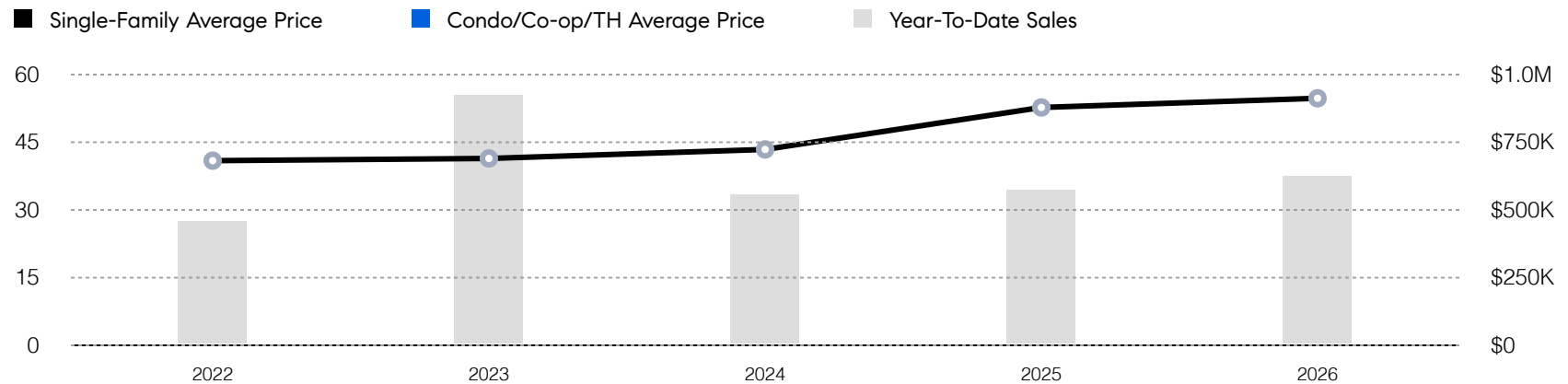
Historic Sales Trends



Northvale

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	32	30	-6.2%	10	9	-10.0%
	ACTIVE LISTINGS	9	15	66.7%	9	15	66.7%
	# OF SALES	28	31	10.7%	10	11	10.0%
	SALES VOLUME	\$24,600,000	\$28,286,000	15.0%	\$9,430,000	\$9,957,000	5.6%
	MEDIAN PRICE	\$775,000	\$815,000	5.2%	\$735,500	\$845,000	14.9%
	AVERAGE PRICE	\$878,571	\$912,452	3.9%	\$943,000	\$905,182	-4.0%
	AVERAGE DOM	26	25	-3.8%	32	21	-34.4%
	% OF ASKING PRICE	106.0%	101.7%	-4.2%	104.1%	103.2%	-0.9%
Condo/Co-op/TH	CONTRACTS SIGNED	6	10	66.7%	0	5	0.0%
	ACTIVE LISTINGS	0	5	0.0%	0	5	0.0%
	# OF SALES	6	6	0.0%	3	3	0.0%
	SALES VOLUME	\$4,479,400	\$3,785,000	-15.5%	\$2,294,500	\$2,115,000	-7.8%
	MEDIAN PRICE	\$685,000	\$655,000	-4.4%	\$690,000	\$760,000	10.1%
	AVERAGE PRICE	\$746,567	\$630,833	-15.5%	\$764,833	\$705,000	-7.8%
	AVERAGE DOM	23	50	117.4%	24	25	4.2%
	% OF ASKING PRICE	102.7%	99.4%	-3.3%	106.2%	101.8%	-4.4%

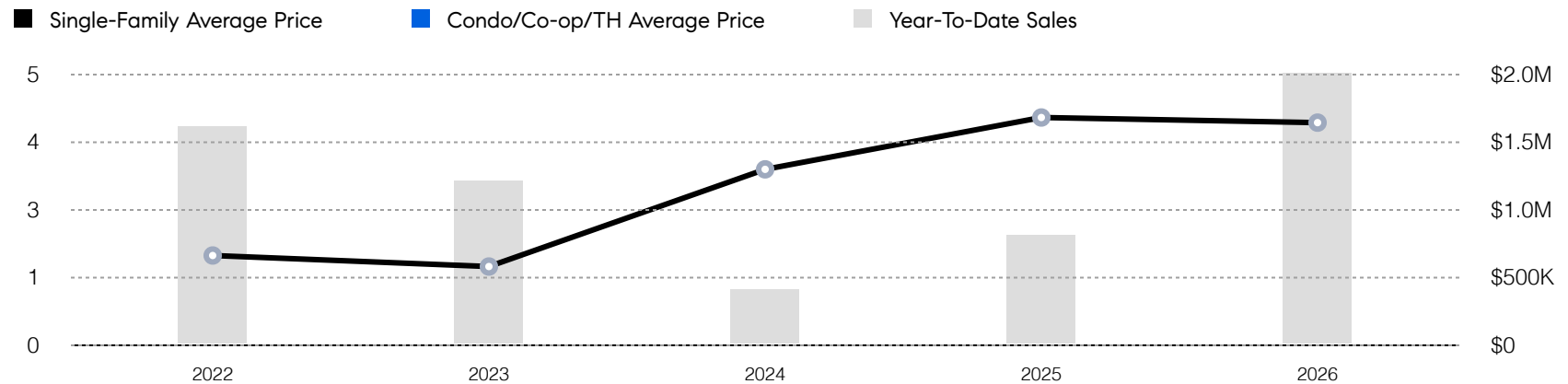
Historic Sales Trends



Norwood

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	3	5	66.7%	2	3	50.0%
	ACTIVE LISTINGS	6	1	-83.3%	6	1	-83.3%
	# OF SALES	1	3	200.0%	0	1	0.0%
	SALES VOLUME	\$1,683,007	\$4,935,000	193.2%	-	\$855,000	-
	MEDIAN PRICE	\$1,683,007	\$1,700,000	1.0%	-	\$855,000	-
	AVERAGE PRICE	\$1,683,007	\$1,645,000	-2.3%	-	\$855,000	-
	AVERAGE DOM	19	25	31.6%	-	18	-
	% OF ASKING PRICE	112.3%	97.4%	-14.9%	-	98.8%	-
Condo/Co-op/TH	CONTRACTS SIGNED	1	2	100.0%	0	2	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	1	2	100.0%	1	2	100.0%
	SALES VOLUME	\$865,000	\$1,445,000	67.1%	\$865,000	\$1,445,000	67.1%
	MEDIAN PRICE	\$865,000	\$722,500	-16.5%	\$865,000	\$722,500	-16.5%
	AVERAGE PRICE	\$865,000	\$722,500	-16.5%	\$865,000	\$722,500	-16.5%
	AVERAGE DOM	15	50	233.3%	15	50	233.3%
	% OF ASKING PRICE	98.3%	100.5%	2.2%	98.3%	100.5%	2.2%

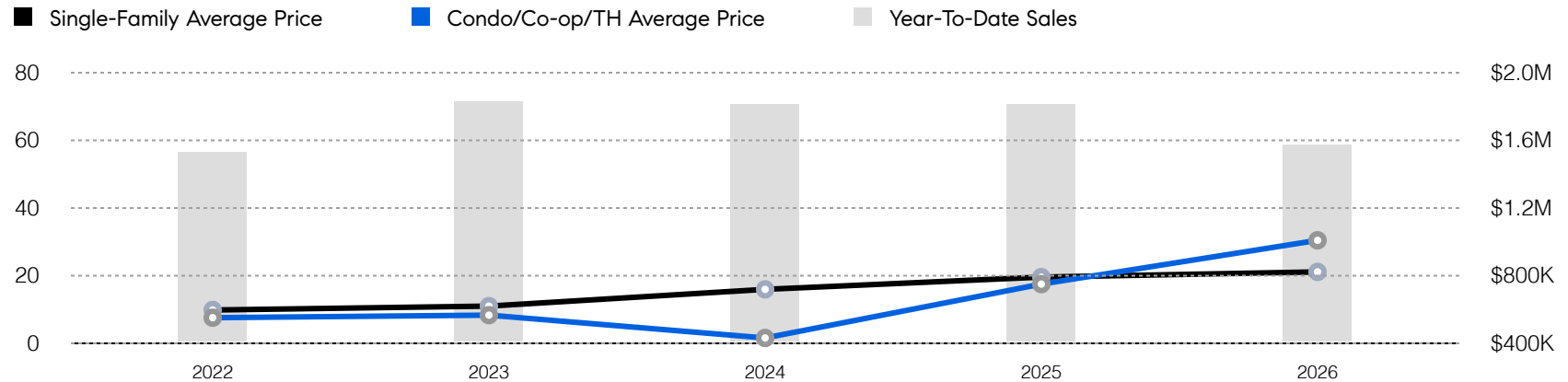
Historic Sales Trends



Oakland

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	64	64	0.0%	18	25	38.9%
	ACTIVE LISTINGS	14	22	57.1%	14	22	57.1%
	# OF SALES	65	56	-13.8%	27	28	3.7%
	SALES VOLUME	\$51,455,355	\$46,056,226	-10.5%	\$21,478,719	\$23,606,000	9.9%
	MEDIAN PRICE	\$780,000	\$733,000	-6.0%	\$783,000	\$770,000	-1.7%
	AVERAGE PRICE	\$791,621	\$822,433	3.9%	\$795,508	\$843,071	6.0%
	AVERAGE DOM	24	22	-8.3%	22	17	-22.7%
	% OF ASKING PRICE	107.2%	107.0%	-0.1%	107.5%	107.8%	0.3%
Condo/Co-op/TH	CONTRACTS SIGNED	6	2	-66.7%	1	0	0.0%
	ACTIVE LISTINGS	2	2	0.0%	2	2	0.0%
	# OF SALES	5	2	-60.0%	2	1	-50.0%
	SALES VOLUME	\$3,751,000	\$2,018,180	-46.2%	\$1,510,000	\$1,030,190	-31.8%
	MEDIAN PRICE	\$805,000	\$1,009,090	25.4%	\$755,000	\$1,030,190	36.4%
	AVERAGE PRICE	\$750,200	\$1,009,090	34.5%	\$755,000	\$1,030,190	36.4%
	AVERAGE DOM	26	14	-46.2%	12	0	-
	% OF ASKING PRICE	107.6%	100.0%	-7.6%	102.0%	100.0%	-2.0%

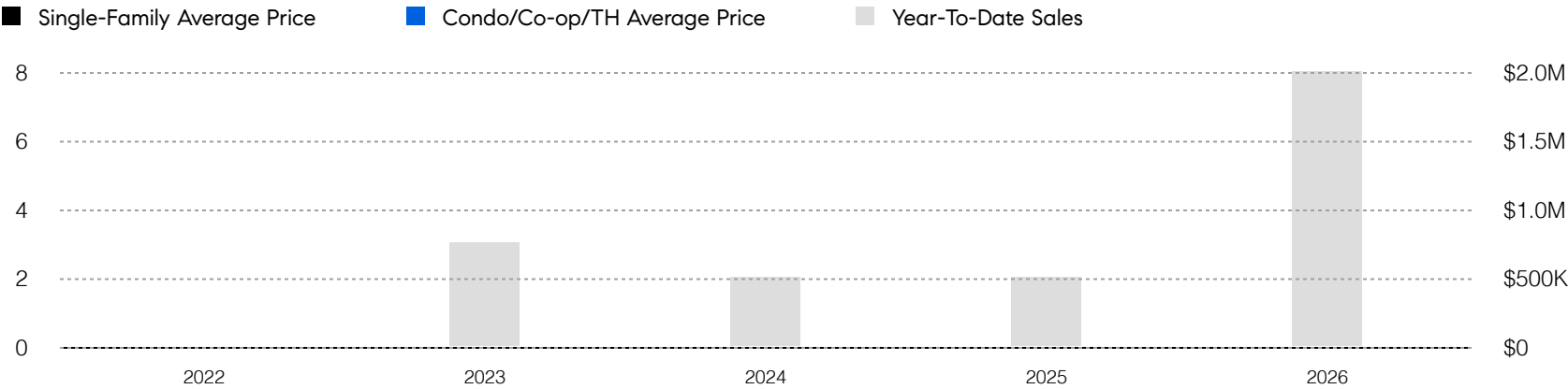
Historic Sales Trends



Old Tappan

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	3	10	233.3%	2	6	200.0%
	ACTIVE LISTINGS	5	7	40.0%	5	7	40.0%
	# OF SALES	2	6	200.0%	1	2	100.0%
	SALES VOLUME	\$4,000,000	\$10,552,500	163.8%	\$3,200,000	\$2,710,000	-15.3%
	MEDIAN PRICE	\$2,000,000	\$1,616,250	-19.2%	\$3,200,000	\$1,355,000	-57.7%
	AVERAGE PRICE	\$2,000,000	\$1,758,750	-12.1%	\$3,200,000	\$1,355,000	-57.7%
	AVERAGE DOM	36	42	16.7%	44	23	-47.7%
	% OF ASKING PRICE	98.9%	98.6%	-0.3%	97.7%	94.6%	-3.1%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	0	2	0.0%	0	0	0.0%
	SALES VOLUME	-	\$1,798,000	-	-	-	-
	MEDIAN PRICE	-	\$899,000	-	-	-	-
	AVERAGE PRICE	-	\$899,000	-	-	-	-
	AVERAGE DOM	-	70	-	-	-	-
	% OF ASKING PRICE	-	93.4%	-	-	-	-

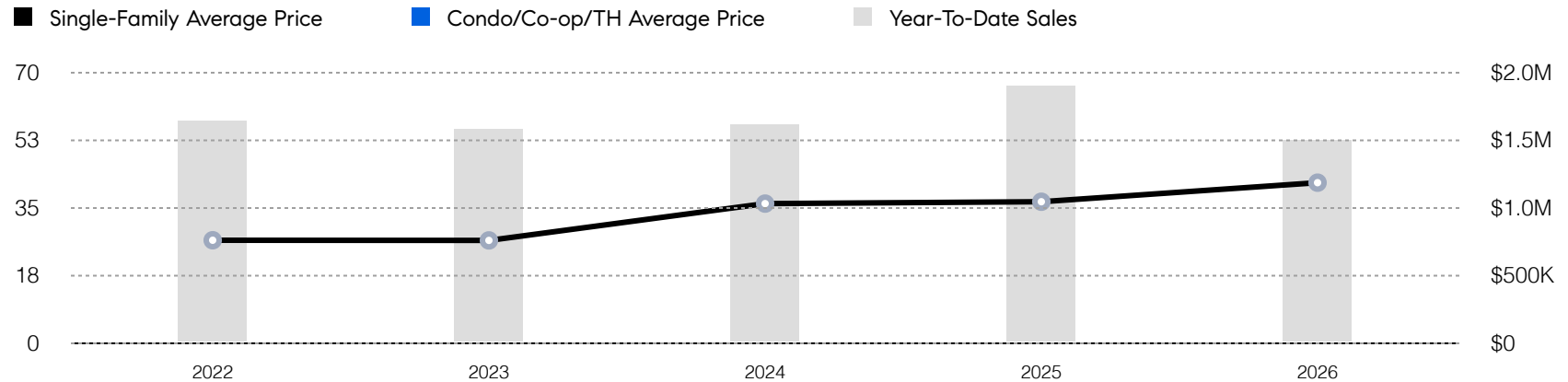
Historic Sales Trends



Oradell

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	67	51	-23.9%	24	13	-45.8%
	ACTIVE LISTINGS	9	20	122.2%	9	20	122.2%
	# OF SALES	62	50	-19.4%	28	22	-21.4%
	SALES VOLUME	\$64,881,900	\$59,364,796	-8.5%	\$28,686,000	\$27,014,588	-5.8%
	MEDIAN PRICE	\$982,500	\$1,070,000	8.9%	\$965,000	\$1,120,000	16.1%
	AVERAGE PRICE	\$1,046,482	\$1,187,296	13.5%	\$1,024,500	\$1,227,936	19.9%
	AVERAGE DOM	18	17	-5.6%	18	16	-11.1%
	% OF ASKING PRICE	106.3%	110.2%	3.9%	103.7%	110.3%	6.7%
Condo/Co-op/TH	CONTRACTS SIGNED	4	5	25.0%	2	1	-50.0%
	ACTIVE LISTINGS	0	2	0.0%	0	2	0.0%
	# OF SALES	4	2	-50.0%	3	0	0.0%
	SALES VOLUME	\$1,408,499	\$2,205,000	56.5%	\$1,088,499	-	-
	MEDIAN PRICE	\$338,750	\$1,102,500	225.5%	\$347,500	-	-
	AVERAGE PRICE	\$352,125	\$1,102,500	213.1%	\$362,833	-	-
	AVERAGE DOM	19	22	15.8%	23	-	-
	% OF ASKING PRICE	100.4%	94.9%	-5.5%	99.4%	-	-

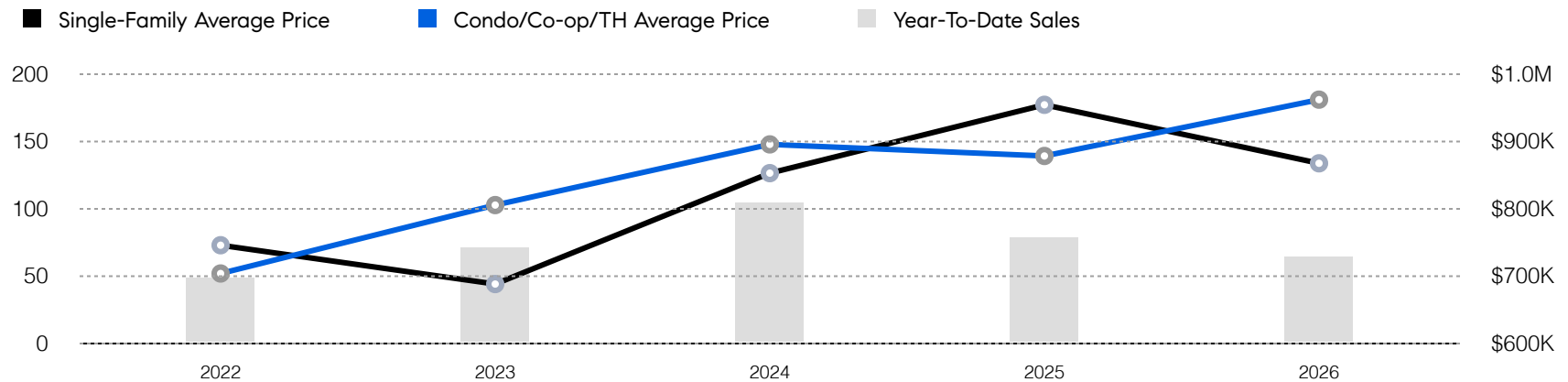
Historic Sales Trends



Palisades Park

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	9	10	11.1%	1	2	100.0%
	ACTIVE LISTINGS	4	3	-25.0%	4	3	-25.0%
	# OF SALES	9	9	0.0%	5	0	0.0%
	SALES VOLUME	\$8,591,000	\$7,809,000	-9.1%	\$4,606,000	-	-
	MEDIAN PRICE	\$820,000	\$780,000	-4.9%	\$811,000	-	-
	AVERAGE PRICE	\$954,556	\$867,667	-9.1%	\$921,200	-	-
	AVERAGE DOM	24	69	187.5%	28	-	-
	% OF ASKING PRICE	109.8%	97.2%	-12.6%	103.8%	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	71	64	-9.9%	30	27	-10.0%
	ACTIVE LISTINGS	34	31	-8.8%	34	31	-8.8%
	# OF SALES	68	54	-20.6%	32	26	-18.7%
	SALES VOLUME	\$59,742,055	\$51,959,267	-13.0%	\$27,889,000	\$26,344,400	-5.5%
	MEDIAN PRICE	\$930,000	\$1,014,444	9.1%	\$932,500	\$1,074,500	15.2%
	AVERAGE PRICE	\$878,560	\$962,209	9.5%	\$871,531	\$1,013,246	16.3%
	AVERAGE DOM	67	47	-29.9%	55	46	-16.4%
	% OF ASKING PRICE	98.3%	98.3%	0.0%	98.5%	97.6%	-0.9%

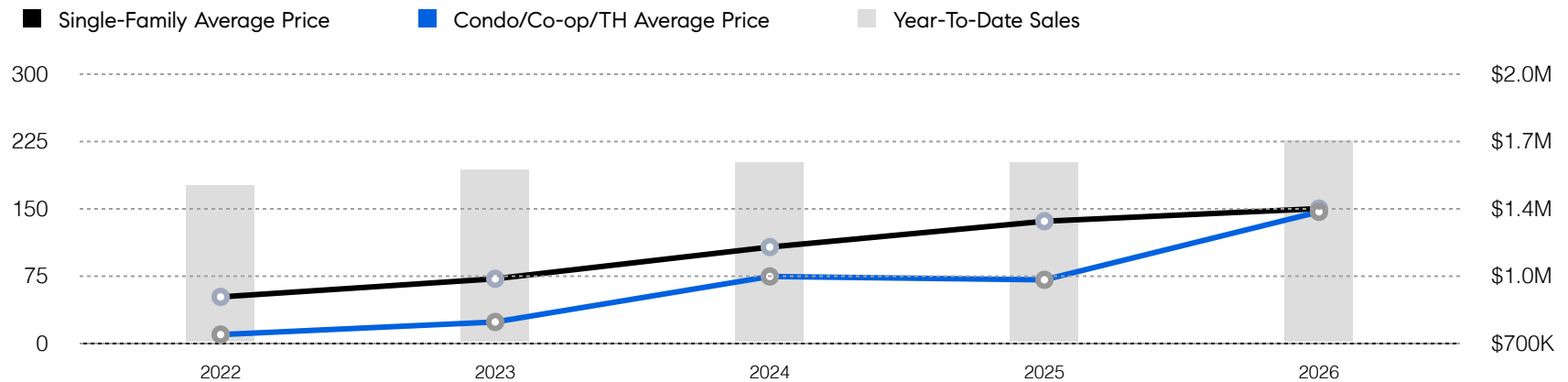
Historic Sales Trends



Paramus

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	201	211	5.0%	69	73	5.8%
	ACTIVE LISTINGS	85	86	1.2%	85	86	1.2%
	# OF SALES	186	192	3.2%	76	76	0.0%
	SALES VOLUME	\$239,961,406	\$259,420,020	8.1%	\$99,659,138	\$113,074,028	13.5%
	MEDIAN PRICE	\$999,997	\$1,100,000	10.0%	\$1,025,000	\$1,155,000	12.7%
	AVERAGE PRICE	\$1,290,115	\$1,351,146	4.7%	\$1,311,304	\$1,487,816	13.5%
	AVERAGE DOM	41	34	-17.1%	33	34	3.0%
	% OF ASKING PRICE	106.8%	101.0%	-5.8%	113.8%	99.9%	-13.9%
Condo/Co-op/TH	CONTRACTS SIGNED	8	28	250.0%	2	8	300.0%
	ACTIVE LISTINGS	6	19	216.7%	6	19	216.7%
	# OF SALES	13	32	146.2%	1	17	1,600.0%
	SALES VOLUME	\$13,095,999	\$42,742,500	226.4%	\$999,999	\$25,861,000	2,486.1%
	MEDIAN PRICE	\$980,000	\$1,310,000	33.7%	\$999,999	\$1,700,000	70.0%
	AVERAGE PRICE	\$1,007,385	\$1,335,703	32.6%	\$999,999	\$1,521,235	52.1%
	AVERAGE DOM	58	22	-62.1%	12	17	41.7%
	% OF ASKING PRICE	100.4%	99.9%	-0.5%	100.5%	100.3%	-0.2%

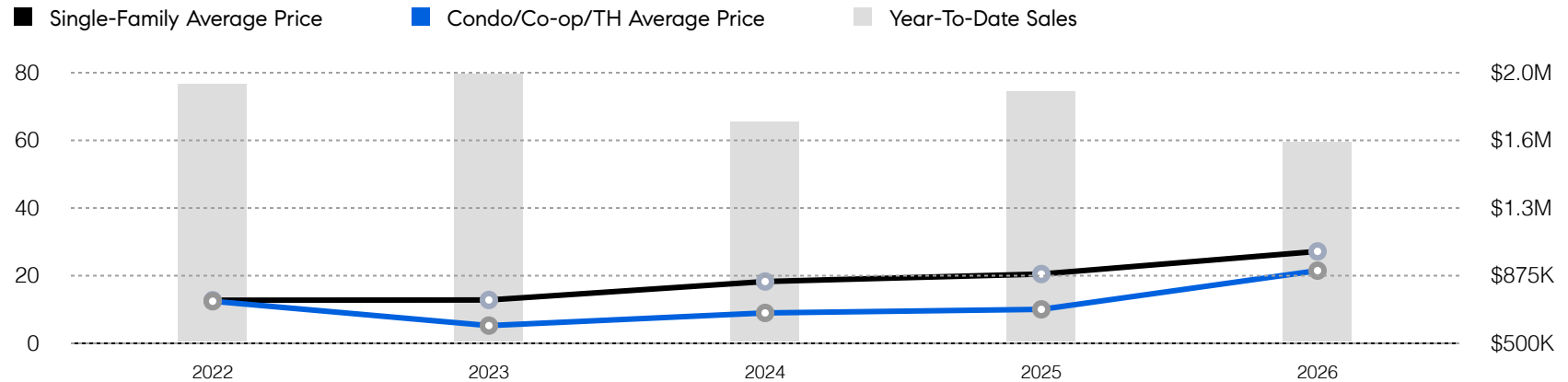
Historic Sales Trends



Park Ridge

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	58	51	-12.1%	26	16	-38.5%
	ACTIVE LISTINGS	18	11	-38.9%	18	11	-38.9%
	# OF SALES	57	45	-21.1%	27	17	-37.0%
	SALES VOLUME	\$50,396,320	\$45,431,959	-9.9%	\$22,832,820	\$16,202,209	-29.0%
	MEDIAN PRICE	\$810,000	\$930,000	14.8%	\$800,000	\$921,000	15.1%
	AVERAGE PRICE	\$884,146	\$1,009,599	14.2%	\$845,660	\$953,071	12.7%
	AVERAGE DOM	24	19	-20.8%	18	16	-11.1%
	% OF ASKING PRICE	106.9%	110.8%	3.9%	108.0%	108.6%	0.7%
Condo/Co-op/TH	CONTRACTS SIGNED	19	13	-31.6%	7	1	-85.7%
	ACTIVE LISTINGS	4	1	-75.0%	4	1	-75.0%
	# OF SALES	17	14	-17.6%	9	6	-33.3%
	SALES VOLUME	\$11,701,800	\$12,641,999	8.0%	\$3,850,300	\$7,182,999	86.6%
	MEDIAN PRICE	\$505,000	\$552,500	9.4%	\$465,000	\$1,275,000	174.2%
	AVERAGE PRICE	\$688,341	\$903,000	31.2%	\$427,811	\$1,197,167	179.8%
	AVERAGE DOM	22	43	95.5%	27	40	48.1%
	% OF ASKING PRICE	98.7%	103.0%	4.3%	97.8%	101.6%	3.8%

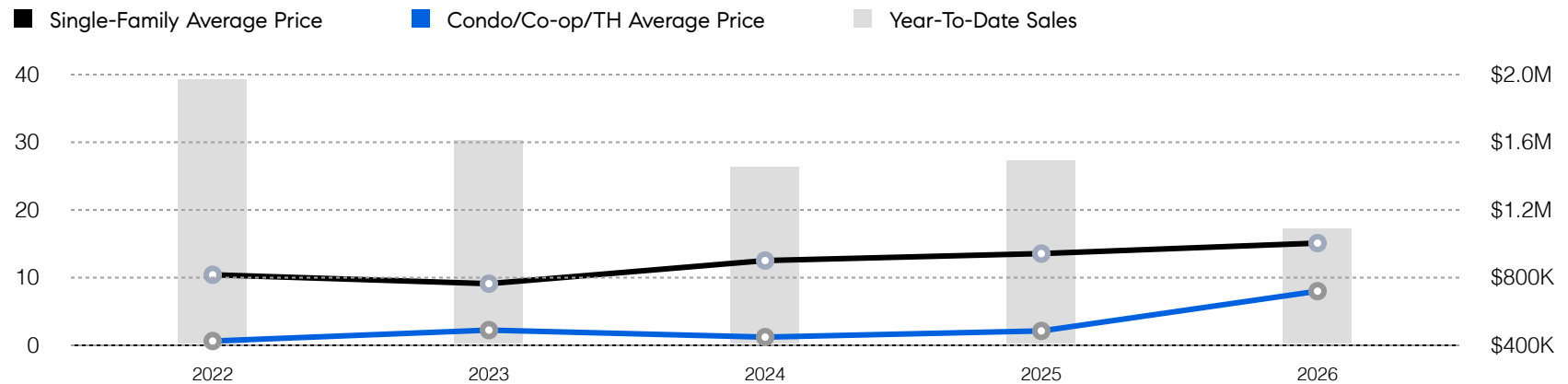
Historic Sales Trends



Ramsey

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	14	17	21.4%	3	6	100.0%
	ACTIVE LISTINGS	2	2	0.0%	2	2	0.0%
	# OF SALES	18	14	-22.2%	6	8	33.3%
	SALES VOLUME	\$16,958,995	\$14,056,300	-17.1%	\$5,617,000	\$8,635,300	53.7%
	MEDIAN PRICE	\$875,000	\$950,000	8.6%	\$905,000	\$1,137,500	25.7%
	AVERAGE PRICE	\$942,166	\$1,004,021	6.6%	\$936,167	\$1,079,413	15.3%
	AVERAGE DOM	30	21	-30.0%	32	14	-56.2%
	% OF ASKING PRICE	105.6%	104.1%	-1.5%	107.0%	104.5%	-2.5%
Condo/Co-op/TH	CONTRACTS SIGNED	10	4	-60.0%	2	2	0.0%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	9	3	-66.7%	0	1	0.0%
	SALES VOLUME	\$4,366,000	\$2,160,000	-50.5%	-	\$880,000	-
	MEDIAN PRICE	\$470,000	\$675,000	43.6%	-	\$880,000	-
	AVERAGE PRICE	\$485,111	\$720,000	48.4%	-	\$880,000	-
	AVERAGE DOM	46	7	-84.8%	-	16	-
	% OF ASKING PRICE	102.3%	108.6%	6.3%	-	106.7%	-

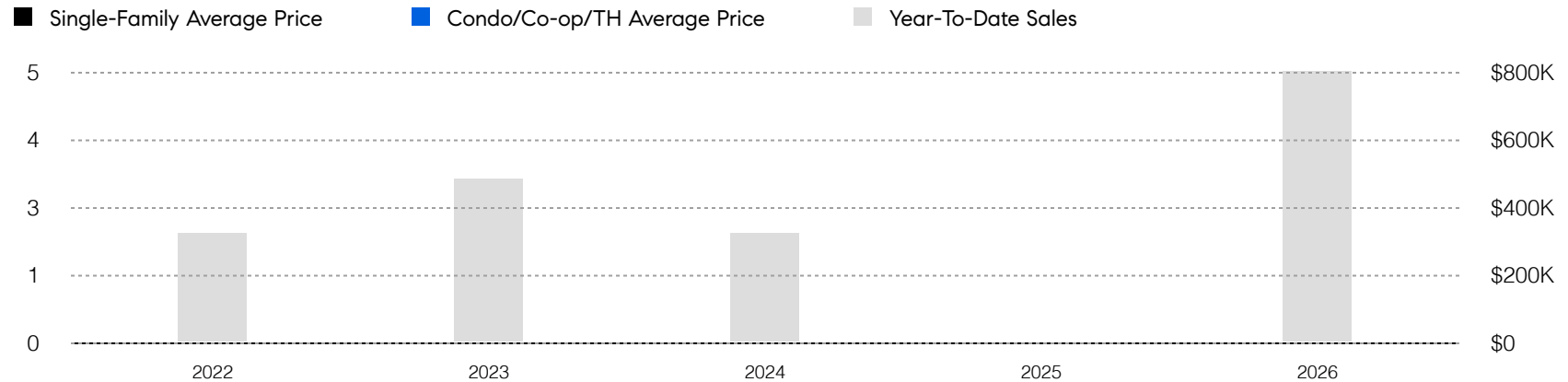
Historic Sales Trends



Ridgefield

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	1	4	300.0%	1	1	0.0%
	ACTIVE LISTINGS	3	2	-33.3%	3	2	-33.3%
	# OF SALES	0	4	0.0%	0	2	0.0%
	SALES VOLUME	-	\$3,020,000	-	-	\$1,595,000	-
	MEDIAN PRICE	-	\$765,000	-	-	\$797,500	-
	AVERAGE PRICE	-	\$755,000	-	-	\$797,500	-
	AVERAGE DOM	-	26	-	-	31	-
	% OF ASKING PRICE	-	108.5%	-	-	111.3%	-
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	1	0.0%	0	0	0.0%
	SALES VOLUME	-	\$275,000	-	-	-	-
	MEDIAN PRICE	-	\$275,000	-	-	-	-
	AVERAGE PRICE	-	\$275,000	-	-	-	-
	AVERAGE DOM	-	40	-	-	-	-
	% OF ASKING PRICE	-	100.0%	-	-	-	-

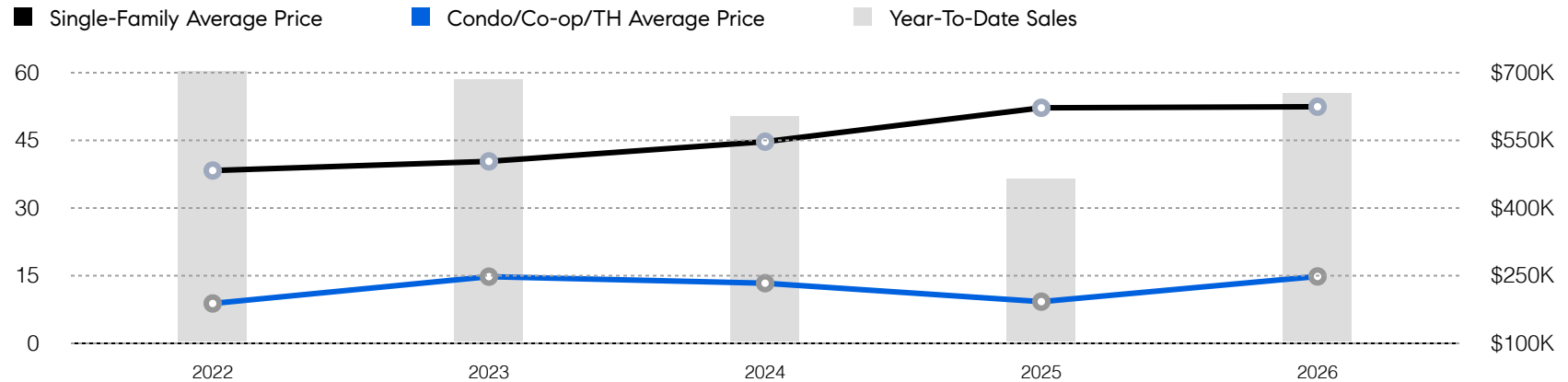
Historic Sales Trends



Ridgefield Park

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	34	40	17.6%	16	12	-25.0%
	ACTIVE LISTINGS	27	17	-37.0%	27	17	-37.0%
	# OF SALES	29	39	34.5%	13	16	23.1%
	SALES VOLUME	\$18,042,900	\$24,359,499	35.0%	\$8,085,000	\$9,977,499	23.4%
	MEDIAN PRICE	\$615,000	\$615,000	-	\$585,000	\$608,250	4.0%
	AVERAGE PRICE	\$622,169	\$624,603	0.4%	\$621,923	\$623,594	0.3%
	AVERAGE DOM	30	43	43.3%	24	37	54.2%
	% OF ASKING PRICE	104.1%	103.4%	-0.7%	104.7%	102.4%	-2.3%
Condo/Co-op/TH	CONTRACTS SIGNED	8	14	75.0%	3	4	33.3%
	ACTIVE LISTINGS	8	5	-37.5%	8	5	-37.5%
	# OF SALES	7	16	128.6%	4	9	125.0%
	SALES VOLUME	\$1,346,925	\$3,973,000	195.0%	\$942,925	\$1,911,000	102.7%
	MEDIAN PRICE	\$159,925	\$202,500	26.6%	\$226,500	\$170,000	-24.9%
	AVERAGE PRICE	\$192,418	\$248,313	29.0%	\$235,731	\$212,333	-9.9%
	AVERAGE DOM	25	56	124.0%	29	59	103.4%
	% OF ASKING PRICE	100.4%	95.8%	-4.6%	99.6%	94.7%	-4.9%

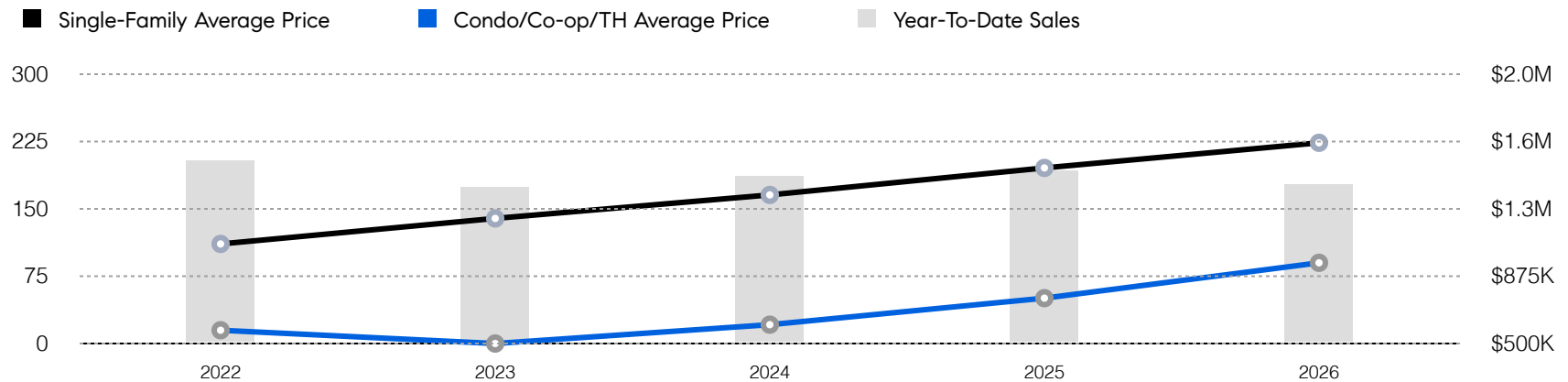
Historic Sales Trends



Ridgewood

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	179	167	-6.7%	45	47	4.4%
	ACTIVE LISTINGS	41	27	-34.1%	41	27	-34.1%
	# OF SALES	182	167	-8.2%	65	78	20.0%
	SALES VOLUME	\$269,005,634	\$270,203,819	0.4%	\$90,471,597	\$123,903,193	37.0%
	MEDIAN PRICE	\$1,289,000	\$1,405,000	9.0%	\$1,250,000	\$1,400,500	12.0%
	AVERAGE PRICE	\$1,478,053	\$1,617,987	9.5%	\$1,391,871	\$1,588,502	14.1%
	AVERAGE DOM	26	23	-11.5%	22	18	-18.2%
	% OF ASKING PRICE	110.7%	111.8%	1.1%	107.7%	111.3%	3.7%
Condo/Co-op/TH	CONTRACTS SIGNED	8	10	25.0%	1	5	400.0%
	ACTIVE LISTINGS	2	1	-50.0%	2	1	-50.0%
	# OF SALES	8	8	0.0%	3	5	66.7%
	SALES VOLUME	\$6,021,999	\$7,596,500	26.1%	\$2,199,999	\$5,716,000	159.8%
	MEDIAN PRICE	\$695,500	\$683,000	-1.8%	\$750,000	\$1,350,000	80.0%
	AVERAGE PRICE	\$752,750	\$949,563	26.1%	\$733,333	\$1,143,200	55.9%
	AVERAGE DOM	23	14	-39.1%	37	13	-64.9%
	% OF ASKING PRICE	106.5%	104.1%	-2.3%	99.6%	103.8%	4.2%

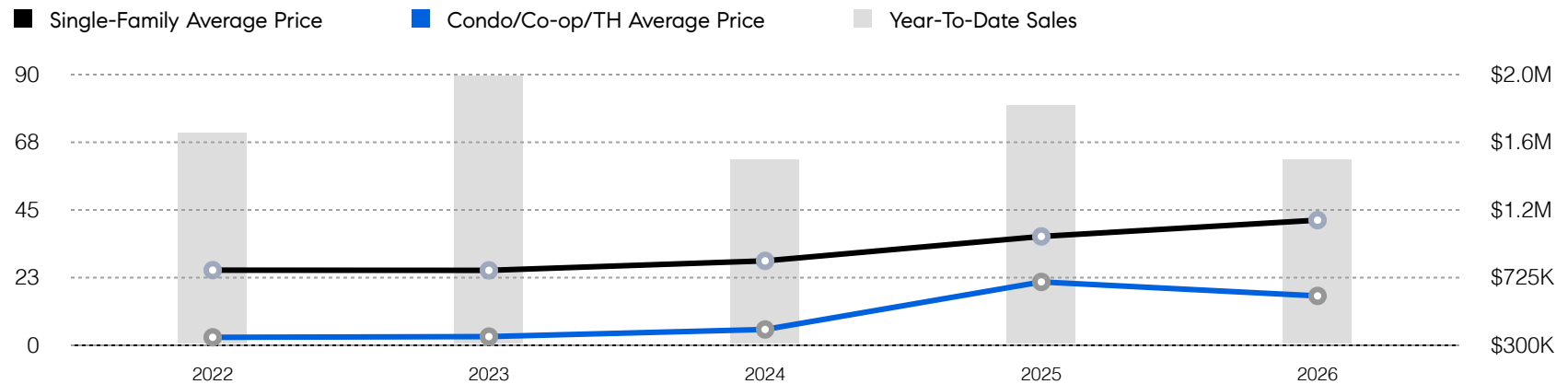
Historic Sales Trends



River Edge

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	78	59	-24.4%	24	16	-33.3%
	ACTIVE LISTINGS	21	27	28.6%	21	27	28.6%
	# OF SALES	76	58	-23.7%	34	28	-17.6%
	SALES VOLUME	\$74,761,999	\$62,986,000	-15.8%	\$36,637,000	\$31,538,000	-13.9%
	MEDIAN PRICE	\$870,000	\$950,000	9.2%	\$995,500	\$960,000	-3.6%
	AVERAGE PRICE	\$983,711	\$1,085,966	10.4%	\$1,077,559	\$1,126,357	4.5%
	AVERAGE DOM	23	36	56.5%	16	29	81.3%
	% OF ASKING PRICE	107.0%	101.9%	-5.0%	107.4%	102.1%	-5.3%
Condo/Co-op/TH	CONTRACTS SIGNED	7	3	-57.1%	5	0	0.0%
	ACTIVE LISTINGS	7	3	-57.1%	7	3	-57.1%
	# OF SALES	3	3	0.0%	1	1	0.0%
	SALES VOLUME	\$2,094,000	\$1,831,000	-12.6%	\$720,000	\$240,000	-66.7%
	MEDIAN PRICE	\$705,000	\$721,000	2.3%	\$720,000	\$240,000	-66.7%
	AVERAGE PRICE	\$698,000	\$610,333	-12.6%	\$720,000	\$240,000	-66.7%
	AVERAGE DOM	32	14	-56.2%	14	21	50.0%
	% OF ASKING PRICE	105.4%	107.8%	2.4%	110.8%	100.0%	-10.7%

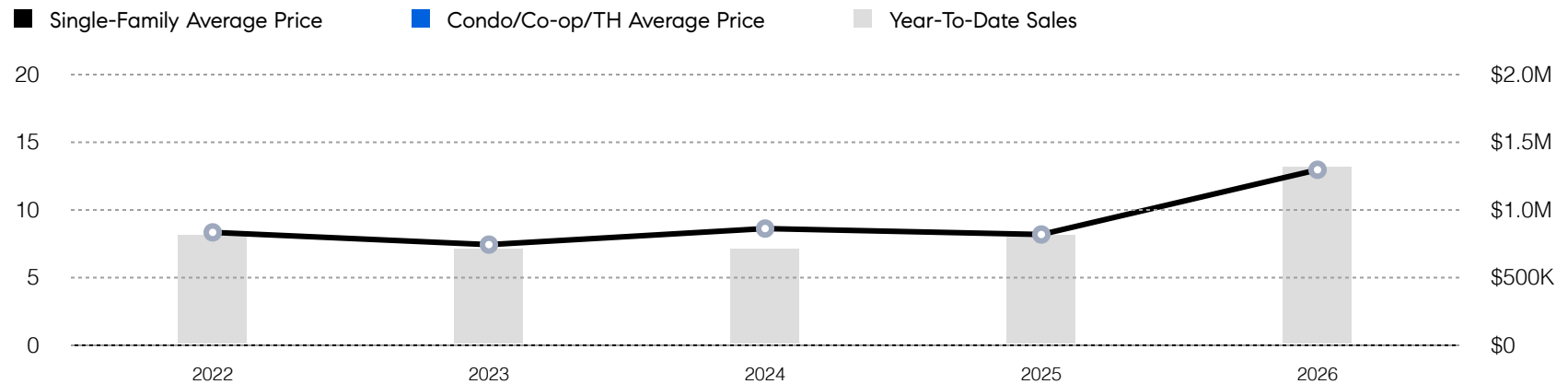
Historic Sales Trends



River Vale

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	5	13	160.0%	1	6	500.0%
	ACTIVE LISTINGS	2	4	100.0%	2	4	100.0%
	# OF SALES	4	11	175.0%	2	3	50.0%
	SALES VOLUME	\$3,275,000	\$14,264,500	335.6%	\$1,460,000	\$3,560,000	143.8%
	MEDIAN PRICE	\$842,500	\$1,230,000	46.0%	\$730,000	\$985,000	34.9%
	AVERAGE PRICE	\$818,750	\$1,296,773	58.4%	\$730,000	\$1,186,667	62.6%
	AVERAGE DOM	59	43	-27.1%	23	18	-21.7%
	% OF ASKING PRICE	99.0%	102.2%	3.2%	103.2%	105.8%	2.6%
Condo/Co-op/TH	CONTRACTS SIGNED	5	2	-60.0%	2	0	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	4	2	-50.0%	3	1	-66.7%
	SALES VOLUME	\$3,187,000	\$1,615,000	-49.3%	\$2,702,000	\$1,160,000	-57.1%
	MEDIAN PRICE	\$731,000	\$807,500	10.5%	\$742,000	\$1,160,000	56.3%
	AVERAGE PRICE	\$796,750	\$807,500	1.3%	\$900,667	\$1,160,000	28.8%
	AVERAGE DOM	29	27	-6.9%	34	35	2.9%
	% OF ASKING PRICE	107.2%	99.0%	-8.2%	107.8%	96.7%	-11.0%

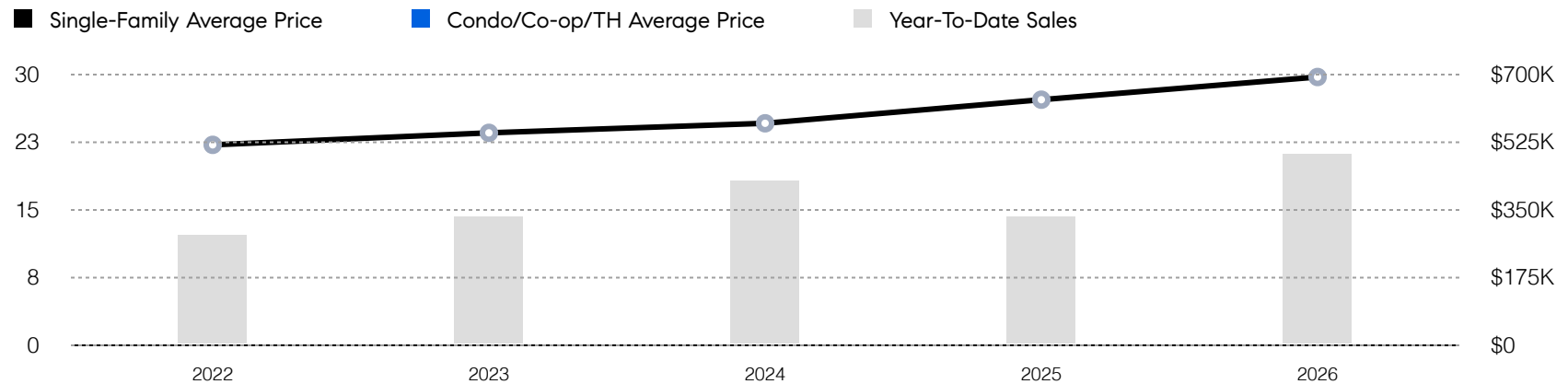
Historic Sales Trends



Rochelle Park

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	16	20	25.0%	5	4	-20.0%
	ACTIVE LISTINGS	3	5	66.7%	3	5	66.7%
	# OF SALES	13	20	53.8%	4	7	75.0%
	SALES VOLUME	\$8,256,000	\$13,875,000	68.1%	\$2,280,000	\$4,557,000	99.9%
	MEDIAN PRICE	\$568,000	\$670,000	18.0%	\$550,000	\$610,000	10.9%
	AVERAGE PRICE	\$635,077	\$693,750	9.2%	\$570,000	\$651,000	14.2%
	AVERAGE DOM	20	15	-25.0%	20	19	-5.0%
	% OF ASKING PRICE	105.0%	105.8%	0.8%	100.1%	106.1%	5.9%
Condo/Co-op/TH	CONTRACTS SIGNED	1	0	0.0%	1	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	1	1	0.0%	1	0	0.0%
	SALES VOLUME	\$459,900	\$610,000	32.6%	\$459,900	-	-
	MEDIAN PRICE	\$459,900	\$610,000	32.6%	\$459,900	-	-
	AVERAGE PRICE	\$459,900	\$610,000	32.6%	\$459,900	-	-
	AVERAGE DOM	15	14	-6.7%	15	-	-
	% OF ASKING PRICE	100.0%	106.1%	6.1%	100.0%	-	-

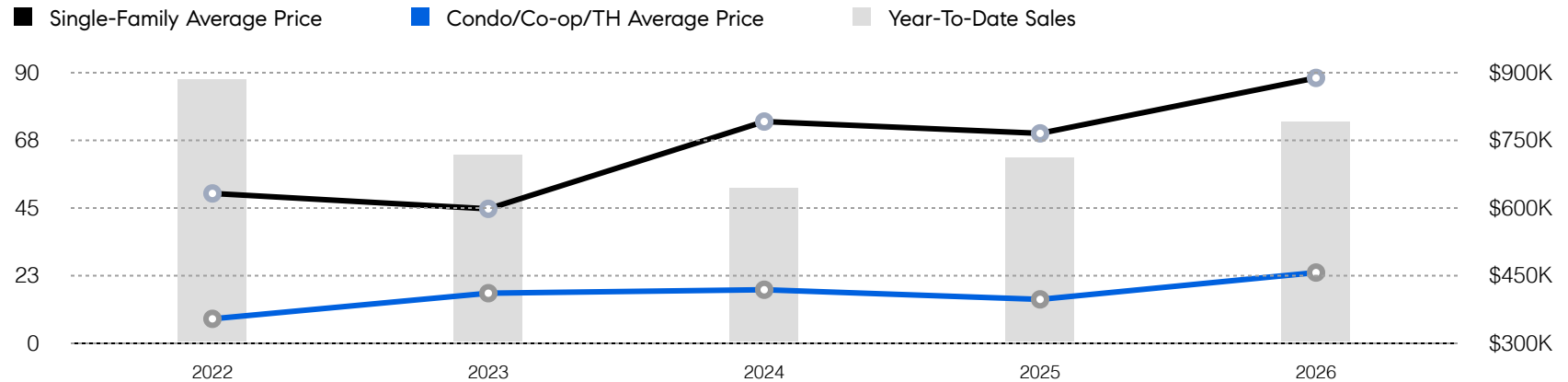
Historic Sales Trends



Rutherford

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	44	54	22.7%	18	15	-16.7%
	ACTIVE LISTINGS	14	20	42.9%	14	20	42.9%
	# OF SALES	40	58	45.0%	16	19	18.8%
	SALES VOLUME	\$30,621,399	\$51,531,998	68.3%	\$11,837,499	\$17,763,000	50.1%
	MEDIAN PRICE	\$730,000	\$812,500	11.3%	\$690,000	\$880,000	27.5%
	AVERAGE PRICE	\$765,535	\$888,483	16.1%	\$739,844	\$934,895	26.4%
	AVERAGE DOM	35	32	-8.6%	35	36	2.9%
	% OF ASKING PRICE	103.1%	102.5%	-0.6%	101.4%	101.5%	0.1%
Condo/Co-op/TH	CONTRACTS SIGNED	20	19	-5.0%	8	9	12.5%
	ACTIVE LISTINGS	10	4	-60.0%	10	4	-60.0%
	# OF SALES	21	15	-28.6%	7	5	-28.6%
	SALES VOLUME	\$8,346,480	\$6,854,000	-17.9%	\$2,968,000	\$2,179,000	-26.6%
	MEDIAN PRICE	\$436,500	\$515,000	18.0%	\$445,000	\$515,000	15.7%
	AVERAGE PRICE	\$397,451	\$456,933	15.0%	\$424,000	\$435,800	2.8%
	AVERAGE DOM	20	21	5.0%	12	17	41.7%
	% OF ASKING PRICE	102.9%	102.1%	-0.8%	105.4%	104.4%	-1.0%

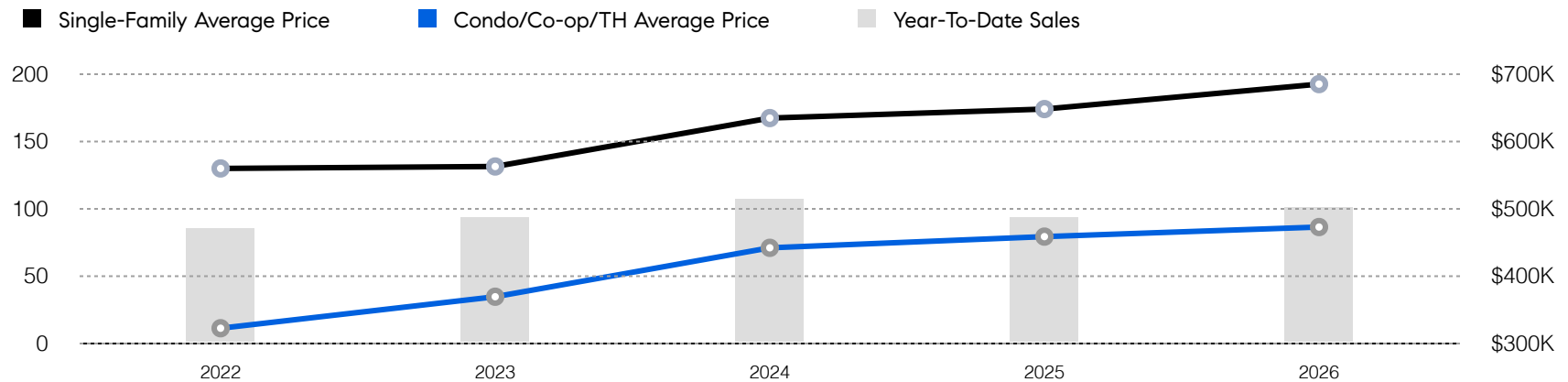
Historic Sales Trends



Saddle Brook

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	78	98	25.6%	23	37	60.9%
	ACTIVE LISTINGS	24	32	33.3%	24	32	33.3%
	# OF SALES	79	90	13.9%	33	42	27.3%
	SALES VOLUME	\$51,208,998	\$61,675,448	20.4%	\$22,228,000	\$29,933,448	34.7%
	MEDIAN PRICE	\$610,000	\$625,000	2.5%	\$620,000	\$625,500	0.9%
	AVERAGE PRICE	\$648,215	\$685,283	5.7%	\$673,576	\$712,701	5.8%
	AVERAGE DOM	24	27	12.5%	18	27	50.0%
	% OF ASKING PRICE	105.3%	102.7%	-2.5%	108.5%	102.8%	-5.7%
Condo/Co-op/TH	CONTRACTS SIGNED	14	7	-50.0%	2	3	50.0%
	ACTIVE LISTINGS	3	4	33.3%	3	4	33.3%
	# OF SALES	13	10	-23.1%	4	1	-75.0%
	SALES VOLUME	\$5,964,000	\$4,730,000	-20.7%	\$1,892,000	\$280,000	-85.2%
	MEDIAN PRICE	\$485,000	\$440,000	-9.3%	\$530,000	\$280,000	-47.2%
	AVERAGE PRICE	\$458,769	\$473,000	3.1%	\$473,000	\$280,000	-40.8%
	AVERAGE DOM	34	28	-17.6%	13	12	-7.7%
	% OF ASKING PRICE	101.6%	99.3%	-2.3%	104.6%	105.7%	1.0%

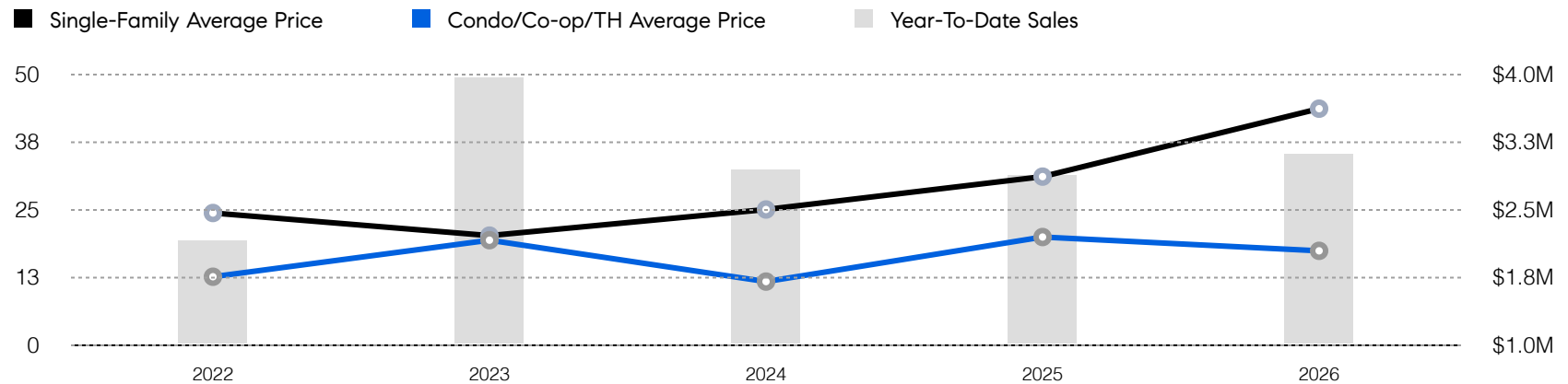
Historic Sales Trends



Saddle River

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	32	39	21.9%	10	12	20.0%
	ACTIVE LISTINGS	44	31	-29.5%	44	31	-29.5%
	# OF SALES	30	30	0.0%	12	11	-8.3%
	SALES VOLUME	\$86,083,888	\$108,670,000	26.2%	\$34,885,888	\$47,849,000	37.2%
	MEDIAN PRICE	\$2,450,000	\$2,818,750	15.1%	\$2,646,000	\$3,787,500	43.1%
	AVERAGE PRICE	\$2,869,463	\$3,622,333	26.2%	\$2,907,157	\$4,349,909	49.6%
	AVERAGE DOM	73	88	20.5%	29	101	248.3%
	% OF ASKING PRICE	95.5%	97.3%	1.9%	99.4%	99.8%	0.4%
Condo/Co-op/TH	CONTRACTS SIGNED	3	7	133.3%	2	4	100.0%
	ACTIVE LISTINGS	2	0	0.0%	2	0	0.0%
	# OF SALES	1	5	400.0%	1	3	200.0%
	SALES VOLUME	\$2,200,000	\$10,235,000	365.2%	\$2,200,000	\$6,885,000	213.0%
	MEDIAN PRICE	\$2,200,000	\$2,295,000	4.3%	\$2,200,000	\$2,295,000	4.3%
	AVERAGE PRICE	\$2,200,000	\$2,047,000	-7.0%	\$2,200,000	\$2,295,000	4.3%
	AVERAGE DOM	72	17	-76.4%	72	14	-80.6%
	% OF ASKING PRICE	96.5%	100.8%	4.3%	96.5%	100.0%	3.5%

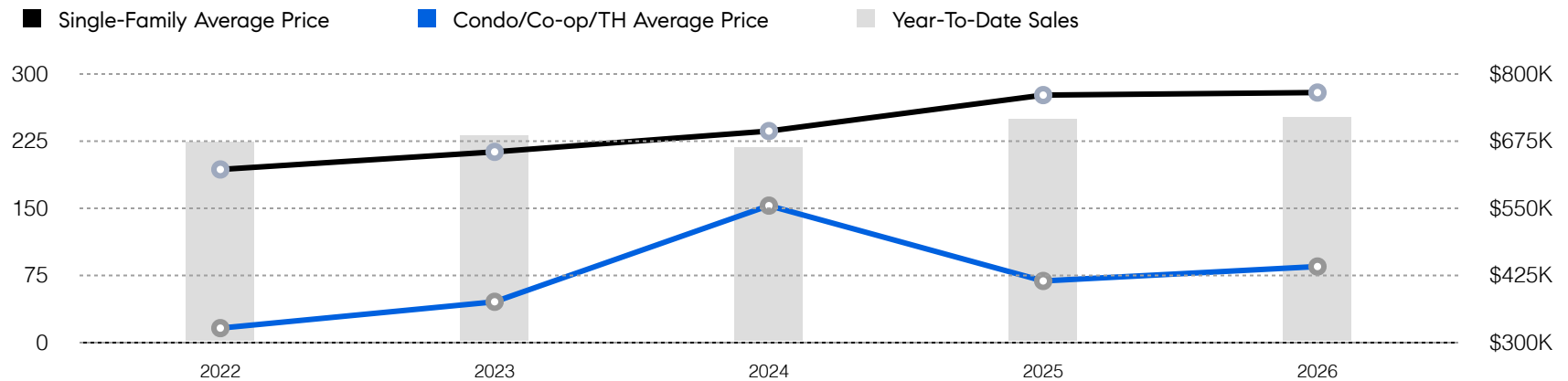
Historic Sales Trends



Teaneck

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	227	246	8.4%	94	91	-3.2%
	ACTIVE LISTINGS	104	110	5.8%	104	110	5.8%
	# OF SALES	214	229	7.0%	81	91	12.3%
	SALES VOLUME	\$162,798,917	\$175,292,280	7.7%	\$65,845,944	\$72,291,573	9.8%
	MEDIAN PRICE	\$700,650	\$681,000	-2.8%	\$700,000	\$710,000	1.4%
	AVERAGE PRICE	\$760,743	\$765,468	0.6%	\$812,913	\$794,413	-2.3%
	AVERAGE DOM	41	36	-12.2%	36	30	-16.7%
	% OF ASKING PRICE	102.9%	102.2%	-0.6%	102.3%	102.1%	-0.2%
Condo/Co-op/TH	CONTRACTS SIGNED	38	20	-47.4%	15	8	-46.7%
	ACTIVE LISTINGS	22	12	-45.5%	22	12	-45.5%
	# OF SALES	33	21	-36.4%	13	8	-38.5%
	SALES VOLUME	\$13,687,658	\$9,274,285	-32.2%	\$4,677,000	\$4,025,000	-13.9%
	MEDIAN PRICE	\$395,000	\$401,000	1.5%	\$370,000	\$528,000	42.7%
	AVERAGE PRICE	\$414,778	\$441,633	6.5%	\$359,769	\$503,125	39.8%
	AVERAGE DOM	72	32	-55.6%	64	44	-31.2%
	% OF ASKING PRICE	98.4%	95.9%	-2.5%	95.8%	98.5%	2.7%

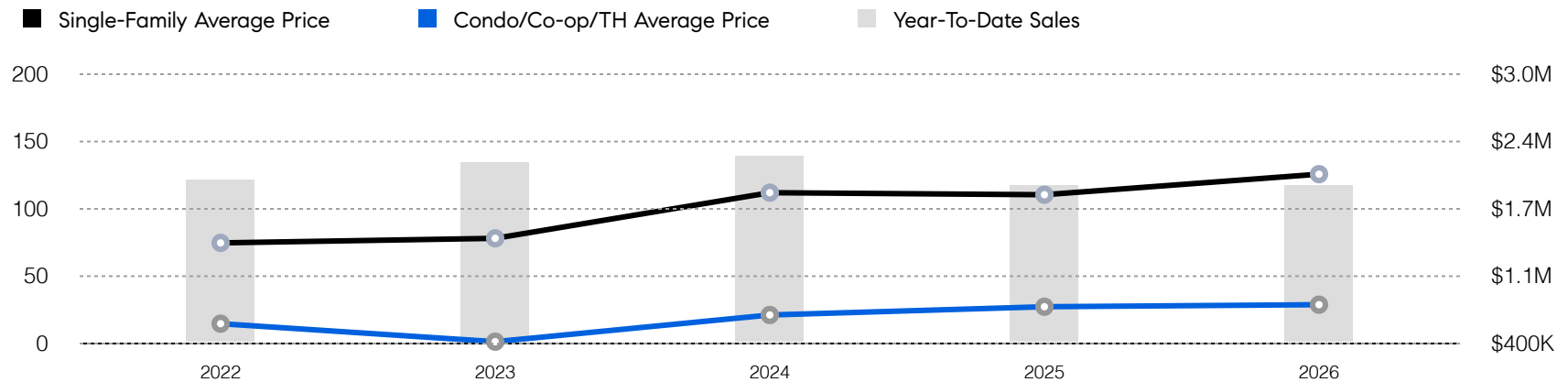
Historic Sales Trends



Tenafly

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	96	93	-3.1%	32	24	-25.0%
	ACTIVE LISTINGS	44	49	11.4%	44	49	11.4%
	# OF SALES	100	104	4.0%	37	37	0.0%
	SALES VOLUME	\$183,638,360	\$211,624,191	15.2%	\$72,517,360	\$85,836,999	18.4%
	MEDIAN PRICE	\$1,622,500	\$1,700,000	4.8%	\$1,533,000	\$1,850,000	20.7%
	AVERAGE PRICE	\$1,836,384	\$2,034,848	10.8%	\$1,959,929	\$2,319,919	18.4%
	AVERAGE DOM	48	42	-12.5%	48	41	-14.6%
	% OF ASKING PRICE	101.9%	103.5%	1.6%	102.7%	101.8%	-0.9%
Condo/Co-op/TH	CONTRACTS SIGNED	18	13	-27.8%	5	4	-20.0%
	ACTIVE LISTINGS	7	10	42.9%	7	10	42.9%
	# OF SALES	16	12	-25.0%	5	8	60.0%
	SALES VOLUME	\$12,081,999	\$9,299,000	-23.0%	\$4,317,999	\$6,611,000	53.1%
	MEDIAN PRICE	\$622,500	\$698,500	12.2%	\$765,000	\$755,000	-1.3%
	AVERAGE PRICE	\$755,125	\$774,917	2.6%	\$863,600	\$826,375	-4.3%
	AVERAGE DOM	72	33	-54.2%	20	35	75.0%
	% OF ASKING PRICE	99.8%	99.2%	-0.6%	101.3%	99.5%	-1.8%

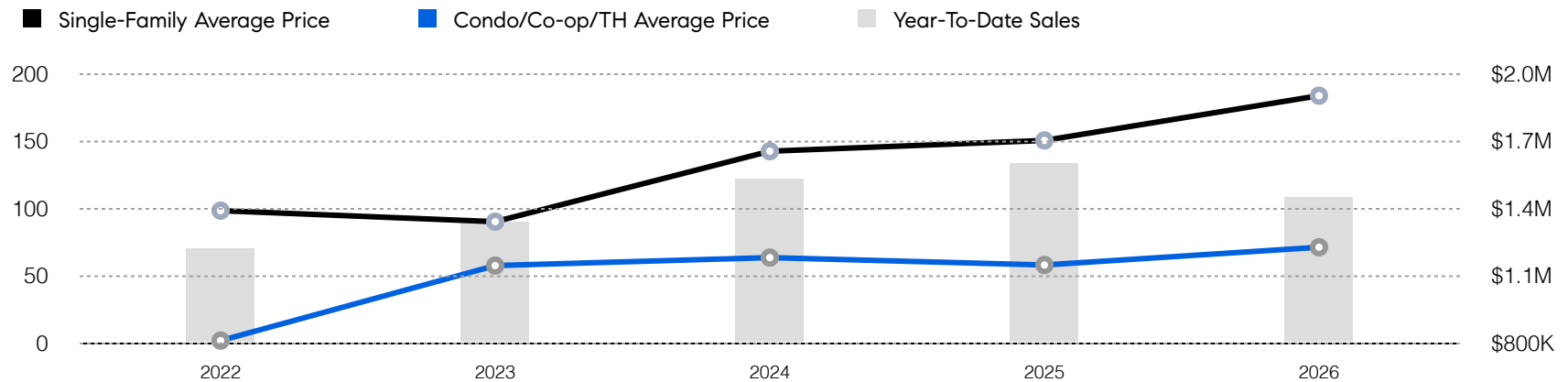
Historic Sales Trends



Upper Saddle River

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	91	100	9.9%	27	34	25.9%
	ACTIVE LISTINGS	39	28	-28.2%	39	28	-28.2%
	# OF SALES	101	102	1.0%	39	37	-5.1%
	SALES VOLUME	\$172,187,214	\$194,237,947	12.8%	\$68,281,499	\$70,319,957	3.0%
	MEDIAN PRICE	\$1,590,000	\$1,550,000	-2.5%	\$1,550,000	\$1,525,000	-1.6%
	AVERAGE PRICE	\$1,704,824	\$1,904,294	11.7%	\$1,750,808	\$1,900,539	8.6%
	AVERAGE DOM	35	36	2.9%	33	28	-15.2%
	% OF ASKING PRICE	101.1%	103.9%	2.8%	99.4%	105.6%	6.2%
Condo/Co-op/TH	CONTRACTS SIGNED	10	7	-30.0%	5	5	0.0%
	ACTIVE LISTINGS	3	6	100.0%	3	6	100.0%
	# OF SALES	31	5	-83.9%	7	3	-57.1%
	SALES VOLUME	\$35,647,827	\$6,145,000	-82.8%	\$6,836,061	\$3,660,000	-46.5%
	MEDIAN PRICE	\$1,192,845	\$1,275,000	6.9%	\$1,093,668	\$1,275,000	16.6%
	AVERAGE PRICE	\$1,149,930	\$1,229,000	6.9%	\$976,580	\$1,220,000	24.9%
	AVERAGE DOM	155	42	-72.9%	195	49	-74.9%
	% OF ASKING PRICE	101.3%	98.1%	-3.2%	100.5%	96.9%	-3.6%

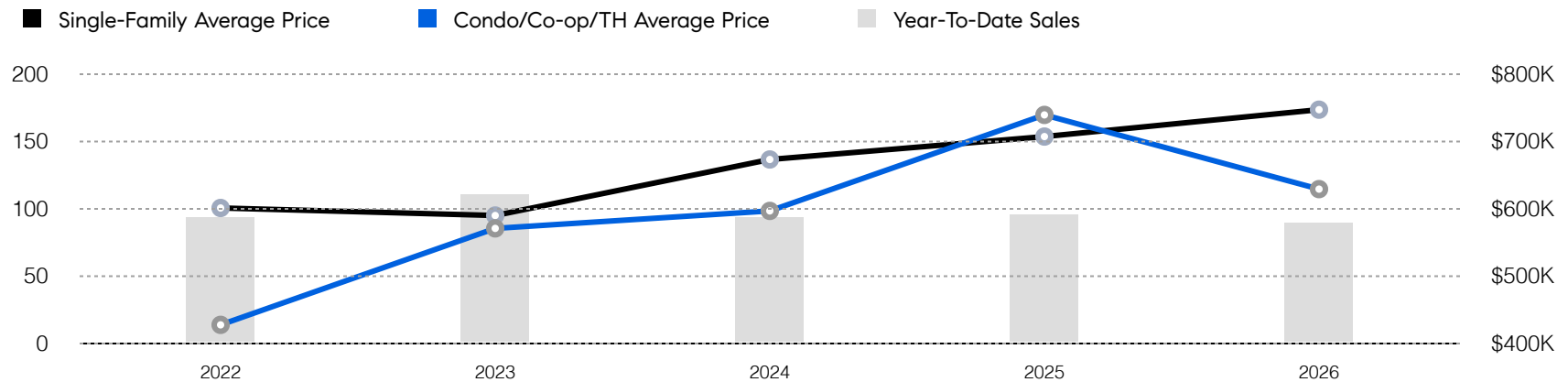
Historic Sales Trends



Waldwick

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	94	79	-16.0%	38	24	-36.8%
	ACTIVE LISTINGS	27	9	-66.7%	27	9	-66.7%
	# OF SALES	85	73	-14.1%	48	27	-43.7%
	SALES VOLUME	\$60,125,798	\$54,553,000	-9.3%	\$35,174,098	\$21,753,000	-38.2%
	MEDIAN PRICE	\$700,000	\$750,000	7.1%	\$703,625	\$785,000	11.6%
	AVERAGE PRICE	\$707,362	\$747,301	5.6%	\$732,794	\$805,667	9.9%
	AVERAGE DOM	24	27	12.5%	22	29	31.8%
	% OF ASKING PRICE	107.7%	107.4%	-0.4%	108.1%	103.3%	-4.7%
Condo/Co-op/TH	CONTRACTS SIGNED	11	14	27.3%	6	8	33.3%
	ACTIVE LISTINGS	4	4	0.0%	4	4	0.0%
	# OF SALES	9	15	66.7%	4	6	50.0%
	SALES VOLUME	\$6,655,828	\$9,439,800	41.8%	\$3,096,828	\$3,898,000	25.9%
	MEDIAN PRICE	\$789,000	\$550,000	-30.3%	\$840,914	\$550,000	-34.6%
	AVERAGE PRICE	\$739,536	\$629,320	-14.9%	\$774,207	\$649,667	-16.1%
	AVERAGE DOM	36	18	-50.0%	14	17	21.4%
	% OF ASKING PRICE	101.6%	104.3%	2.7%	102.6%	104.1%	1.4%

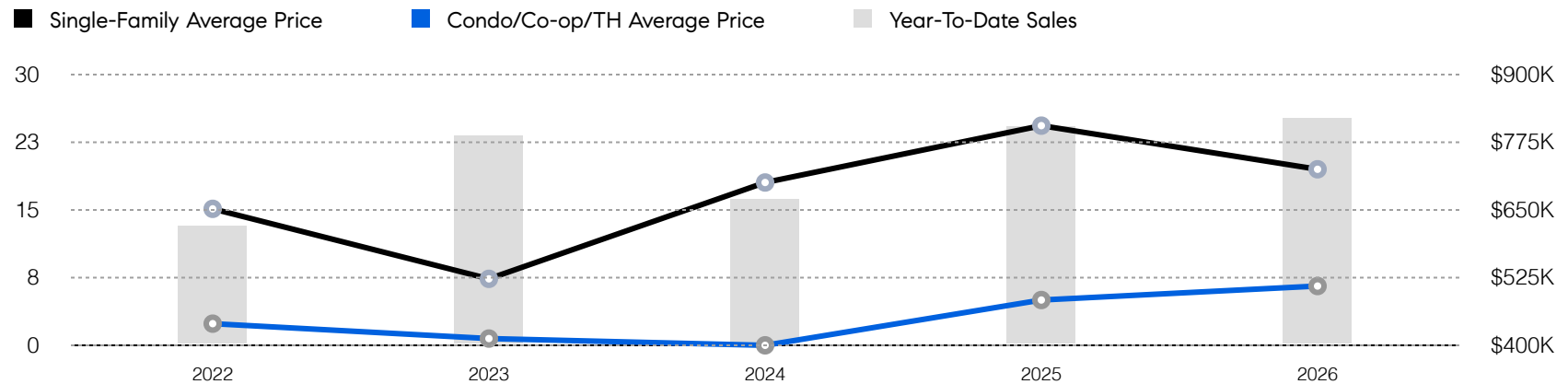
Historic Sales Trends



Wallington

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	18	15	-16.7%	5	3	-40.0%
	ACTIVE LISTINGS	5	9	80.0%	5	9	80.0%
	# OF SALES	21	23	9.5%	10	3	-70.0%
	SALES VOLUME	\$16,919,500	\$16,677,900	-1.4%	\$7,291,500	\$2,358,000	-67.7%
	MEDIAN PRICE	\$765,000	\$700,000	-8.5%	\$668,750	\$760,000	13.6%
	AVERAGE PRICE	\$805,690	\$725,126	-10.0%	\$729,150	\$786,000	7.8%
	AVERAGE DOM	36	45	25.0%	44	18	-59.1%
	% OF ASKING PRICE	98.6%	100.3%	1.6%	97.4%	106.7%	9.3%
Condo/Co-op/TH	CONTRACTS SIGNED	3	1	-66.7%	2	1	-50.0%
	ACTIVE LISTINGS	0	2	0.0%	0	2	0.0%
	# OF SALES	3	2	-33.3%	3	1	-66.7%
	SALES VOLUME	\$1,451,008	\$1,019,000	-29.8%	\$1,451,008	\$475,000	-67.3%
	MEDIAN PRICE	\$481,008	\$509,500	5.9%	\$481,008	\$475,000	-1.2%
	AVERAGE PRICE	\$483,669	\$509,500	5.3%	\$483,669	\$475,000	-1.8%
	AVERAGE DOM	35	19	-45.7%	35	9	-74.3%
	% OF ASKING PRICE	99.5%	100.5%	0.9%	99.5%	100.0%	0.5%

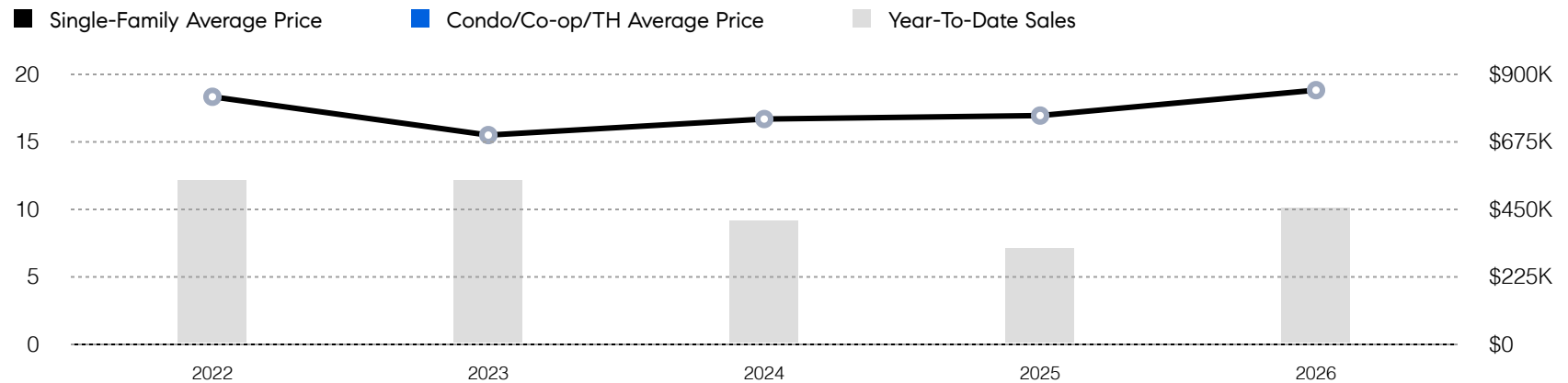
Historic Sales Trends



Washington Township

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	8	9	12.5%	2	4	100.0%
	ACTIVE LISTINGS	1	2	100.0%	1	2	100.0%
	# OF SALES	7	9	28.6%	4	5	25.0%
	SALES VOLUME	\$5,339,372	\$7,627,050	42.8%	\$3,509,372	\$4,327,050	23.3%
	MEDIAN PRICE	\$640,000	\$780,800	22.0%	\$674,686	\$761,250	12.8%
	AVERAGE PRICE	\$762,767	\$847,450	11.1%	\$877,343	\$865,410	-1.4%
	AVERAGE DOM	34	15	-55.9%	22	16	-27.3%
	% OF ASKING PRICE	105.7%	110.5%	4.9%	102.2%	107.3%	5.1%
Condo/Co-op/TH	CONTRACTS SIGNED	2	2	0.0%	2	2	0.0%
	ACTIVE LISTINGS	0	2	0.0%	0	2	0.0%
	# OF SALES	0	1	0.0%	0	0	0.0%
	SALES VOLUME	-	\$760,000	-	-	-	-
	MEDIAN PRICE	-	\$760,000	-	-	-	-
	AVERAGE PRICE	-	\$760,000	-	-	-	-
	AVERAGE DOM	-	10	-	-	-	-
	% OF ASKING PRICE	-	101.5%	-	-	-	-

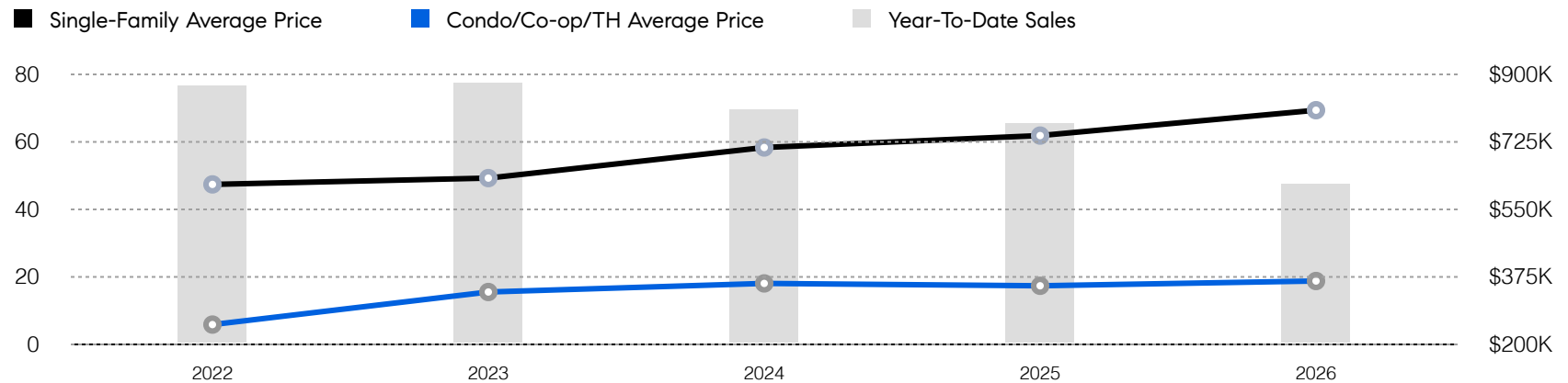
Historic Sales Trends



Westwood

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	61	46	-24.6%	26	19	-26.9%
	ACTIVE LISTINGS	13	14	7.7%	13	14	7.7%
	# OF SALES	60	39	-35.0%	30	19	-36.7%
	SALES VOLUME	\$44,483,458	\$31,479,865	-29.2%	\$21,395,459	\$16,569,000	-22.6%
	MEDIAN PRICE	\$750,000	\$780,000	4.0%	\$734,500	\$780,000	6.2%
	AVERAGE PRICE	\$741,391	\$807,176	8.9%	\$713,182	\$872,053	22.3%
	AVERAGE DOM	30	20	-33.3%	18	22	22.2%
	% OF ASKING PRICE	104.6%	107.5%	2.9%	105.2%	105.4%	0.3%
Condo/Co-op/TH	CONTRACTS SIGNED	6	6	0.0%	2	1	-50.0%
	ACTIVE LISTINGS	4	3	-25.0%	4	3	-25.0%
	# OF SALES	5	8	60.0%	1	2	100.0%
	SALES VOLUME	\$1,760,000	\$2,915,000	65.6%	\$350,000	\$687,000	96.3%
	MEDIAN PRICE	\$335,000	\$363,000	8.4%	\$350,000	\$343,500	-1.9%
	AVERAGE PRICE	\$352,000	\$364,375	3.5%	\$350,000	\$343,500	-1.9%
	AVERAGE DOM	38	30	-21.1%	14	27	92.9%
	% OF ASKING PRICE	100.1%	101.9%	1.8%	100.0%	105.1%	5.1%

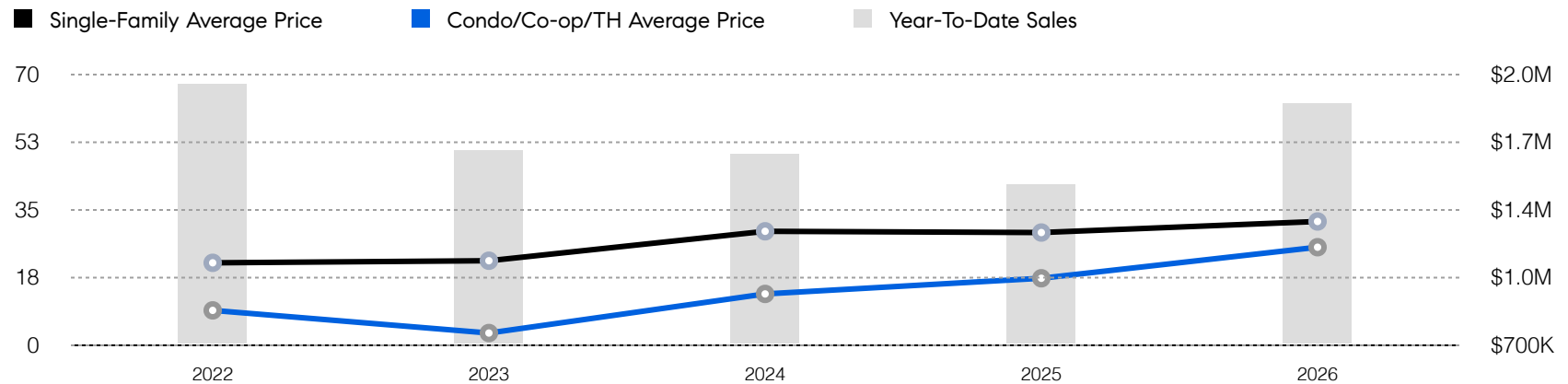
Historic Sales Trends



Woodcliff Lake

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	37	55	48.6%	14	16	14.3%
	ACTIVE LISTINGS	13	19	46.2%	13	19	46.2%
	# OF SALES	36	50	38.9%	16	19	18.8%
	SALES VOLUME	\$44,695,517	\$64,733,448	44.8%	\$21,191,000	\$25,733,000	21.4%
	MEDIAN PRICE	\$1,209,500	\$1,275,000	5.4%	\$1,259,500	\$1,200,000	-4.7%
	AVERAGE PRICE	\$1,241,542	\$1,294,669	4.3%	\$1,324,438	\$1,354,368	2.3%
	AVERAGE DOM	37	37	0.0%	27	37	37.0%
	% OF ASKING PRICE	103.5%	101.6%	-1.9%	100.0%	100.5%	0.6%
Condo/Co-op/TH	CONTRACTS SIGNED	5	13	160.0%	2	5	150.0%
	ACTIVE LISTINGS	3	2	-33.3%	3	2	-33.3%
	# OF SALES	5	12	140.0%	4	4	0.0%
	SALES VOLUME	\$5,110,000	\$14,054,000	175.0%	\$4,220,000	\$4,417,000	4.7%
	MEDIAN PRICE	\$1,100,000	\$1,265,000	15.0%	\$1,100,000	\$1,076,000	-2.2%
	AVERAGE PRICE	\$1,022,000	\$1,171,167	14.6%	\$1,055,000	\$1,104,250	4.7%
	AVERAGE DOM	20	24	20.0%	13	19	46.2%
	% OF ASKING PRICE	99.2%	100.3%	1.1%	98.4%	103.0%	4.6%

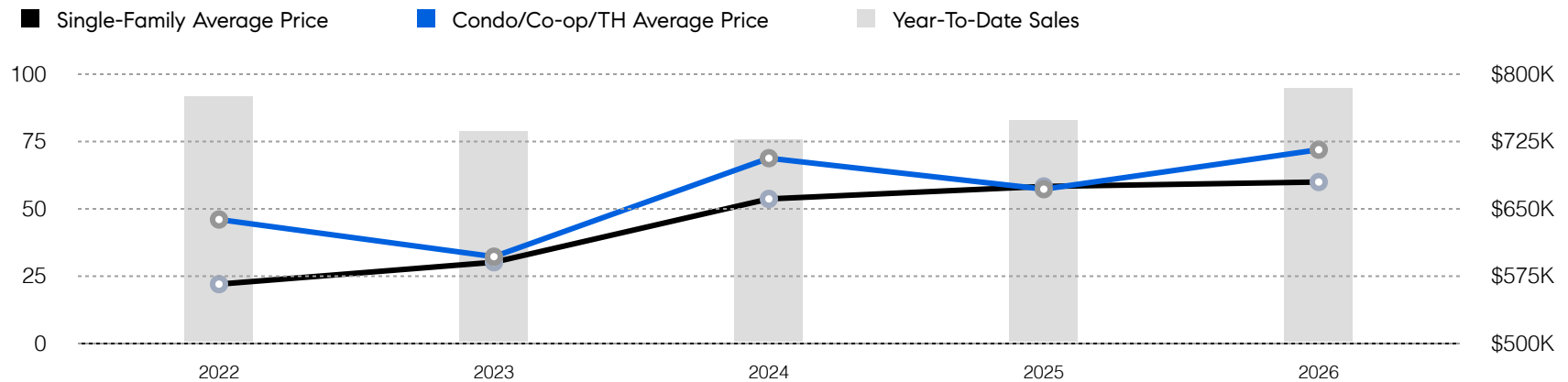
Historic Sales Trends



Wood-Ridge

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	39	43	10.3%	11	17	54.5%
	ACTIVE LISTINGS	17	26	52.9%	17	26	52.9%
	# OF SALES	41	40	-2.4%	13	12	-7.7%
	SALES VOLUME	\$27,674,380	\$27,195,777	-1.7%	\$9,506,880	\$6,923,777	-27.2%
	MEDIAN PRICE	\$675,000	\$670,389	-0.7%	\$700,000	\$552,500	-21.1%
	AVERAGE PRICE	\$674,985	\$679,894	0.7%	\$731,298	\$576,981	-21.1%
	AVERAGE DOM	29	34	17.2%	18	24	33.3%
	% OF ASKING PRICE	102.5%	100.0%	-2.5%	102.4%	100.5%	-2.0%
Condo/Co-op/TH	CONTRACTS SIGNED	43	54	25.6%	12	17	41.7%
	ACTIVE LISTINGS	12	9	-25.0%	12	9	-25.0%
	# OF SALES	41	54	31.7%	16	23	43.8%
	SALES VOLUME	\$27,550,000	\$38,658,000	40.3%	\$11,249,500	\$15,987,000	42.1%
	MEDIAN PRICE	\$695,000	\$740,000	6.5%	\$717,500	\$730,000	1.7%
	AVERAGE PRICE	\$671,951	\$715,889	6.5%	\$703,094	\$695,087	-1.1%
	AVERAGE DOM	17	29	70.6%	15	31	106.7%
	% OF ASKING PRICE	103.6%	100.8%	-2.8%	103.0%	100.2%	-2.8%

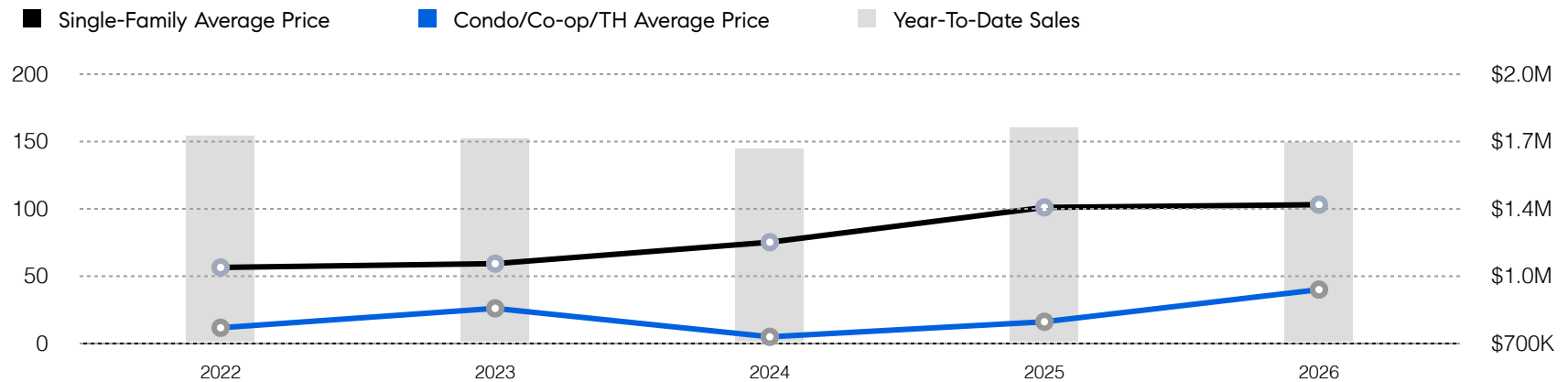
Historic Sales Trends



Wyckoff

		YTD 2025	YTD 2026	% Change	Q3 2025	Q3 2026	% Change
Single-Family	CONTRACTS SIGNED	154	144	-6.5%	65	55	-15.4%
	ACTIVE LISTINGS	52	41	-21.2%	52	41	-21.2%
	# OF SALES	148	133	-10.1%	57	68	19.3%
	SALES VOLUME	\$200,841,672	\$182,217,539	-9.3%	\$78,264,699	\$94,803,040	21.1%
	MEDIAN PRICE	\$1,305,000	\$1,300,000	-0.4%	\$1,365,100	\$1,300,000	-4.8%
	AVERAGE PRICE	\$1,357,038	\$1,370,057	1.0%	\$1,373,065	\$1,394,162	1.5%
	AVERAGE DOM	21	29	38.1%	16	20	25.0%
	% OF ASKING PRICE	107.2%	106.1%	-1.1%	107.1%	106.7%	-0.4%
Condo/Co-op/TH	CONTRACTS SIGNED	11	17	54.5%	1	8	700.0%
	ACTIVE LISTINGS	2	3	50.0%	2	3	50.0%
	# OF SALES	11	15	36.4%	2	7	250.0%
	SALES VOLUME	\$8,854,000	\$14,402,797	62.7%	\$1,860,000	\$6,669,997	258.6%
	MEDIAN PRICE	\$777,000	\$952,800	22.6%	\$930,000	\$999,999	7.5%
	AVERAGE PRICE	\$804,909	\$960,186	19.3%	\$930,000	\$952,857	2.5%
	AVERAGE DOM	15	22	46.7%	16	23	43.8%
	% OF ASKING PRICE	108.7%	102.3%	-6.4%	110.5%	103.7%	-6.8%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 09/30/2025 vs. 01/01/2026 - 09/30/2026

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.