

November 2025

Bergen County Market Report

COMPASS

Bergen County Overview

Year-To-Date Sales

6,681

-0.5% Year-To-Date
-9.8% Month-Over-Month

Year-To-Date Contracts

7,101

-3.5% Year-To-Date
-23.1% Month-Over-Month

Single-Family
Average Sale Price

\$1.0M

10.7% Year-To-Date
-4.5% Month-Over-Month

Condo/Co-op/Townhouse
Average Sale Price

\$605K

3.8% Year-To-Date
-3.4% Month-Over-Month

Average Days On Market

35

-5.4% Year-To-Date
11.4% Month-Over-Month

Active Listings

1,457

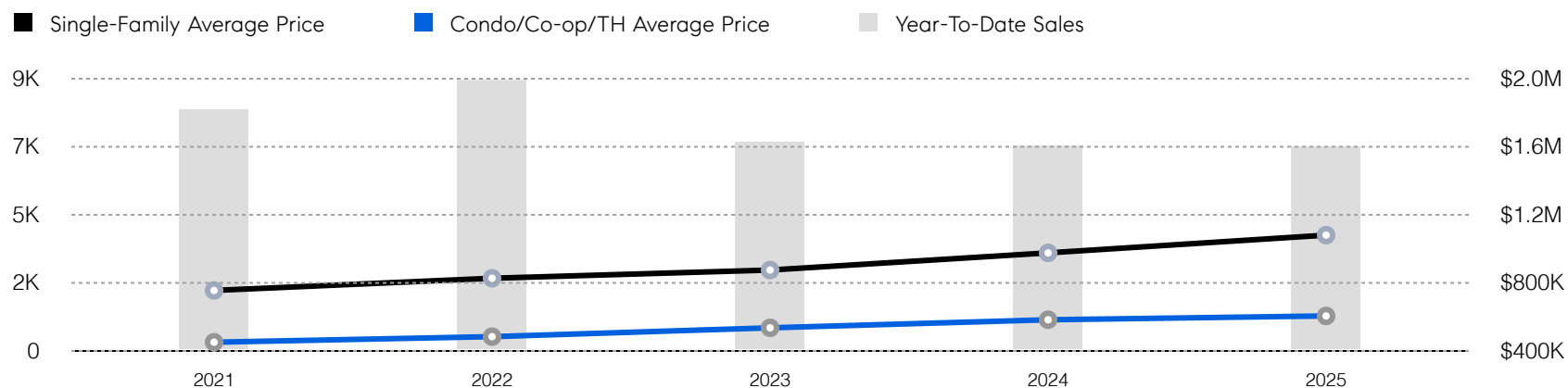
-24.0% Year-Over-Year
-30.6% Month-Over-Month



Bergen County Overview

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	5,026	4,893	-2.6%	442	393	-11.1%
	ACTIVE LISTINGS	1,273	898	-29.5%	1,273	898	-29.5%
	# OF SALES	4,510	4,601	2.0%	396	388	-2.0%
	SALES VOLUME	\$4,403,861,719	\$4,972,087,711	12.9%	\$390,817,131	\$390,513,314	-0.1%
	MEDIAN PRICE	\$765,000	\$840,000	9.8%	\$756,500	\$775,000	2.4%
	AVERAGE PRICE	\$976,466	\$1,080,654	10.7%	\$986,912	\$1,006,478	2.0%
	AVERAGE DOM	31	35	12.9%	37	38	2.7%
Condo/Co-op/TH	CONTRACTS SIGNED	2,334	2,208	-5.4%	177	172	-2.8%
	ACTIVE LISTINGS	645	559	-13.3%	645	559	-13.3%
	# OF SALES	2,202	2,080	-5.5%	189	175	-7.4%
	SALES VOLUME	\$1,284,364,162	\$1,259,894,368	-1.9%	\$110,154,207	\$104,252,983	-5.4%
	MEDIAN PRICE	\$470,000	\$499,000	6.2%	\$480,000	\$488,000	1.7%
	AVERAGE PRICE	\$583,272	\$605,718	3.8%	\$582,826	\$595,731	2.2%
	AVERAGE DOM	42	44	4.8%	46	36	-21.7%

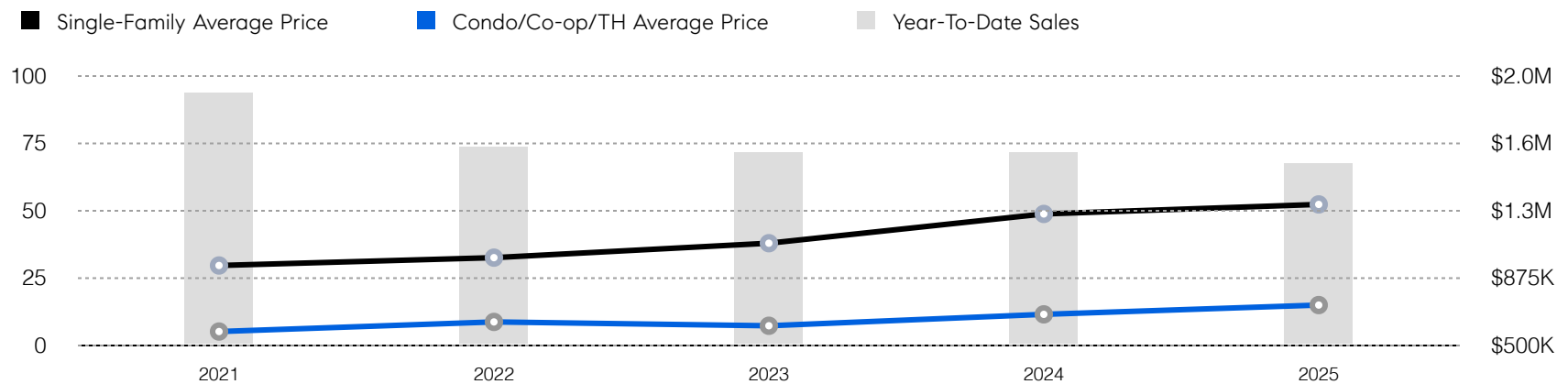
Historic Sales Trends



Allendale

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	61	52	-14.8%	5	1	-80.0%
	ACTIVE LISTINGS	11	4	-63.6%	11	4	-63.6%
	# OF SALES	49	52	6.1%	4	4	0.0%
	SALES VOLUME	\$60,386,768	\$66,841,879	10.7%	\$5,891,500	\$4,520,380	-23.3%
	MEDIAN PRICE	\$999,999	\$1,262,500	26.3%	\$1,098,750	\$1,020,190	-7.1%
	AVERAGE PRICE	\$1,232,383	\$1,285,421	4.3%	\$1,472,875	\$1,130,095	-23.3%
	AVERAGE DOM	32	31	-3.1%	119	14	-88.2%
Condo/Co-op/TH	CONTRACTS SIGNED	20	17	-15.0%	1	2	100.0%
	ACTIVE LISTINGS	3	2	-33.3%	3	2	-33.3%
	# OF SALES	22	15	-31.8%	2	0	0.0%
	SALES VOLUME	\$14,815,900	\$10,876,900	-26.6%	\$1,500,000	-	-
	MEDIAN PRICE	\$682,500	\$749,900	9.9%	\$750,000	-	-
	AVERAGE PRICE	\$673,450	\$725,127	7.7%	\$750,000	-	-
	AVERAGE DOM	15	18	20.0%	42	-	-

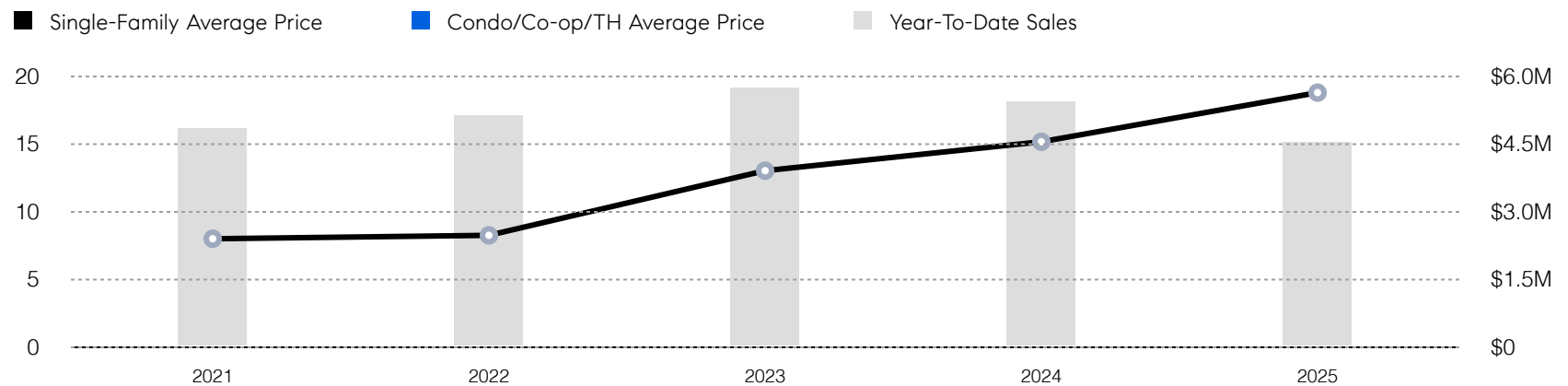
Historic Sales Trends



Alpine

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	20	11	-45.0%	4	1	-75.0%
	ACTIVE LISTINGS	16	21	31.3%	16	21	31.3%
	# OF SALES	18	15	-16.7%	2	1	-50.0%
	SALES VOLUME	\$81,962,500	\$84,629,000	3.3%	\$7,400,000	\$6,580,000	-11.1%
	MEDIAN PRICE	\$3,662,250	\$4,400,000	20.1%	\$3,700,000	\$6,580,000	77.8%
	AVERAGE PRICE	\$4,553,472	\$5,641,933	23.9%	\$3,700,000	\$6,580,000	77.8%
	AVERAGE DOM	181	186	2.8%	130	853	556.2%
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	-	-	-	-	-	-

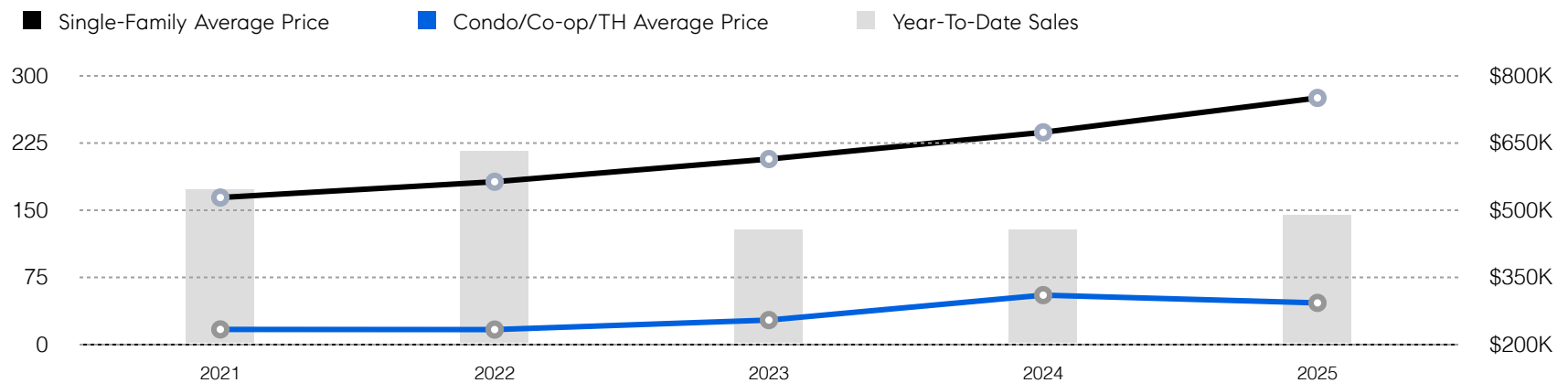
Historic Sales Trends



Bergenfield

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	114	142	24.6%	6	5	-16.7%
	ACTIVE LISTINGS	27	17	-37.0%	27	17	-37.0%
	# OF SALES	119	138	16.0%	5	12	140.0%
	SALES VOLUME	\$80,202,687	\$103,601,088	29.2%	\$2,631,250	\$9,322,000	254.3%
	MEDIAN PRICE	\$580,000	\$640,000	10.3%	\$485,000	\$670,000	38.1%
	AVERAGE PRICE	\$673,972	\$750,733	11.4%	\$526,250	\$776,833	47.6%
	AVERAGE DOM	25	36	44.0%	56	28	-50.0%
Condo/Co-op/TH	CONTRACTS SIGNED	7	4	-42.9%	0	0	0.0%
	ACTIVE LISTINGS	0	3	0.0%	0	3	0.0%
	# OF SALES	7	4	-42.9%	1	0	0.0%
	SALES VOLUME	\$2,173,000	\$1,172,500	-46.0%	\$440,000	-	-
	MEDIAN PRICE	\$280,000	\$298,750	6.7%	\$440,000	-	-
	AVERAGE PRICE	\$310,429	\$293,125	-5.6%	\$440,000	-	-
	AVERAGE DOM	19	37	94.7%	4	-	-

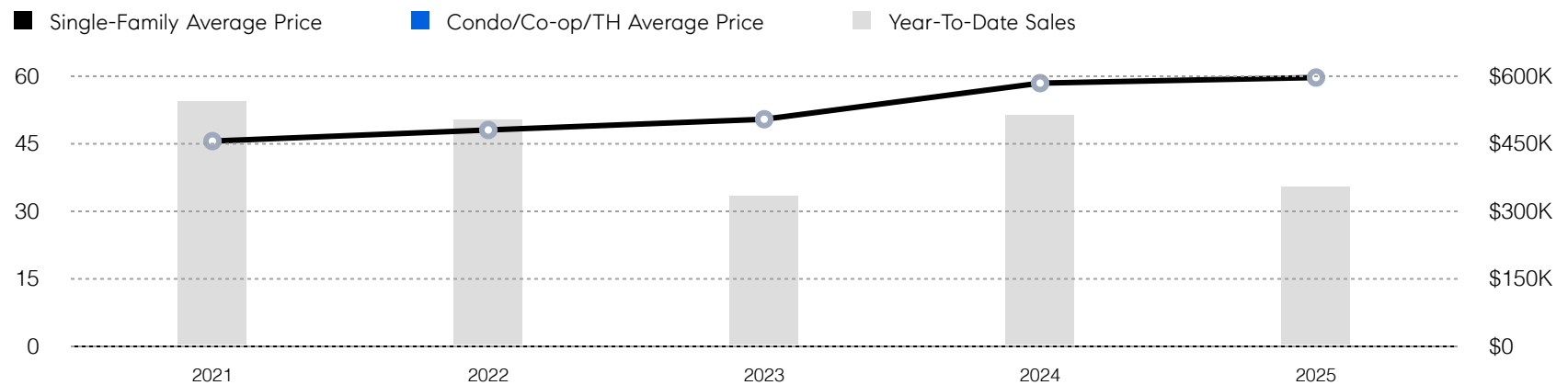
Historic Sales Trends



Bogota

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	57	42	-26.3%	6	5	-16.7%
	ACTIVE LISTINGS	11	13	18.2%	11	13	18.2%
	# OF SALES	47	35	-25.5%	1	6	500.0%
	SALES VOLUME	\$27,482,053	\$20,900,000	-24.0%	\$625,000	\$4,085,000	553.6%
	MEDIAN PRICE	\$555,000	\$603,000	8.6%	\$625,000	\$657,500	5.2%
	AVERAGE PRICE	\$584,725	\$597,143	2.1%	\$625,000	\$680,833	8.9%
	AVERAGE DOM	30	28	-6.7%	84	22	-73.8%
Condo/Co-op/TH	CONTRACTS SIGNED	5	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	4	0	0.0%	0	0	0.0%
	SALES VOLUME	\$1,365,000	-	-	-	-	-
	MEDIAN PRICE	\$235,000	-	-	-	-	-
	AVERAGE PRICE	\$341,250	-	-	-	-	-
	AVERAGE DOM	31	-	-	-	-	-

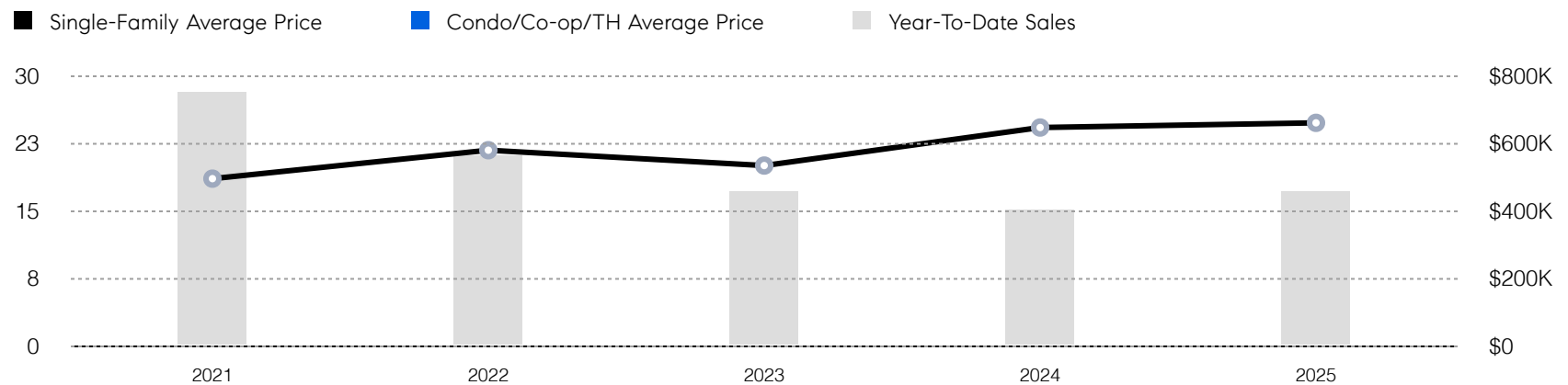
Historic Sales Trends



Carlstadt

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	16	16	0.0%	1	0	0.0%
	ACTIVE LISTINGS	6	3	-50.0%	6	3	-50.0%
	# OF SALES	14	16	14.3%	0	0	0.0%
	SALES VOLUME	\$9,074,999	\$10,593,000	16.7%	-	-	-
	MEDIAN PRICE	\$617,500	\$582,500	-5.7%	-	-	-
	AVERAGE PRICE	\$648,214	\$662,063	2.1%	-	-	-
	AVERAGE DOM	20	33	65.0%	-	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	3	1	-66.7%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	1	1	0.0%	0	0	0.0%
	SALES VOLUME	\$716,000	\$450,000	-37.2%	-	-	-
	MEDIAN PRICE	\$716,000	\$450,000	-37.2%	-	-	-
	AVERAGE PRICE	\$716,000	\$450,000	-37.2%	-	-	-
	AVERAGE DOM	13	28	115.4%	-	-	-

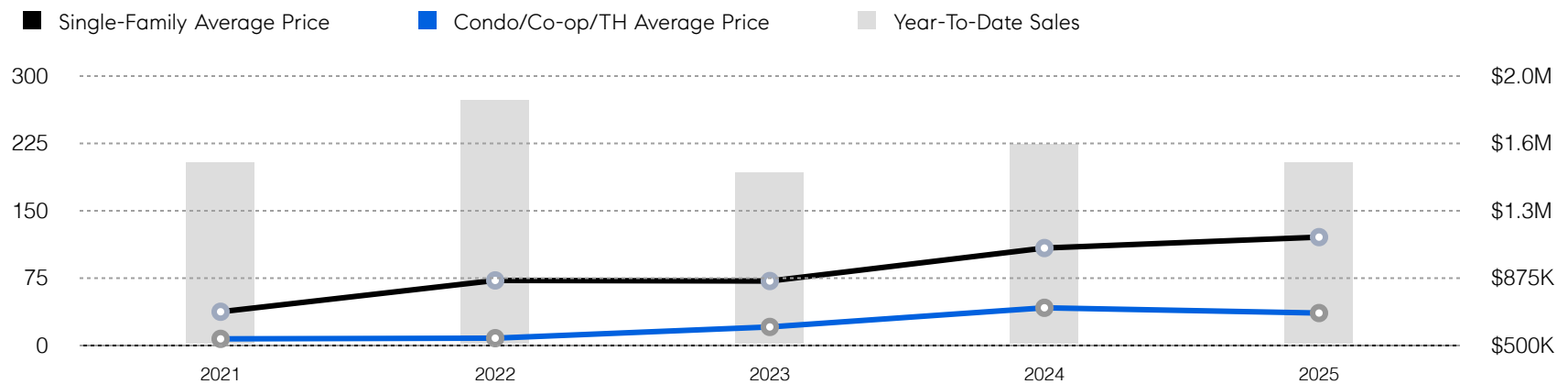
Historic Sales Trends



Cliffside Park

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	39	31	-20.5%	4	0	0.0%
	ACTIVE LISTINGS	18	12	-33.3%	18	12	-33.3%
	# OF SALES	31	30	-3.2%	2	2	0.0%
	SALES VOLUME	\$32,320,900	\$33,101,000	2.4%	\$5,399,000	\$1,530,000	-71.7%
	MEDIAN PRICE	\$812,000	\$940,000	15.8%	\$2,699,500	\$765,000	-71.7%
	AVERAGE PRICE	\$1,042,610	\$1,103,367	5.8%	\$2,699,500	\$765,000	-71.7%
	AVERAGE DOM	36	32	-11.1%	16	22	37.5%
Condo/Co-op/TH	CONTRACTS SIGNED	203	186	-8.4%	17	18	5.9%
	ACTIVE LISTINGS	65	57	-12.3%	65	57	-12.3%
	# OF SALES	191	172	-9.9%	17	11	-35.3%
	SALES VOLUME	\$135,594,656	\$117,087,111	-13.6%	\$9,507,000	\$7,682,812	-19.2%
	MEDIAN PRICE	\$629,000	\$575,000	-8.6%	\$490,000	\$710,000	44.9%
	AVERAGE PRICE	\$709,920	\$680,739	-4.1%	\$559,235	\$698,437	24.9%
	AVERAGE DOM	50	50	0.0%	52	55	5.8%

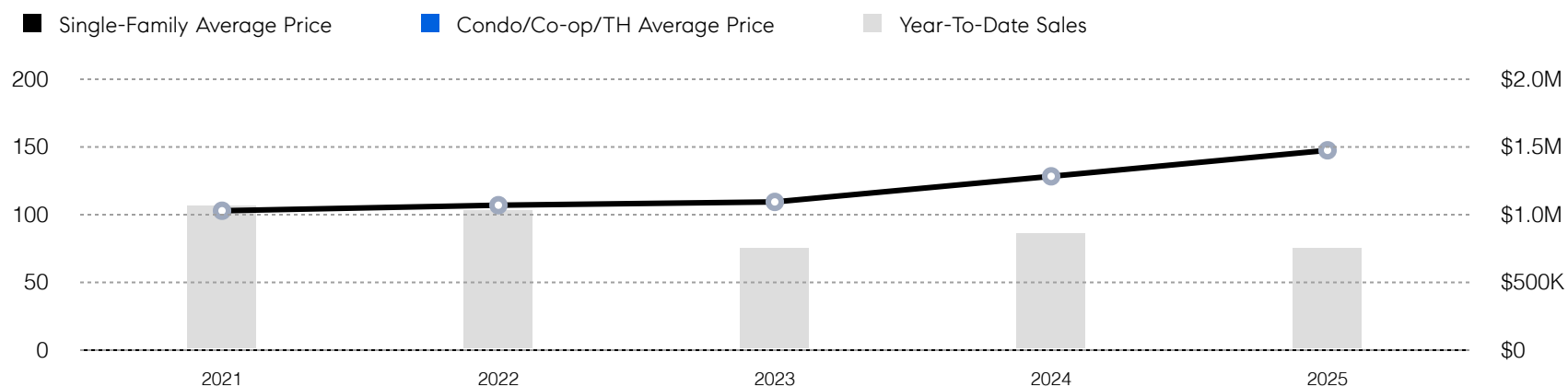
Historic Sales Trends



Cluster

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	94	76	-19.1%	13	6	-53.8%
	ACTIVE LISTINGS	30	16	-46.7%	30	16	-46.7%
	# OF SALES	85	74	-12.9%	7	7	0.0%
	SALES VOLUME	\$109,083,800	\$109,168,236	0.1%	\$11,031,000	\$8,829,000	-20.0%
	MEDIAN PRICE	\$1,155,000	\$1,385,500	20.0%	\$1,415,000	\$999,000	-29.4%
	AVERAGE PRICE	\$1,283,339	\$1,475,246	15.0%	\$1,575,857	\$1,261,286	-20.0%
	AVERAGE DOM	39	45	15.4%	27	44	63.0%
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	-	-	-	-	-	-

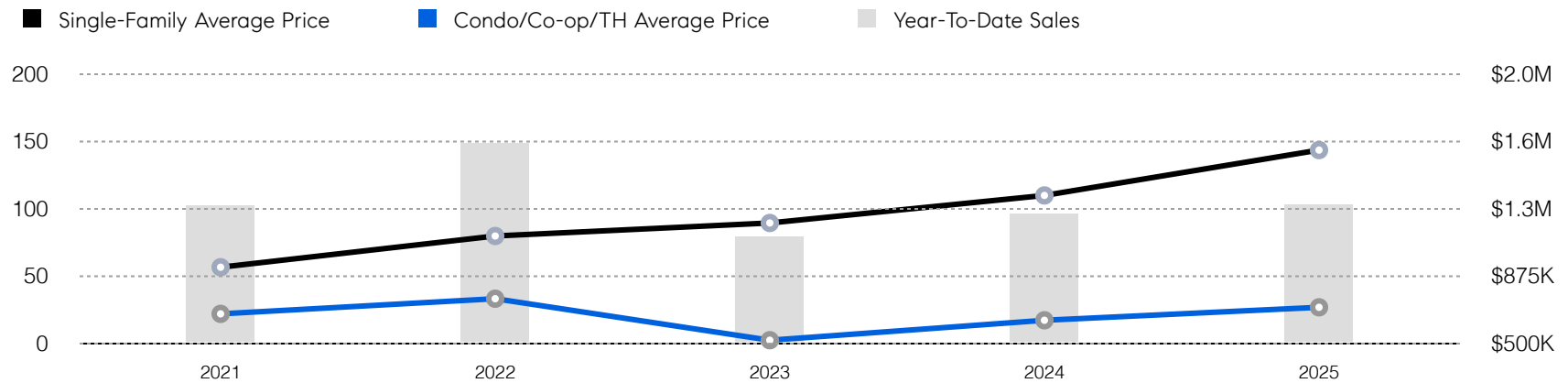
Historic Sales Trends



Cresskill

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	88	93	5.7%	0	5	0.0%
	ACTIVE LISTINGS	34	21	-38.2%	34	21	-38.2%
	# OF SALES	84	86	2.4%	5	1	-80.0%
	SALES VOLUME	\$111,301,500	\$135,680,378	21.9%	\$6,855,500	\$750,000	-89.1%
	MEDIAN PRICE	\$1,012,500	\$1,316,620	30.0%	\$1,470,000	\$750,000	-49.0%
	AVERAGE PRICE	\$1,325,018	\$1,577,679	19.1%	\$1,371,100	\$750,000	-45.3%
	AVERAGE DOM	38	40	5.3%	86	115	33.7%
Condo/Co-op/TH	CONTRACTS SIGNED	11	20	81.8%	2	4	100.0%
	ACTIVE LISTINGS	1	2	100.0%	1	2	100.0%
	# OF SALES	11	16	45.5%	1	2	100.0%
	SALES VOLUME	\$6,928,500	\$11,233,200	62.1%	\$780,000	\$1,435,000	84.0%
	MEDIAN PRICE	\$535,000	\$712,500	33.2%	\$780,000	\$717,500	-8.0%
	AVERAGE PRICE	\$629,864	\$702,075	11.5%	\$780,000	\$717,500	-8.0%
	AVERAGE DOM	34	26	-23.5%	0	23	-

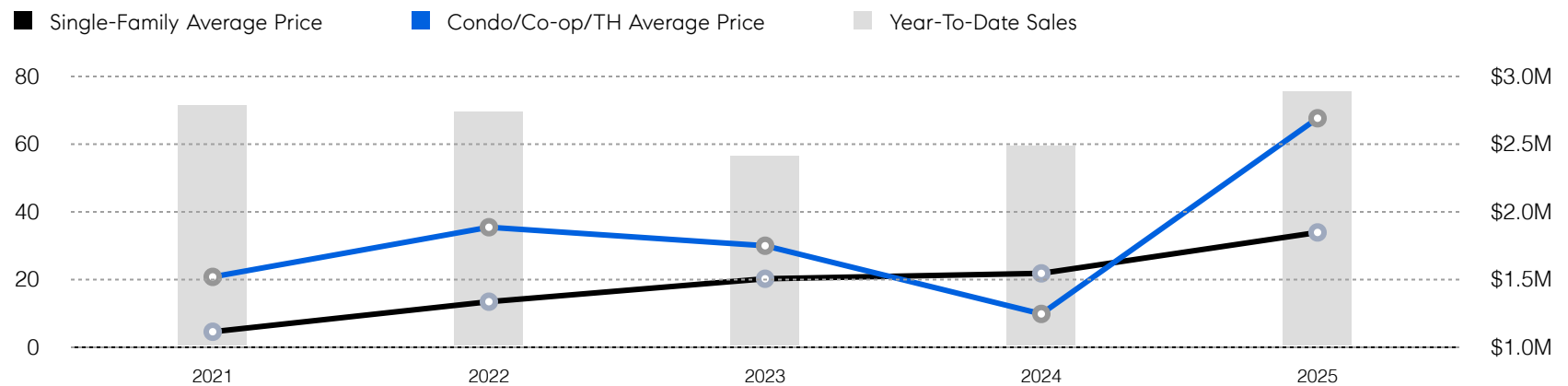
Historic Sales Trends



Demarest

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	60	67	11.7%	3	6	100.0%
	ACTIVE LISTINGS	18	16	-11.1%	18	16	-11.1%
	# OF SALES	57	67	17.5%	6	6	0.0%
	SALES VOLUME	\$88,124,388	\$123,829,419	40.5%	\$7,014,000	\$13,029,000	85.8%
	MEDIAN PRICE	\$1,220,000	\$1,520,000	24.6%	\$875,000	\$1,975,000	125.7%
	AVERAGE PRICE	\$1,546,042	\$1,848,200	19.5%	\$1,169,000	\$2,171,500	85.8%
	AVERAGE DOM	39	68	74.4%	23	97	321.7%
Condo/Co-op/TH	CONTRACTS SIGNED	4	9	125.0%	0	0	0.0%
	ACTIVE LISTINGS	5	12	140.0%	5	12	140.0%
	# OF SALES	2	8	300.0%	0	1	0.0%
	SALES VOLUME	\$2,493,119	\$21,532,500	763.7%	-	\$2,400,000	-
	MEDIAN PRICE	\$1,246,560	\$2,835,000	127.4%	-	\$2,400,000	-
	AVERAGE PRICE	\$1,246,560	\$2,691,563	115.9%	-	\$2,400,000	-
	AVERAGE DOM	47	126	168.1%	-	21	-

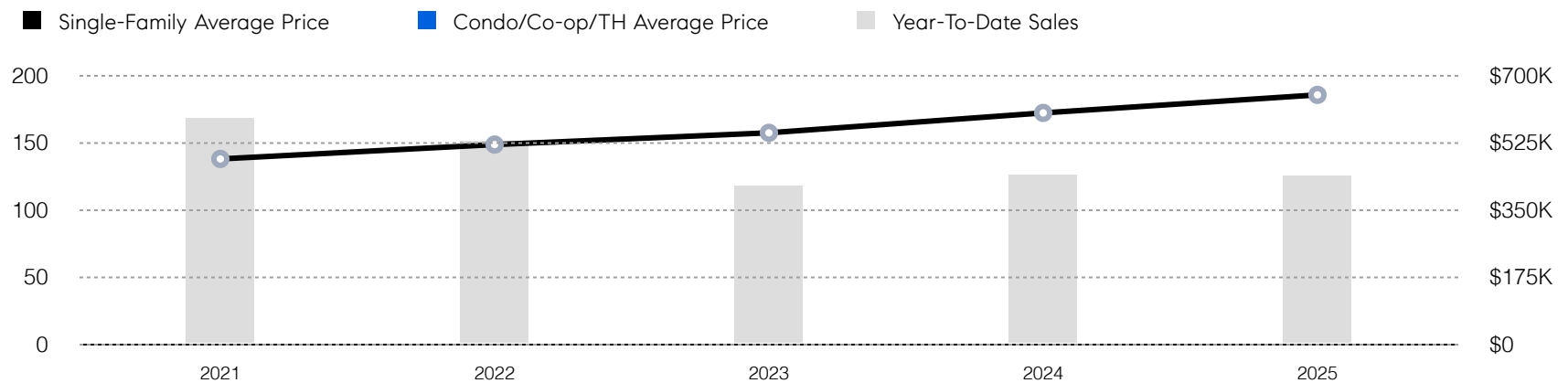
Historic Sales Trends



Dumont

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	128	137	7.0%	13	11	-15.4%
	ACTIVE LISTINGS	21	10	-52.4%	21	10	-52.4%
	# OF SALES	122	122	0.0%	8	8	0.0%
	SALES VOLUME	\$73,627,644	\$79,358,500	7.8%	\$5,402,000	\$5,267,500	-2.5%
	MEDIAN PRICE	\$610,000	\$650,000	6.6%	\$655,000	\$640,750	-2.2%
	AVERAGE PRICE	\$603,505	\$650,480	7.8%	\$675,250	\$658,438	-2.5%
	AVERAGE DOM	23	28	21.7%	29	26	-10.3%
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	-

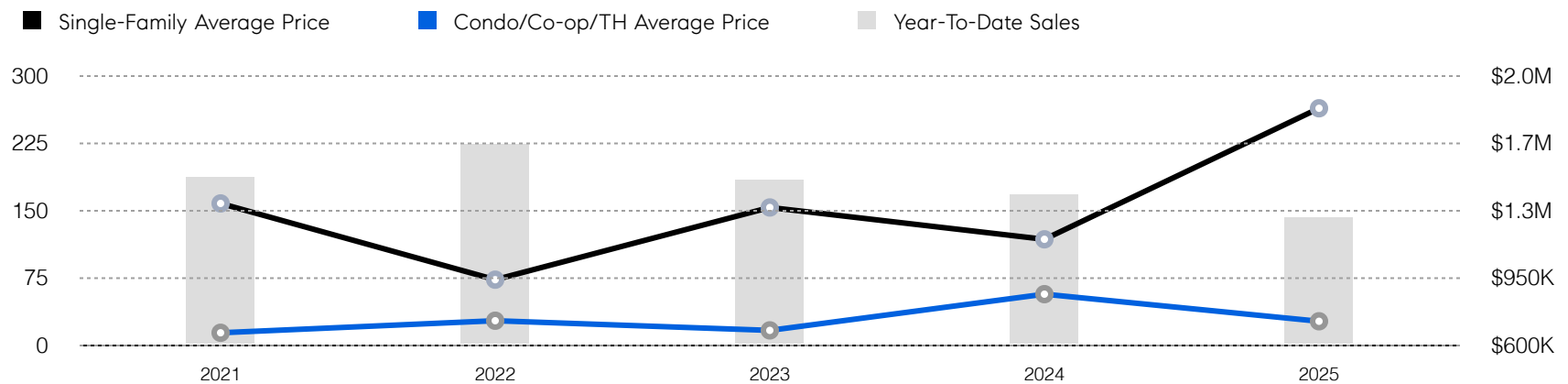
Historic Sales Trends



Edgewater

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	20	14	-30.0%	2	1	-50.0%
	ACTIVE LISTINGS	8	7	-12.5%	8	7	-12.5%
	# OF SALES	10	16	60.0%	1	0	0.0%
	SALES VOLUME	\$11,517,888	\$29,323,000	154.6%	\$2,240,000	-	-
	MEDIAN PRICE	\$842,500	\$1,425,000	69.1%	\$2,240,000	-	-
	AVERAGE PRICE	\$1,151,789	\$1,832,688	59.1%	\$2,240,000	-	-
	AVERAGE DOM	55	62	12.7%	98	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	174	143	-17.8%	12	18	50.0%
	ACTIVE LISTINGS	46	63	37.0%	46	63	37.0%
	# OF SALES	156	124	-20.5%	11	12	9.1%
	SALES VOLUME	\$135,214,108	\$90,013,298	-33.4%	\$11,188,000	\$8,208,900	-26.6%
	MEDIAN PRICE	\$625,000	\$603,000	-3.5%	\$930,000	\$620,000	-33.3%
	AVERAGE PRICE	\$866,757	\$725,914	-16.2%	\$1,017,091	\$684,075	-32.7%
	AVERAGE DOM	48	52	8.3%	71	47	-33.8%

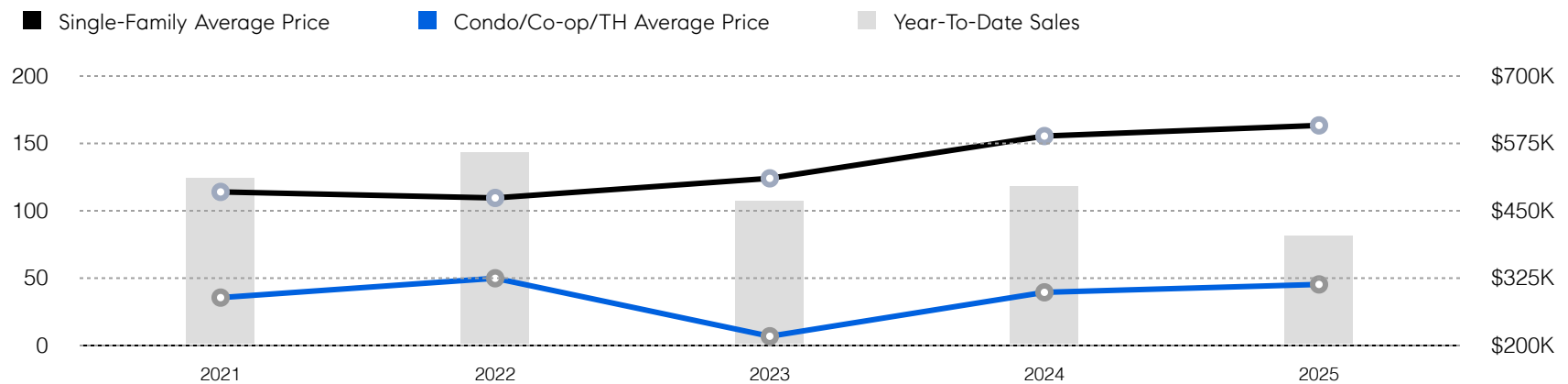
Historic Sales Trends



Elmwood Park

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	90	69	-23.3%	8	6	-25.0%
	ACTIVE LISTINGS	13	19	46.2%	13	19	46.2%
	# OF SALES	91	64	-29.7%	9	7	-22.2%
	SALES VOLUME	\$53,568,732	\$38,940,429	-27.3%	\$4,671,400	\$4,160,000	-10.9%
	MEDIAN PRICE	\$576,000	\$575,000	-0.2%	\$549,900	\$540,000	-1.8%
	AVERAGE PRICE	\$588,667	\$608,444	3.4%	\$519,044	\$594,286	14.5%
	AVERAGE DOM	28	25	-10.7%	24	26	8.3%
Condo/Co-op/TH	CONTRACTS SIGNED	32	11	-65.6%	6	0	0.0%
	ACTIVE LISTINGS	10	2	-80.0%	10	2	-80.0%
	# OF SALES	26	16	-38.5%	0	0	0.0%
	SALES VOLUME	\$7,766,000	\$5,013,500	-35.4%	-	-	-
	MEDIAN PRICE	\$335,000	\$344,500	2.8%	-	-	-
	AVERAGE PRICE	\$298,692	\$313,344	4.9%	-	-	-
	AVERAGE DOM	51	49	-3.9%	-	-	-

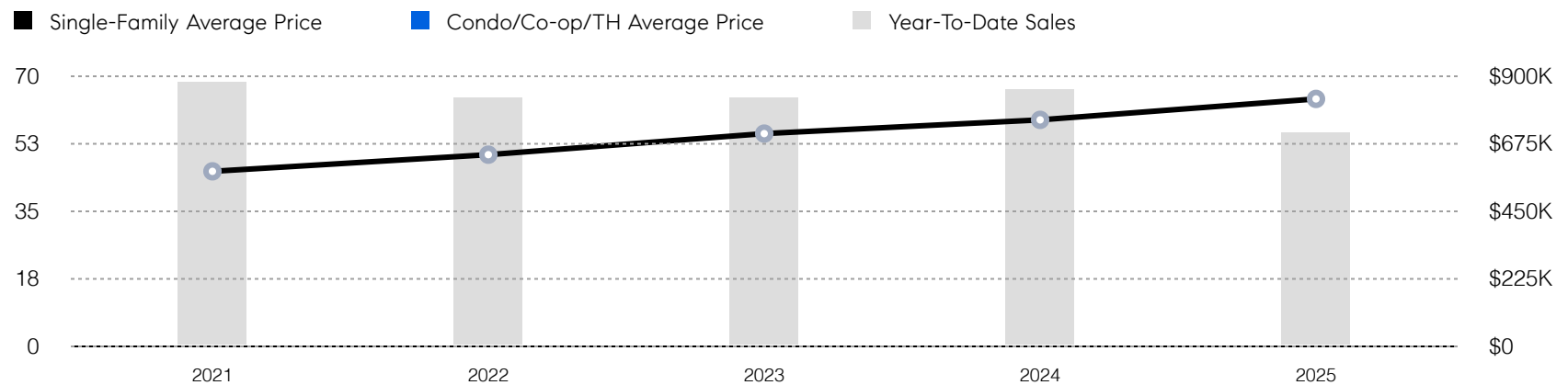
Historic Sales Trends



Emerson

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	71	64	-9.9%	7	6	-14.3%
	ACTIVE LISTINGS	6	9	50.0%	6	9	50.0%
	# OF SALES	63	55	-12.7%	3	7	133.3%
	SALES VOLUME	\$47,548,356	\$45,349,000	-4.6%	\$2,092,000	\$5,525,000	164.1%
	MEDIAN PRICE	\$720,000	\$750,000	4.2%	\$650,000	\$690,000	6.2%
	AVERAGE PRICE	\$754,736	\$824,527	9.2%	\$697,333	\$789,286	13.2%
	AVERAGE DOM	21	26	23.8%	23	38	65.2%
Condo/Co-op/TH	CONTRACTS SIGNED	4	1	-75.0%	0	0	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	3	0	0.0%	0	0	0.0%
	SALES VOLUME	\$1,568,265	-	-	-	-	-
	MEDIAN PRICE	\$453,265	-	-	-	-	-
	AVERAGE PRICE	\$522,755	-	-	-	-	-
	AVERAGE DOM	24	-	-	-	-	-

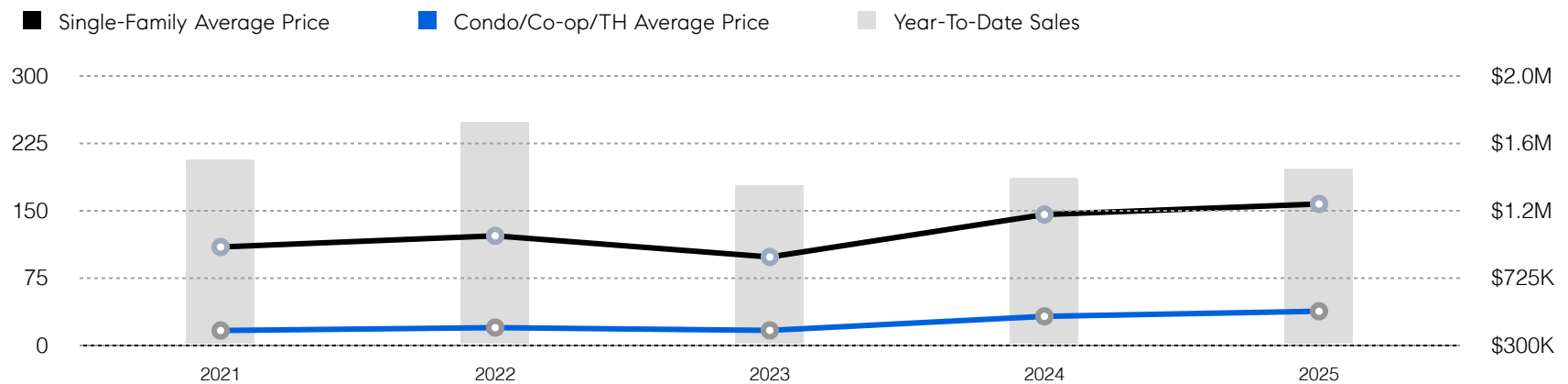
Historic Sales Trends



Englewood

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	119	105	-11.8%	14	8	-42.9%
	ACTIVE LISTINGS	49	32	-34.7%	49	32	-34.7%
	# OF SALES	104	98	-5.8%	13	8	-38.5%
	SALES VOLUME	\$117,140,406	\$116,905,749	-0.2%	\$12,832,000	\$10,962,500	-14.6%
	MEDIAN PRICE	\$706,509	\$704,500	-0.3%	\$630,000	\$765,000	21.4%
	AVERAGE PRICE	\$1,126,350	\$1,192,916	5.9%	\$987,077	\$1,370,313	38.8%
	AVERAGE DOM	53	55	3.8%	83	44	-47.0%
Condo/Co-op/TH	CONTRACTS SIGNED	86	99	15.1%	7	2	-71.4%
	ACTIVE LISTINGS	24	33	37.5%	24	33	37.5%
	# OF SALES	80	96	20.0%	12	8	-33.3%
	SALES VOLUME	\$38,715,260	\$49,558,500	28.0%	\$8,087,000	\$3,839,000	-52.5%
	MEDIAN PRICE	\$422,500	\$440,000	4.1%	\$517,500	\$398,000	-23.1%
	AVERAGE PRICE	\$483,941	\$516,234	6.7%	\$673,917	\$479,875	-28.8%
	AVERAGE DOM	35	45	28.6%	57	27	-52.6%

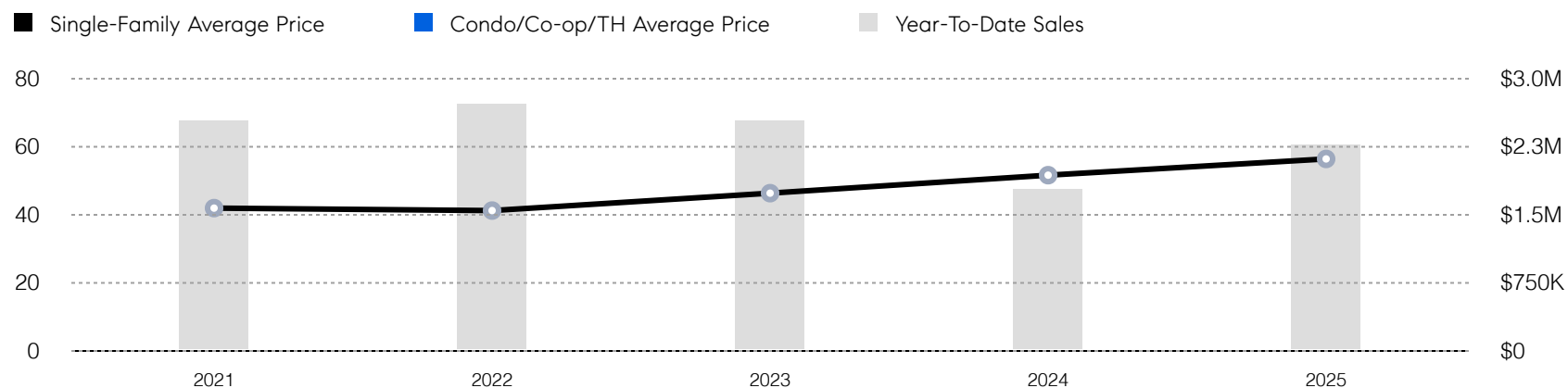
Historic Sales Trends



Englewood Cliffs

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	52	61	17.3%	3	4	33.3%
	ACTIVE LISTINGS	30	22	-26.7%	30	22	-26.7%
	# OF SALES	47	60	27.7%	6	7	16.7%
	SALES VOLUME	\$91,037,668	\$126,964,263	39.5%	\$14,771,000	\$8,847,599	-40.1%
	MEDIAN PRICE	\$1,675,000	\$1,800,000	7.5%	\$1,981,500	\$1,350,000	-31.9%
	AVERAGE PRICE	\$1,936,972	\$2,116,071	9.2%	\$2,461,833	\$1,263,943	-48.7%
	AVERAGE DOM	44	63	43.2%	56	35	-37.5%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-

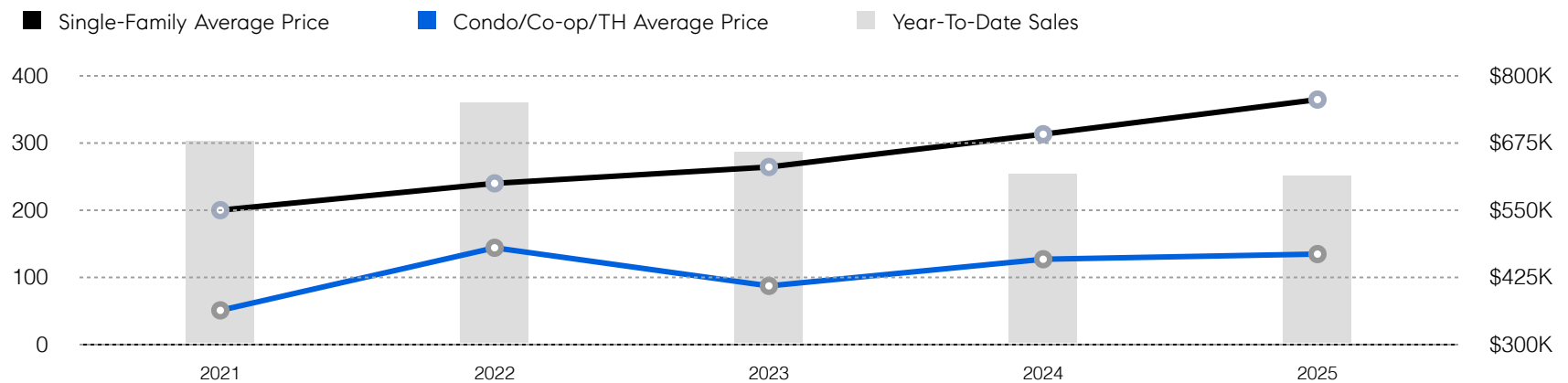
Historic Sales Trends



Fair Lawn

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	246	237	-3.7%	20	21	5.0%
	ACTIVE LISTINGS	50	28	-44.0%	50	28	-44.0%
	# OF SALES	227	227	0.0%	14	25	78.6%
	SALES VOLUME	\$156,964,923	\$171,583,728	9.3%	\$9,329,000	\$18,135,118	94.4%
	MEDIAN PRICE	\$650,000	\$710,000	9.2%	\$620,000	\$685,700	10.6%
	AVERAGE PRICE	\$691,475	\$755,875	9.3%	\$666,357	\$725,405	8.9%
	AVERAGE DOM	28	28	0.0%	32	23	-28.1%
Condo/Co-op/TH	CONTRACTS SIGNED	26	25	-3.8%	2	3	50.0%
	ACTIVE LISTINGS	4	5	25.0%	4	5	25.0%
	# OF SALES	24	21	-12.5%	3	1	-66.7%
	SALES VOLUME	\$11,011,800	\$9,837,000	-10.7%	\$1,290,000	\$393,000	-69.5%
	MEDIAN PRICE	\$347,450	\$390,000	12.2%	\$500,000	\$393,000	-21.4%
	AVERAGE PRICE	\$458,825	\$468,429	2.1%	\$430,000	\$393,000	-8.6%
	AVERAGE DOM	20	19	-5.0%	21	19	-9.5%

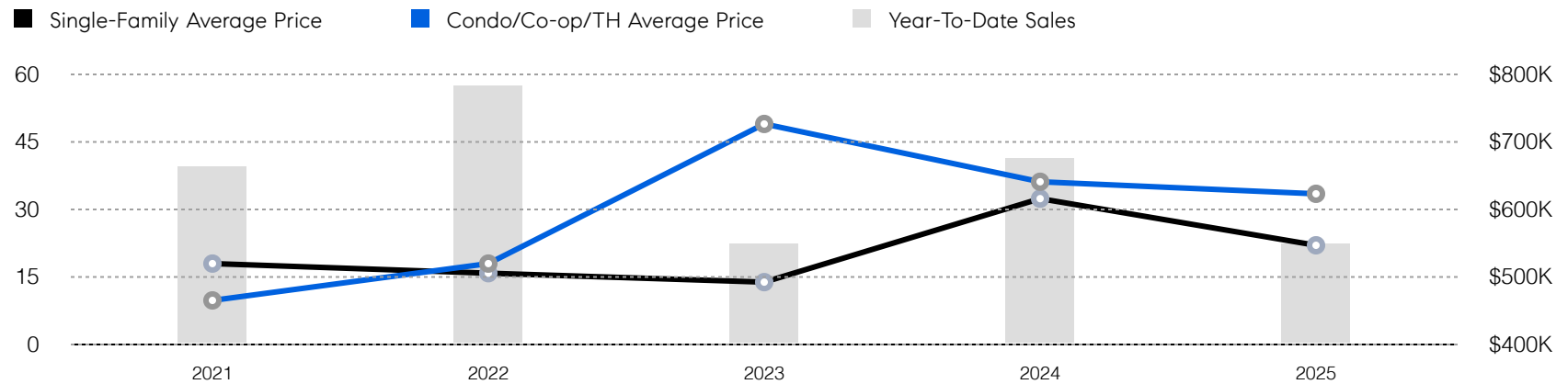
Historic Sales Trends



Fairview

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	20	24	20.0%	2	3	50.0%
	ACTIVE LISTINGS	4	3	-25.0%	4	3	-25.0%
	# OF SALES	18	13	-27.8%	3	0	0.0%
	SALES VOLUME	\$11,088,500	\$7,110,009	-35.9%	\$1,865,000	-	-
	MEDIAN PRICE	\$620,000	\$575,000	-7.3%	\$615,000	-	-
	AVERAGE PRICE	\$616,028	\$546,924	-11.2%	\$621,667	-	-
	AVERAGE DOM	62	51	-17.7%	56	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	22	10	-54.5%	1	0	0.0%
	ACTIVE LISTINGS	6	10	66.7%	6	10	66.7%
	# OF SALES	23	9	-60.9%	2	1	-50.0%
	SALES VOLUME	\$14,743,000	\$5,608,500	-62.0%	\$1,275,000	\$329,000	-74.2%
	MEDIAN PRICE	\$659,000	\$660,000	0.2%	\$637,500	\$329,000	-48.4%
	AVERAGE PRICE	\$641,000	\$623,167	-2.8%	\$637,500	\$329,000	-48.4%
	AVERAGE DOM	52	41	-21.2%	34	35	2.9%

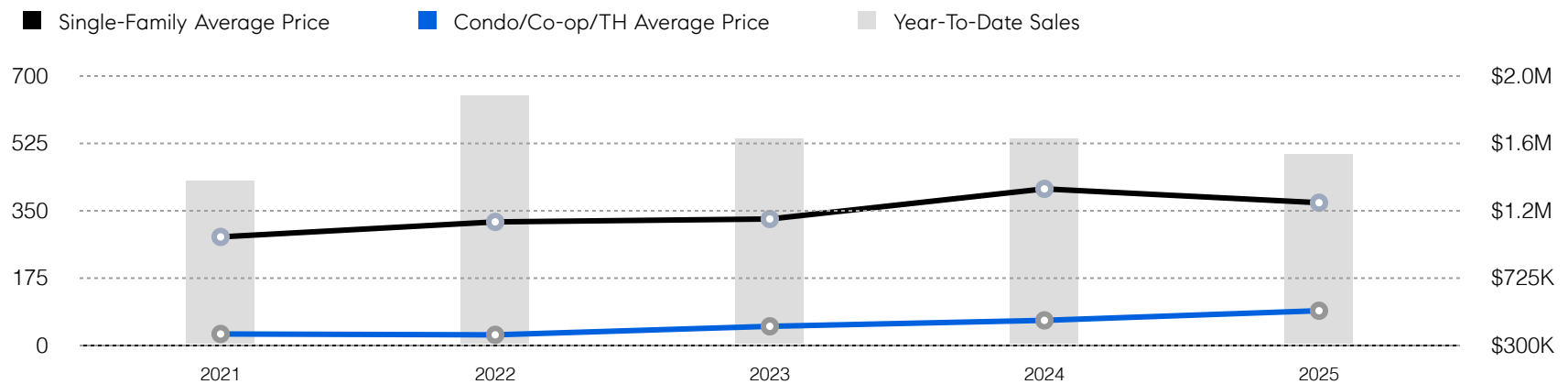
Historic Sales Trends



Fort Lee

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	59	52	-11.9%	1	4	300.0%
	ACTIVE LISTINGS	16	13	-18.7%	16	13	-18.7%
	# OF SALES	62	50	-19.4%	2	2	0.0%
	SALES VOLUME	\$79,868,642	\$60,044,549	-24.8%	\$2,531,000	\$3,495,000	38.1%
	MEDIAN PRICE	\$1,168,500	\$999,500	-14.5%	\$1,265,500	\$1,747,500	38.1%
	AVERAGE PRICE	\$1,288,204	\$1,200,891	-6.8%	\$1,265,500	\$1,747,500	38.1%
	AVERAGE DOM	69	54	-21.7%	95	75	-21.1%
Condo/Co-op/TH	CONTRACTS SIGNED	489	467	-4.5%	30	39	30.0%
	ACTIVE LISTINGS	168	156	-7.1%	168	156	-7.1%
	# OF SALES	469	441	-6.0%	48	32	-33.3%
	SALES VOLUME	\$215,094,521	\$229,054,882	6.5%	\$23,352,880	\$18,164,000	-22.2%
	MEDIAN PRICE	\$355,000	\$370,000	4.2%	\$343,000	\$389,500	13.6%
	AVERAGE PRICE	\$458,624	\$519,399	13.3%	\$486,518	\$567,625	16.7%
	AVERAGE DOM	55	51	-7.3%	41	56	36.6%

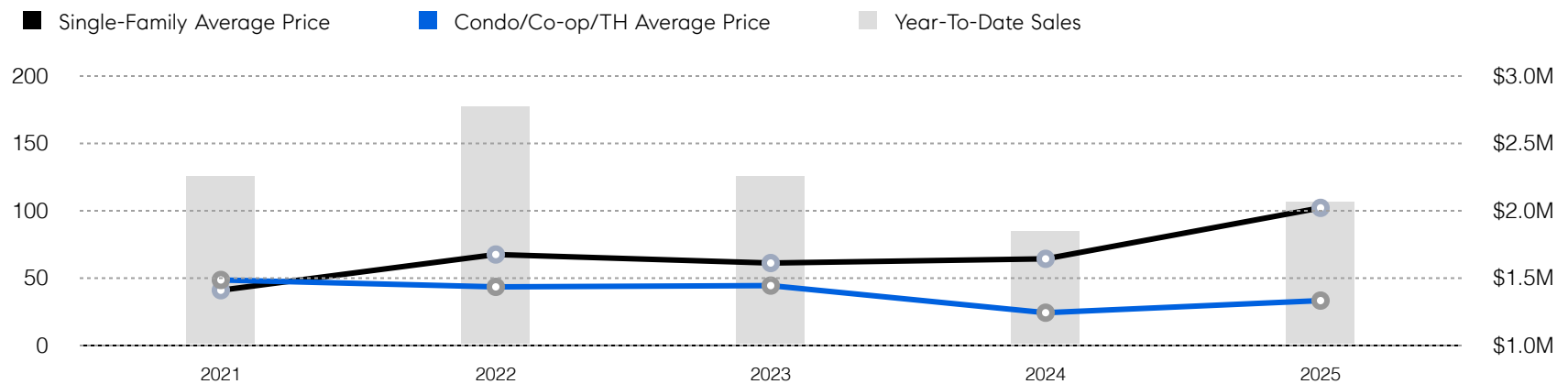
Historic Sales Trends



Franklin Lakes

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	88	124	40.9%	8	7	-12.5%
	ACTIVE LISTINGS	55	39	-29.1%	55	39	-29.1%
	# OF SALES	74	102	37.8%	5	7	40.0%
	SALES VOLUME	\$121,609,513	\$206,215,244	69.6%	\$6,890,000	\$10,405,777	51.0%
	MEDIAN PRICE	\$1,285,000	\$1,755,444	36.6%	\$890,000	\$1,325,000	48.9%
	AVERAGE PRICE	\$1,643,372	\$2,021,718	23.0%	\$1,378,000	\$1,486,540	7.9%
	AVERAGE DOM	38	51	34.2%	39	18	-53.8%
Condo/Co-op/TH	CONTRACTS SIGNED	10	3	-70.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	9	3	-66.7%	0	0	0.0%
	SALES VOLUME	\$11,190,000	\$4,000,000	-64.3%	-	-	-
	MEDIAN PRICE	\$850,000	\$950,000	11.8%	-	-	-
	AVERAGE PRICE	\$1,243,333	\$1,333,333	7.2%	-	-	-
	AVERAGE DOM	27	27	0.0%	-	-	-

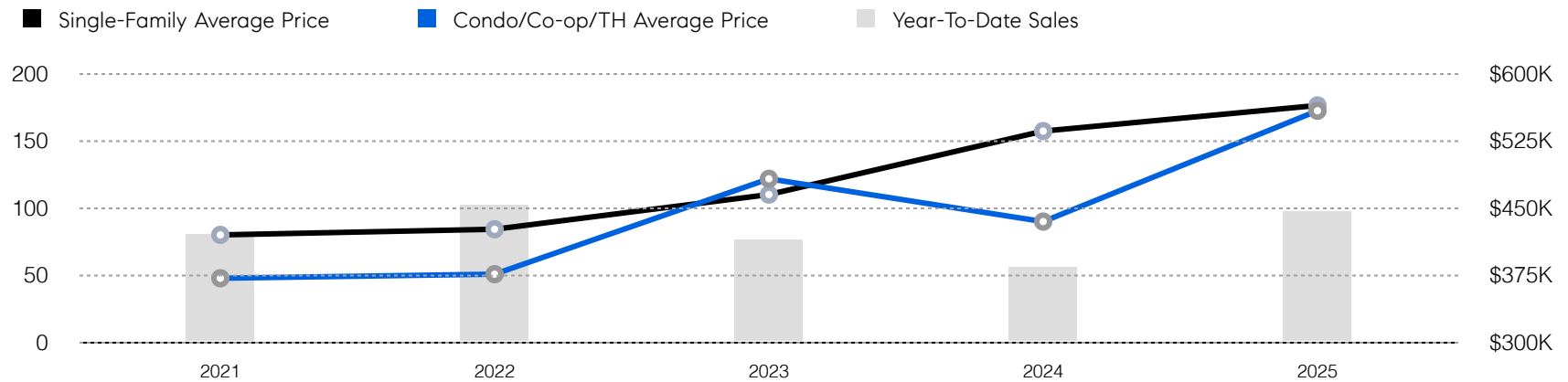
Historic Sales Trends



Garfield City

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	48	76	58.3%	6	8	33.3%
	ACTIVE LISTINGS	15	15	0.0%	15	15	0.0%
	# OF SALES	38	65	71.1%	3	5	66.7%
	SALES VOLUME	\$20,378,199	\$36,719,450	80.2%	\$1,839,000	\$2,660,000	44.6%
	MEDIAN PRICE	\$520,500	\$550,000	5.7%	\$679,000	\$510,000	-24.9%
	AVERAGE PRICE	\$536,268	\$564,915	5.3%	\$613,000	\$532,000	-13.2%
	AVERAGE DOM	38	34	-10.5%	35	19	-45.7%
Condo/Co-op/TH	CONTRACTS SIGNED	17	32	88.2%	0	1	0.0%
	ACTIVE LISTINGS	5	5	0.0%	5	5	0.0%
	# OF SALES	17	31	82.4%	0	1	0.0%
	SALES VOLUME	\$7,398,900	\$17,328,500	134.2%	-	\$395,000	-
	MEDIAN PRICE	\$400,000	\$573,000	43.3%	-	\$395,000	-
	AVERAGE PRICE	\$435,229	\$558,984	28.4%	-	\$395,000	-
	AVERAGE DOM	39	32	-17.9%	-	60	-

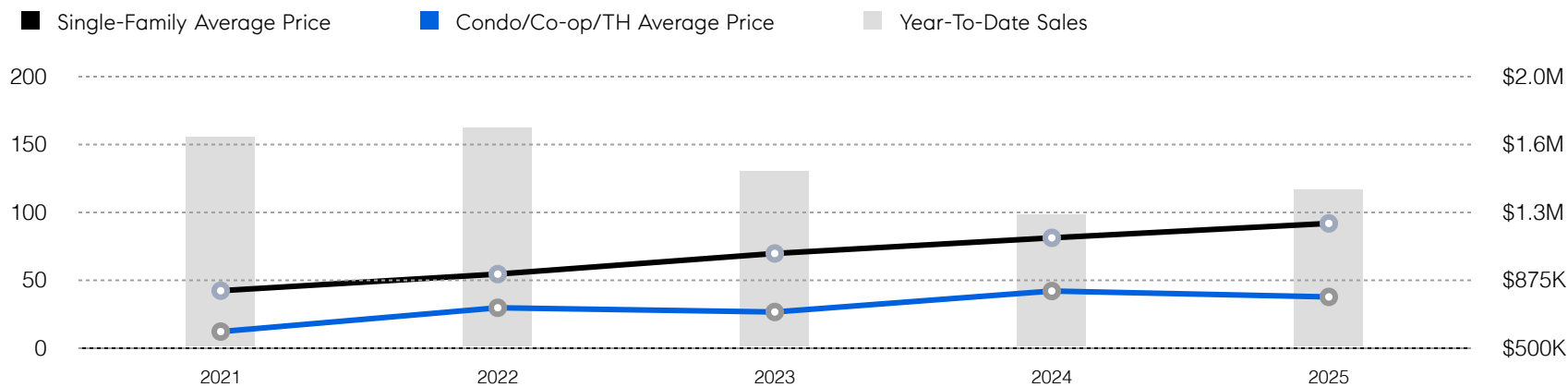
Historic Sales Trends



Glen Rock

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	104	118	13.5%	7	10	42.9%
	ACTIVE LISTINGS	12	13	8.3%	12	13	8.3%
	# OF SALES	92	106	15.2%	11	8	-27.3%
	SALES VOLUME	\$102,088,999	\$126,071,609	23.5%	\$14,373,000	\$9,631,000	-33.0%
	MEDIAN PRICE	\$997,000	\$1,135,000	13.8%	\$1,125,000	\$1,052,500	-6.4%
	AVERAGE PRICE	\$1,109,663	\$1,189,355	7.2%	\$1,306,636	\$1,203,875	-7.9%
	AVERAGE DOM	19	31	63.2%	24	32	33.3%
Condo/Co-op/TH	CONTRACTS SIGNED	5	9	80.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	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	-

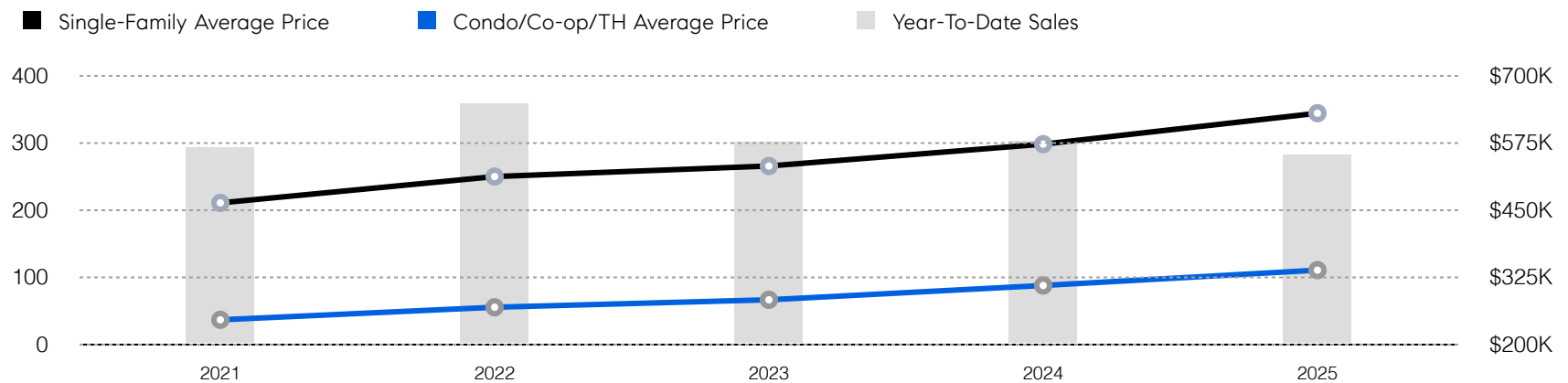
Historic Sales Trends



Hackensack

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	87	57	-34.5%	11	5	-54.5%
	ACTIVE LISTINGS	28	20	-28.6%	28	20	-28.6%
	# OF SALES	74	52	-29.7%	6	7	16.7%
	SALES VOLUME	\$42,399,560	\$32,786,274	-22.7%	\$3,318,560	\$4,453,888	34.2%
	MEDIAN PRICE	\$562,500	\$582,000	3.5%	\$580,500	\$581,000	0.1%
	AVERAGE PRICE	\$572,967	\$630,505	10.0%	\$553,093	\$636,270	15.0%
	AVERAGE DOM	35	29	-17.1%	23	24	4.3%
Condo/Co-op/TH	CONTRACTS SIGNED	238	234	-1.7%	17	11	-35.3%
	ACTIVE LISTINGS	73	51	-30.1%	73	51	-30.1%
	# OF SALES	226	227	0.4%	21	18	-14.3%
	SALES VOLUME	\$70,057,374	\$76,842,036	9.7%	\$6,112,400	\$5,305,300	-13.2%
	MEDIAN PRICE	\$299,000	\$320,000	7.0%	\$299,000	\$292,500	-2.2%
	AVERAGE PRICE	\$309,988	\$338,511	9.2%	\$291,067	\$294,739	1.3%
	AVERAGE DOM	37	42	13.5%	60	29	-51.7%

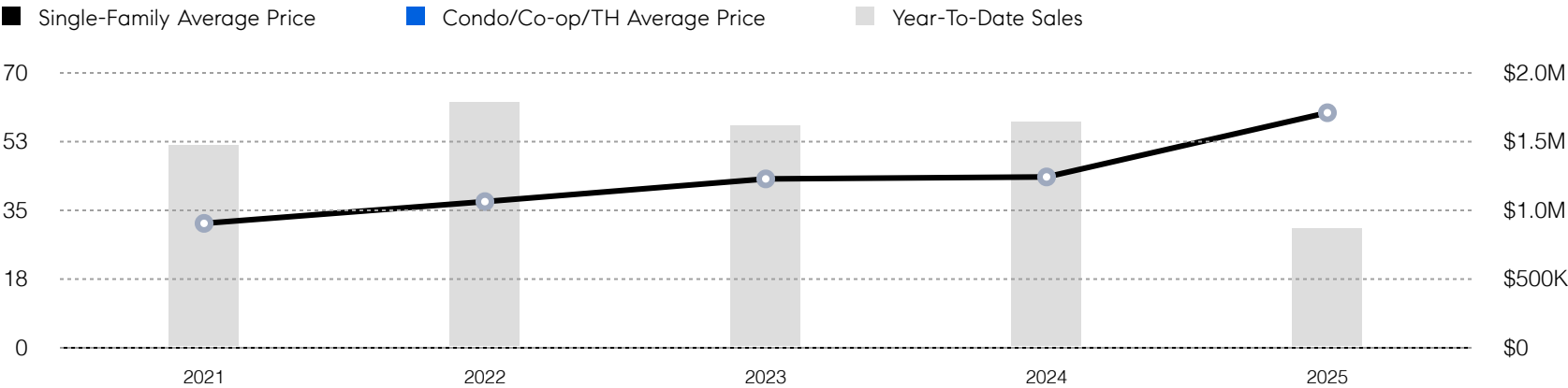
Historic Sales Trends



Haworth

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	37	26	-29.7%	4	3	-25.0%
	ACTIVE LISTINGS	11	7	-36.4%	11	7	-36.4%
	# OF SALES	38	25	-34.2%	4	2	-50.0%
	SALES VOLUME	\$47,240,800	\$42,757,000	-9.5%	\$4,095,000	\$4,125,000	0.7%
	MEDIAN PRICE	\$1,144,000	\$1,500,000	31.1%	\$962,500	\$2,062,500	114.3%
	AVERAGE PRICE	\$1,243,179	\$1,710,280	37.6%	\$1,023,750	\$2,062,500	101.5%
	AVERAGE DOM	25	43	72.0%	28	40	42.9%
Condo/Co-op/TH	CONTRACTS SIGNED	17	5	-70.6%	1	0	0.0%
	ACTIVE LISTINGS	3	2	-33.3%	3	2	-33.3%
	# OF SALES	19	5	-73.7%	0	0	0.0%
	SALES VOLUME	\$12,556,815	\$5,860,000	-53.3%	-	-	-
	MEDIAN PRICE	\$980,000	\$1,155,000	17.9%	-	-	-
	AVERAGE PRICE	\$660,885	\$1,172,000	77.3%	-	-	-
	AVERAGE DOM	12	50	316.7%	-	-	-

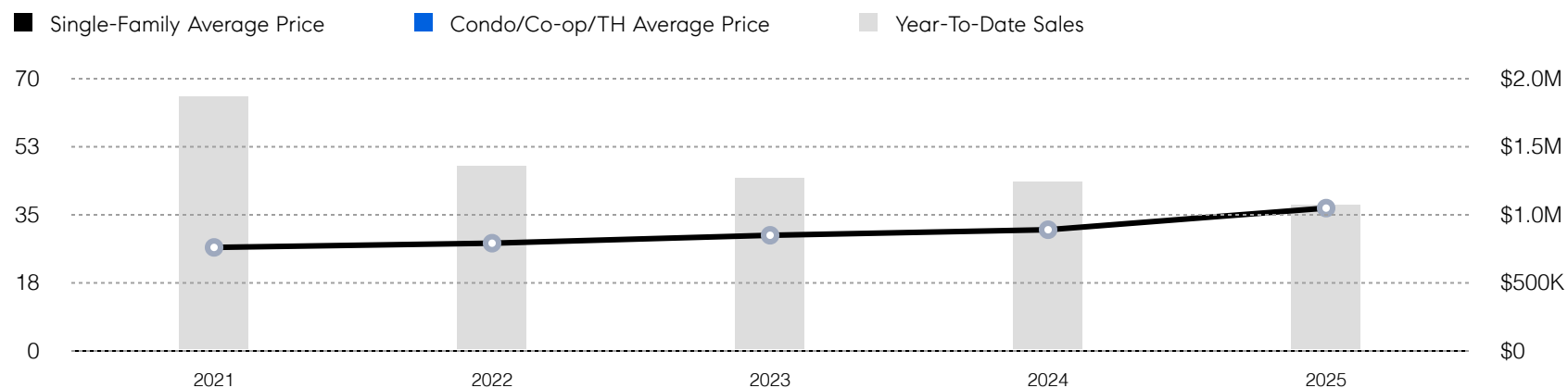
Historic Sales Trends



Harrington Park

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	45	36	-20.0%	5	2	-60.0%
	ACTIVE LISTINGS	7	3	-57.1%	7	3	-57.1%
	# OF SALES	41	36	-12.2%	5	1	-80.0%
	SALES VOLUME	\$36,509,500	\$37,779,500	3.5%	\$4,675,000	\$770,000	-83.5%
	MEDIAN PRICE	\$880,000	\$985,000	11.9%	\$950,000	\$770,000	-18.9%
	AVERAGE PRICE	\$890,476	\$1,049,431	17.9%	\$935,000	\$770,000	-17.6%
	AVERAGE DOM	28	27	-3.6%	17	29	70.6%
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%	-	-	-

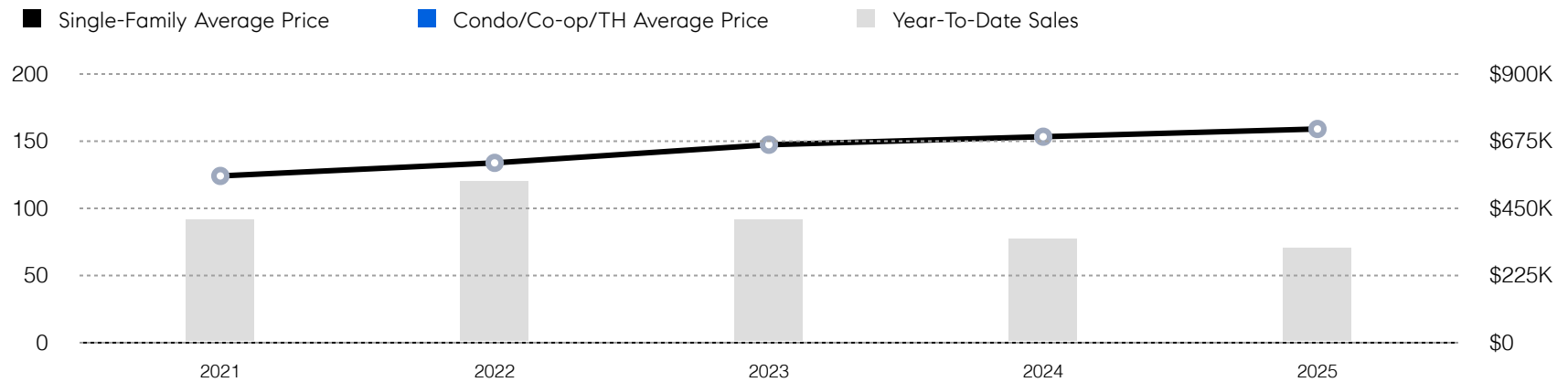
Historic Sales Trends



Hasbrouck Heights

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	84	65	-22.6%	10	5	-50.0%
	ACTIVE LISTINGS	21	10	-52.4%	21	10	-52.4%
	# OF SALES	74	69	-6.8%	5	4	-20.0%
	SALES VOLUME	\$51,062,283	\$49,395,442	-3.3%	\$3,539,895	\$2,973,042	-16.0%
	MEDIAN PRICE	\$642,000	\$695,000	8.3%	\$629,900	\$733,021	16.4%
	AVERAGE PRICE	\$690,031	\$715,876	3.7%	\$707,979	\$743,261	5.0%
	AVERAGE DOM	37	33	-10.8%	25	25	0.0%
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%	0	0	0.0%
	SALES VOLUME	\$1,295,000	-	-	-	-	-
	MEDIAN PRICE	\$647,500	-	-	-	-	-
	AVERAGE PRICE	\$647,500	-	-	-	-	-
	AVERAGE DOM	12	-	-	-	-	-

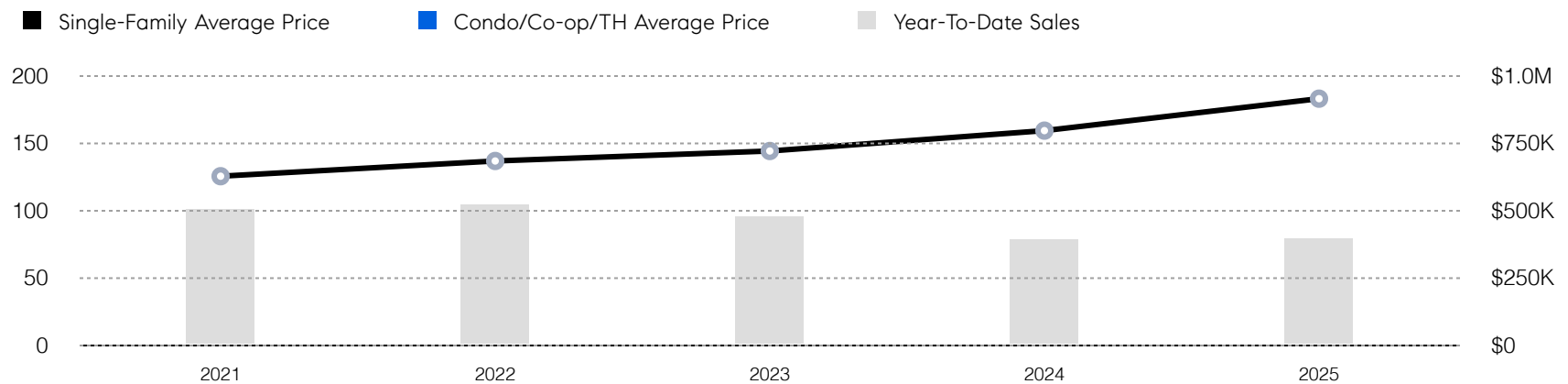
Historic Sales Trends



Hillsdale

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	84	80	-4.8%	10	10	0.0%
	ACTIVE LISTINGS	17	7	-58.8%	17	7	-58.8%
	# OF SALES	68	71	4.4%	3	6	100.0%
	SALES VOLUME	\$54,228,195	\$65,043,283	19.9%	\$2,234,000	\$5,103,500	128.4%
	MEDIAN PRICE	\$752,500	\$875,000	16.3%	\$750,000	\$871,500	16.2%
	AVERAGE PRICE	\$797,473	\$916,103	14.9%	\$744,667	\$850,583	14.2%
	AVERAGE DOM	22	27	22.7%	22	46	109.1%
Condo/Co-op/TH	CONTRACTS SIGNED	6	8	33.3%	0	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	9	7	-22.2%	0	1	0.0%
	SALES VOLUME	\$6,634,500	\$5,830,000	-12.1%	-	\$485,000	-
	MEDIAN PRICE	\$707,500	\$850,000	20.1%	-	\$485,000	-
	AVERAGE PRICE	\$737,167	\$832,857	13.0%	-	\$485,000	-
	AVERAGE DOM	25	29	16.0%	-	71	-

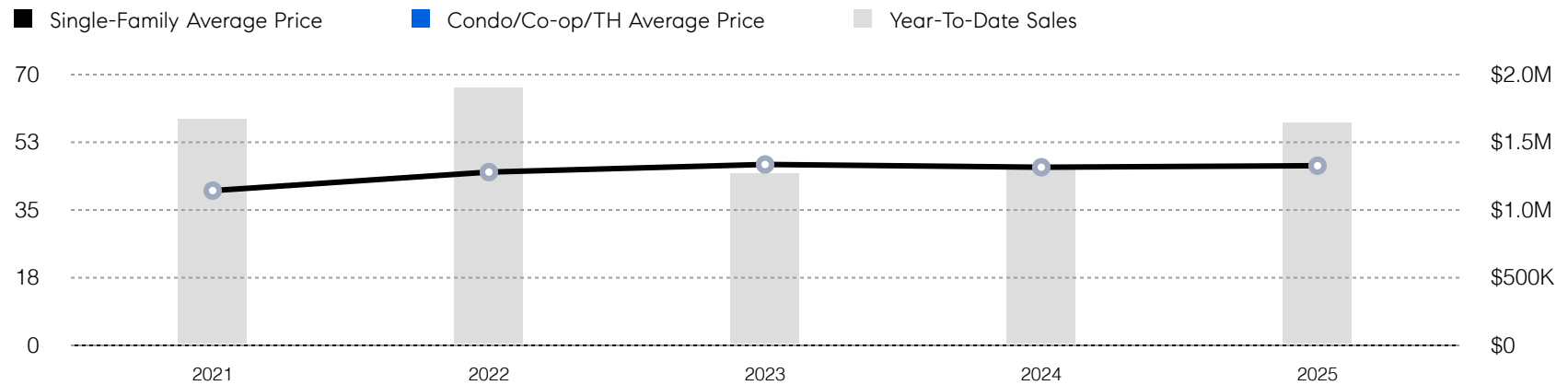
Historic Sales Trends



Ho-Ho-Kus

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	49	60	22.4%	7	2	-71.4%
	ACTIVE LISTINGS	6	9	50.0%	6	9	50.0%
	# OF SALES	42	55	31.0%	5	3	-40.0%
	SALES VOLUME	\$55,269,625	\$72,992,099	32.1%	\$8,827,000	\$3,010,000	-65.9%
	MEDIAN PRICE	\$1,238,500	\$1,200,000	-3.1%	\$1,990,000	\$1,025,000	-48.5%
	AVERAGE PRICE	\$1,315,943	\$1,327,129	0.9%	\$1,765,400	\$1,003,333	-43.2%
	AVERAGE DOM	22	33	50.0%	20	42	110.0%
Condo/Co-op/TH	CONTRACTS SIGNED	4	1	-75.0%	1	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	-	-

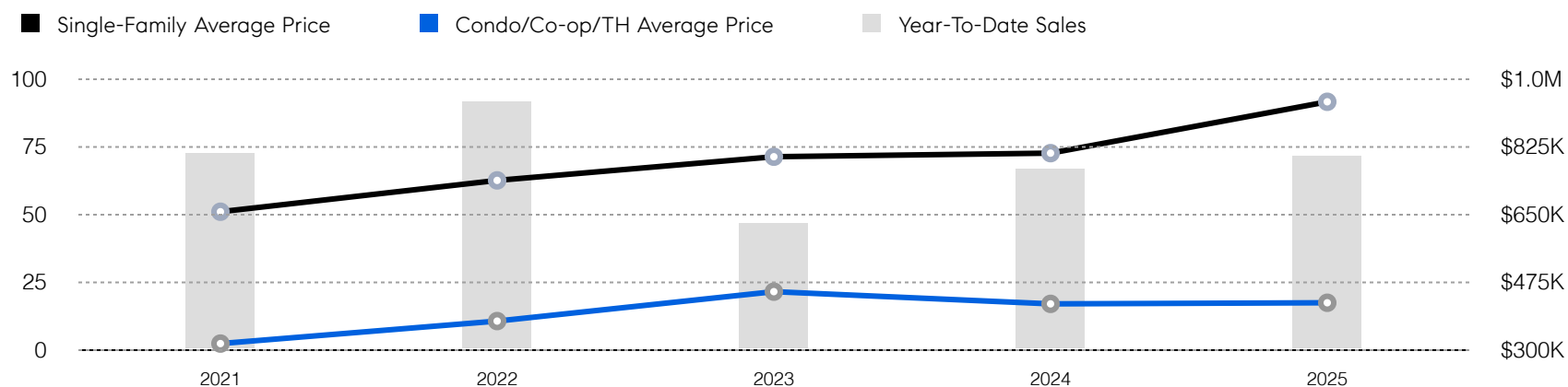
Historic Sales Trends



Leonida

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	47	54	14.9%	2	2	0.0%
	ACTIVE LISTINGS	14	8	-42.9%	14	8	-42.9%
	# OF SALES	46	54	17.4%	3	2	-33.3%
	SALES VOLUME	\$37,215,499	\$50,853,637	36.6%	\$2,188,000	\$1,854,000	-15.3%
	MEDIAN PRICE	\$772,500	\$856,750	10.9%	\$758,000	\$927,000	22.3%
	AVERAGE PRICE	\$809,033	\$941,734	16.4%	\$729,333	\$927,000	27.1%
	AVERAGE DOM	28	30	7.1%	48	27	-43.7%
Condo/Co-op/TH	CONTRACTS SIGNED	18	15	-16.7%	1	0	0.0%
	ACTIVE LISTINGS	4	6	50.0%	4	6	50.0%
	# OF SALES	20	17	-15.0%	2	4	100.0%
	SALES VOLUME	\$8,391,500	\$7,181,000	-14.4%	\$941,000	\$1,653,000	75.7%
	MEDIAN PRICE	\$363,000	\$370,000	1.9%	\$470,500	\$286,500	-39.1%
	AVERAGE PRICE	\$419,575	\$422,412	0.7%	\$470,500	\$413,250	-12.2%
	AVERAGE DOM	23	37	60.9%	41	54	31.7%

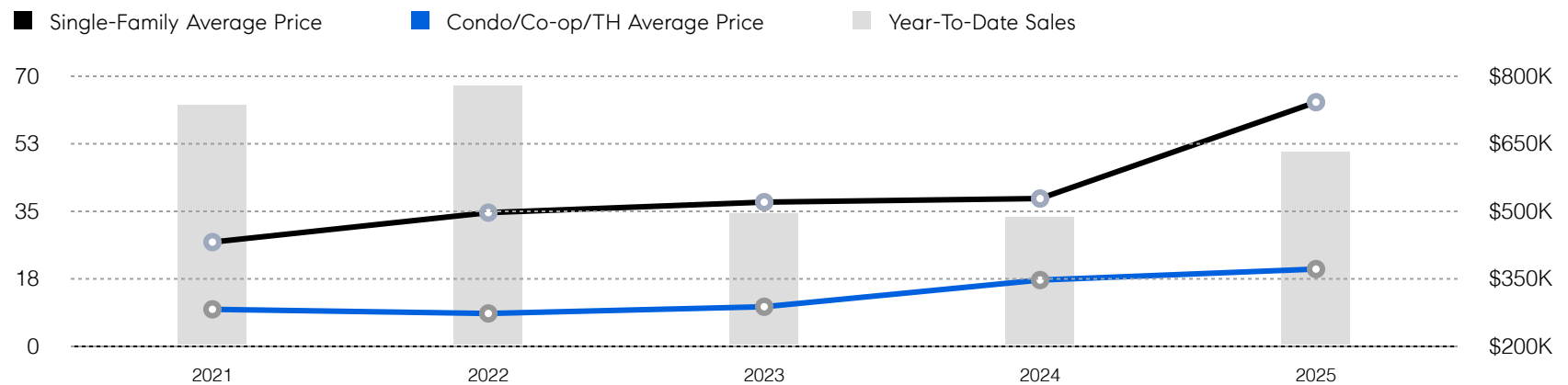
Historic Sales Trends



Little Ferry

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	32	30	-6.2%	2	3	50.0%
	ACTIVE LISTINGS	13	13	0.0%	13	13	0.0%
	# OF SALES	21	33	57.1%	2	3	50.0%
	SALES VOLUME	\$11,097,000	\$24,499,526	120.8%	\$1,255,000	\$1,972,000	57.1%
	MEDIAN PRICE	\$490,000	\$600,000	22.4%	\$627,500	\$670,000	6.8%
	AVERAGE PRICE	\$528,429	\$742,410	40.5%	\$627,500	\$657,333	4.8%
	AVERAGE DOM	22	33	50.0%	16	27	68.8%
Condo/Co-op/TH	CONTRACTS SIGNED	12	21	75.0%	2	2	0.0%
	ACTIVE LISTINGS	4	3	-25.0%	4	3	-25.0%
	# OF SALES	12	17	41.7%	0	0	0.0%
	SALES VOLUME	\$4,168,400	\$6,319,700	51.6%	-	-	-
	MEDIAN PRICE	\$288,000	\$276,000	-4.2%	-	-	-
	AVERAGE PRICE	\$347,367	\$371,747	7.0%	-	-	-
	AVERAGE DOM	27	40	48.1%	-	-	-

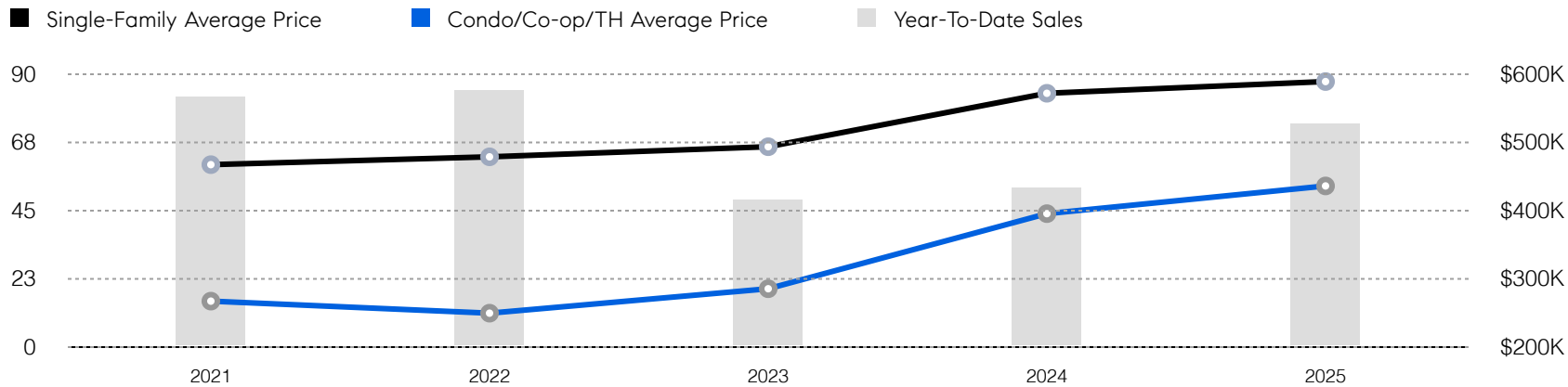
Historic Sales Trends



Lodi

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	43	56	30.2%	1	6	500.0%
	ACTIVE LISTINGS	14	12	-14.3%	14	12	-14.3%
	# OF SALES	44	53	20.5%	8	4	-50.0%
	SALES VOLUME	\$25,172,000	\$31,231,700	24.1%	\$4,521,000	\$2,121,000	-53.1%
	MEDIAN PRICE	\$570,000	\$605,000	6.1%	\$551,500	\$623,000	13.0%
	AVERAGE PRICE	\$572,091	\$589,277	3.0%	\$565,125	\$530,250	-6.2%
	AVERAGE DOM	40	36	-10.0%	45	19	-57.8%
Condo/Co-op/TH	CONTRACTS SIGNED	10	20	100.0%	3	1	-66.7%
	ACTIVE LISTINGS	6	2	-66.7%	6	2	-66.7%
	# OF SALES	8	20	150.0%	1	0	0.0%
	SALES VOLUME	\$3,165,000	\$8,725,000	175.7%	\$225,000	-	-
	MEDIAN PRICE	\$420,000	\$410,000	-2.4%	\$225,000	-	-
	AVERAGE PRICE	\$395,625	\$436,250	10.3%	\$225,000	-	-
	AVERAGE DOM	27	39	44.4%	19	-	-

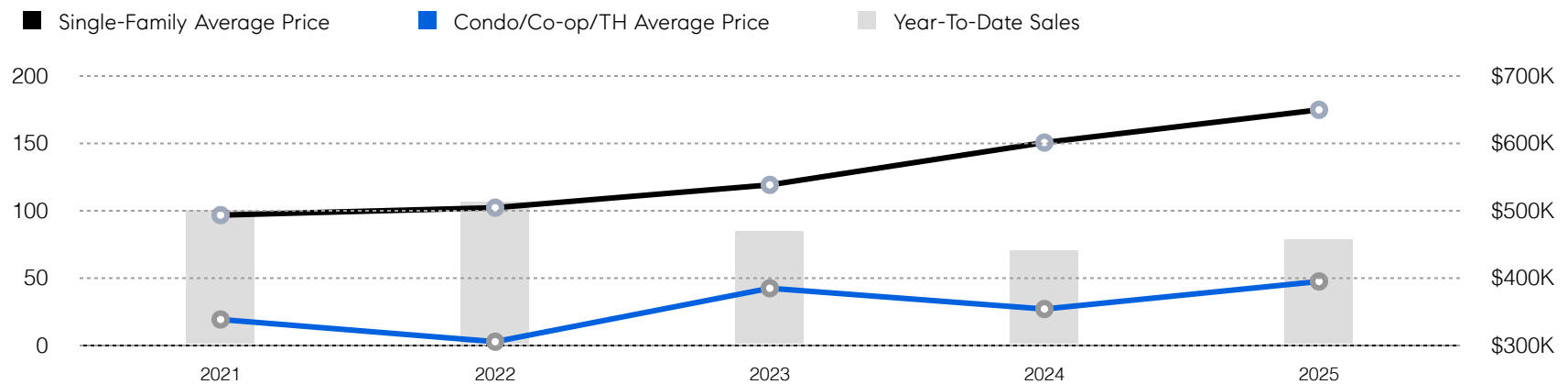
Historic Sales Trends



Lyndhurst

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	71	83	16.9%	6	7	16.7%
	ACTIVE LISTINGS	9	12	33.3%	9	12	33.3%
	# OF SALES	54	67	24.1%	5	8	60.0%
	SALES VOLUME	\$32,469,250	\$43,542,319	34.1%	\$3,667,000	\$4,551,500	24.1%
	MEDIAN PRICE	\$553,500	\$610,000	10.2%	\$765,000	\$562,500	-26.5%
	AVERAGE PRICE	\$601,282	\$649,885	8.1%	\$733,400	\$568,938	-22.4%
	AVERAGE DOM	29	40	37.9%	41	39	-4.9%
Condo/Co-op/TH	CONTRACTS SIGNED	15	11	-26.7%	0	0	0.0%
	ACTIVE LISTINGS	3	1	-66.7%	3	1	-66.7%
	# OF SALES	15	10	-33.3%	2	2	0.0%
	SALES VOLUME	\$5,312,312	\$3,950,900	-25.6%	\$600,000	\$910,000	51.7%
	MEDIAN PRICE	\$330,000	\$404,975	22.7%	\$300,000	\$455,000	51.7%
	AVERAGE PRICE	\$354,154	\$395,090	11.6%	\$300,000	\$455,000	51.7%
	AVERAGE DOM	34	47	38.2%	126	18	-85.7%

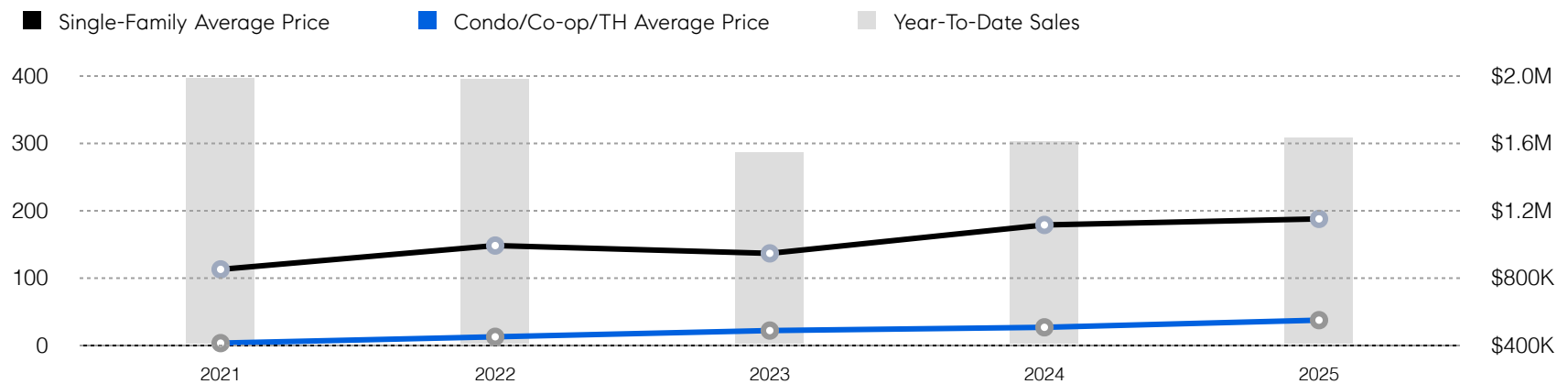
Historic Sales Trends



Mahwah

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	130	112	-13.8%	14	13	-7.1%
	ACTIVE LISTINGS	31	20	-35.5%	31	20	-35.5%
	# OF SALES	112	106	-5.4%	15	8	-46.7%
	SALES VOLUME	\$124,981,399	\$122,091,248	-2.3%	\$16,358,500	\$12,127,499	-25.9%
	MEDIAN PRICE	\$1,010,000	\$1,087,500	7.7%	\$1,160,000	\$1,433,750	23.6%
	AVERAGE PRICE	\$1,115,905	\$1,151,804	3.2%	\$1,090,567	\$1,515,937	39.0%
	AVERAGE DOM	24	31	29.2%	25	26	4.0%
Condo/Co-op/TH	CONTRACTS SIGNED	203	218	7.4%	14	19	35.7%
	ACTIVE LISTINGS	35	22	-37.1%	35	22	-37.1%
	# OF SALES	188	200	6.4%	11	19	72.7%
	SALES VOLUME	\$95,505,577	\$110,106,081	15.3%	\$5,216,000	\$10,026,388	92.2%
	MEDIAN PRICE	\$485,000	\$505,000	4.1%	\$458,000	\$485,000	5.9%
	AVERAGE PRICE	\$508,008	\$550,530	8.4%	\$474,182	\$527,705	11.3%
	AVERAGE DOM	28	23	-17.9%	29	18	-37.9%

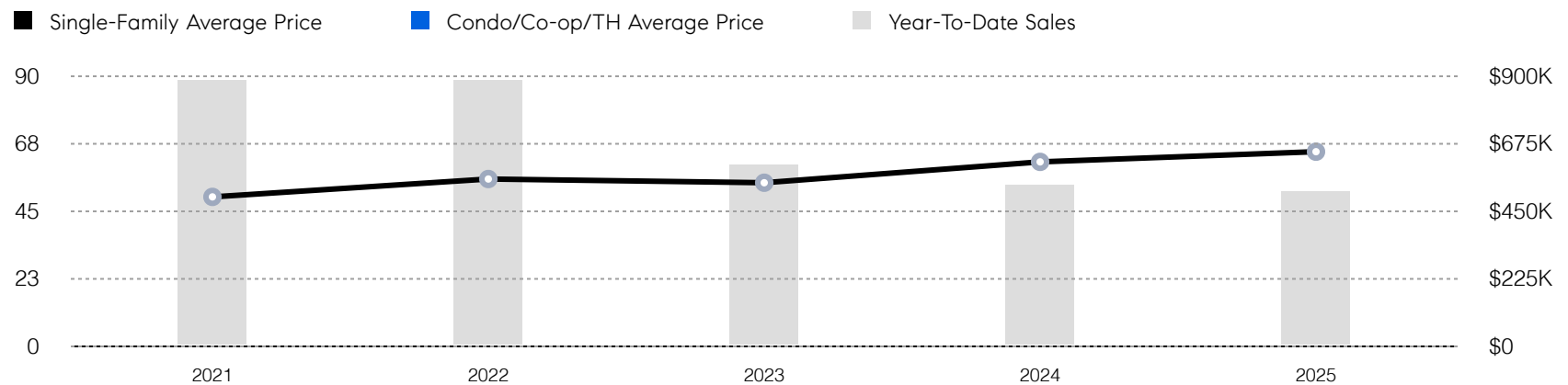
Historic Sales Trends



Maywood

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	46	52	13.0%	4	4	0.0%
	ACTIVE LISTINGS	13	2	-84.6%	13	2	-84.6%
	# OF SALES	52	51	-1.9%	3	3	0.0%
	SALES VOLUME	\$31,966,493	\$33,083,400	3.5%	\$1,795,000	\$1,925,000	7.2%
	MEDIAN PRICE	\$575,000	\$645,000	12.2%	\$570,000	\$705,000	23.7%
	AVERAGE PRICE	\$614,740	\$648,694	5.5%	\$598,333	\$641,667	7.2%
	AVERAGE DOM	25	26	4.0%	13	31	138.5%
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	-	-	-	-	-

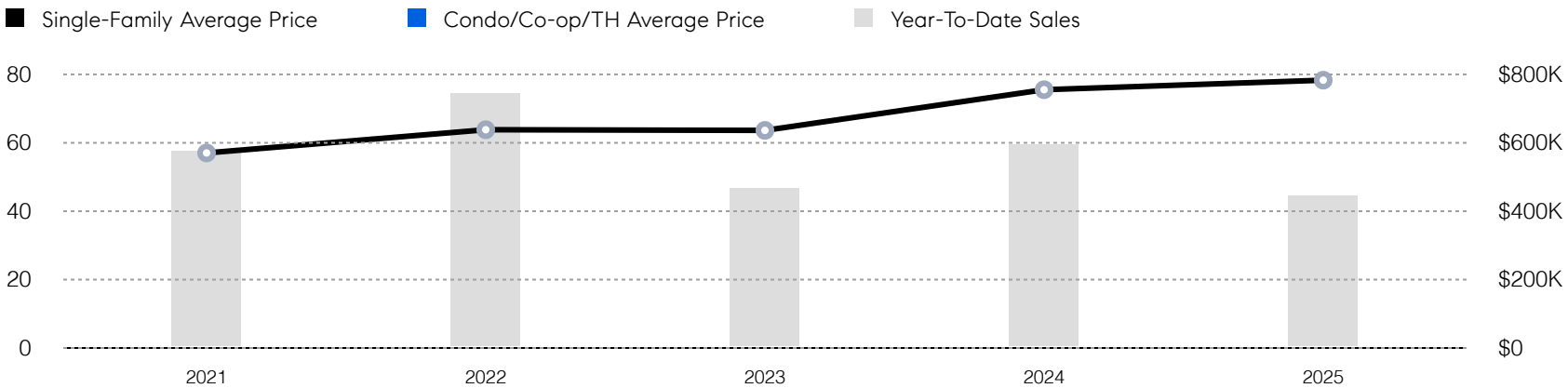
Historic Sales Trends



Midland Park

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	57	49	-14.0%	3	5	66.7%
	ACTIVE LISTINGS	7	4	-42.9%	7	4	-42.9%
	# OF SALES	59	43	-27.1%	5	4	-20.0%
	SALES VOLUME	\$44,563,426	\$33,678,000	-24.4%	\$3,901,500	\$2,903,000	-25.6%
	MEDIAN PRICE	\$700,000	\$782,000	11.7%	\$825,000	\$729,000	-11.6%
	AVERAGE PRICE	\$755,312	\$783,209	3.7%	\$780,300	\$725,750	-7.0%
	AVERAGE DOM	16	24	50.0%	8	30	275.0%
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	-	-	-	-

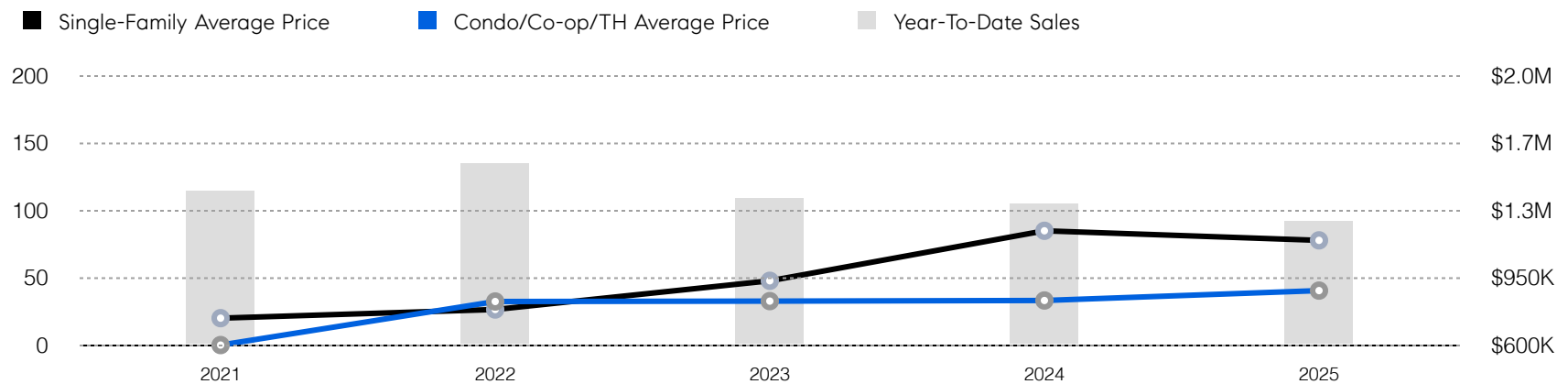
Historic Sales Trends



Montvale

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	65	56	-13.8%	6	4	-33.3%
	ACTIVE LISTINGS	15	6	-60.0%	15	6	-60.0%
	# OF SALES	52	57	9.6%	6	9	50.0%
	SALES VOLUME	\$62,193,000	\$65,340,816	5.1%	\$7,166,000	\$8,390,000	17.1%
	MEDIAN PRICE	\$1,067,500	\$948,000	-11.2%	\$1,275,000	\$750,000	-41.2%
	AVERAGE PRICE	\$1,196,019	\$1,146,330	-4.2%	\$1,194,333	\$932,222	-21.9%
	AVERAGE DOM	36	72	100.0%	29	102	251.7%
Condo/Co-op/TH	CONTRACTS SIGNED	43	31	-27.9%	4	1	-75.0%
	ACTIVE LISTINGS	2	3	50.0%	2	3	50.0%
	# OF SALES	52	34	-34.6%	5	4	-20.0%
	SALES VOLUME	\$43,361,988	\$30,099,000	-30.6%	\$3,610,000	\$3,125,000	-13.4%
	MEDIAN PRICE	\$855,000	\$865,000	1.2%	\$745,000	\$762,500	2.3%
	AVERAGE PRICE	\$833,884	\$885,265	6.2%	\$722,000	\$781,250	8.2%
	AVERAGE DOM	55	32	-41.8%	34	12	-64.7%

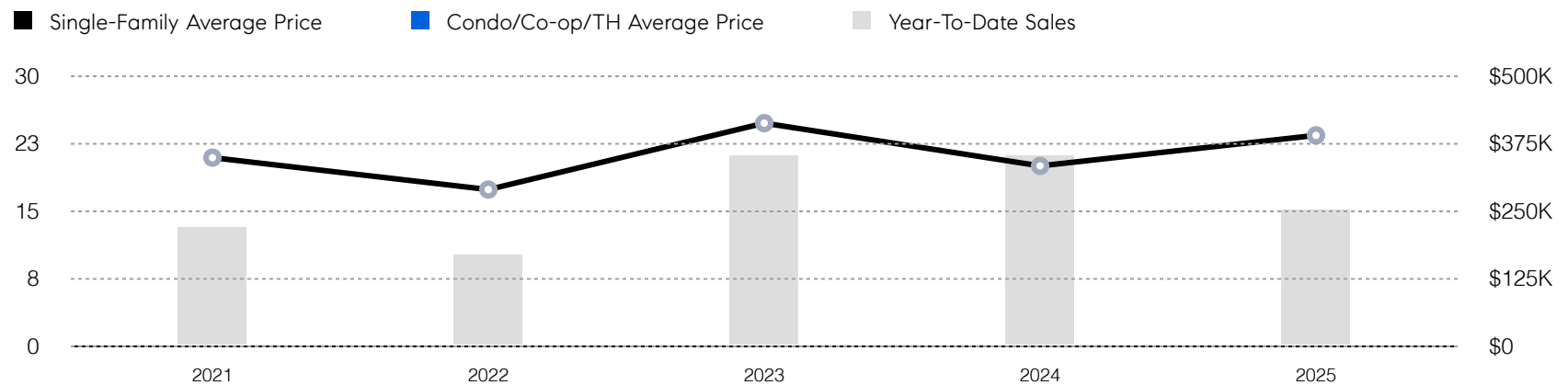
Historic Sales Trends



Moonachie

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	27	16	-40.7%	2	0	0.0%
	ACTIVE LISTINGS	12	10	-16.7%	12	10	-16.7%
	# OF SALES	21	15	-28.6%	2	0	0.0%
	SALES VOLUME	\$7,016,500	\$5,859,200	-16.5%	\$949,000	-	-
	MEDIAN PRICE	\$396,000	\$465,750	17.6%	\$474,500	-	-
	AVERAGE PRICE	\$334,119	\$390,613	16.9%	\$474,500	-	-
	AVERAGE DOM	61	46	-24.6%	35	-	-
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	-	-	-	-	-	-

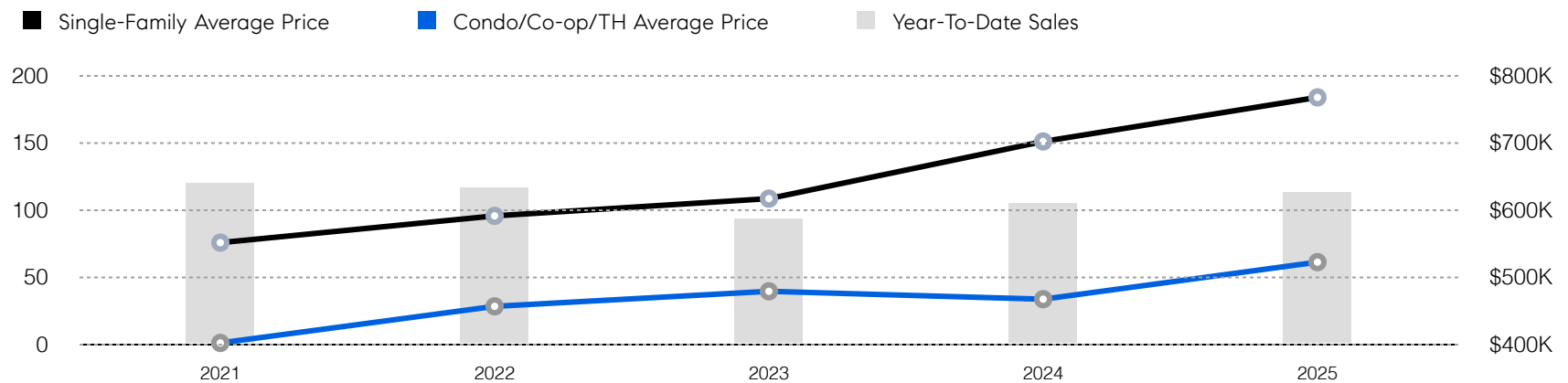
Historic Sales Trends



New Milford

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	106	121	14.2%	9	11	22.2%
	ACTIVE LISTINGS	22	16	-27.3%	22	16	-27.3%
	# OF SALES	94	108	14.9%	11	14	27.3%
	SALES VOLUME	\$66,020,599	\$82,940,127	25.6%	\$8,127,000	\$10,084,000	24.1%
	MEDIAN PRICE	\$670,000	\$702,500	4.9%	\$675,000	\$688,000	1.9%
	AVERAGE PRICE	\$702,347	\$767,964	9.3%	\$738,818	\$720,286	-2.5%
	AVERAGE DOM	23	29	26.1%	24	13	-45.8%
Condo/Co-op/TH	CONTRACTS SIGNED	10	6	-40.0%	0	1	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	10	4	-60.0%	0	0	0.0%
	SALES VOLUME	\$4,675,950	\$2,091,000	-55.3%	-	-	-
	MEDIAN PRICE	\$510,475	\$592,000	16.0%	-	-	-
	AVERAGE PRICE	\$467,595	\$522,750	11.8%	-	-	-
	AVERAGE DOM	34	32	-5.9%	-	-	-

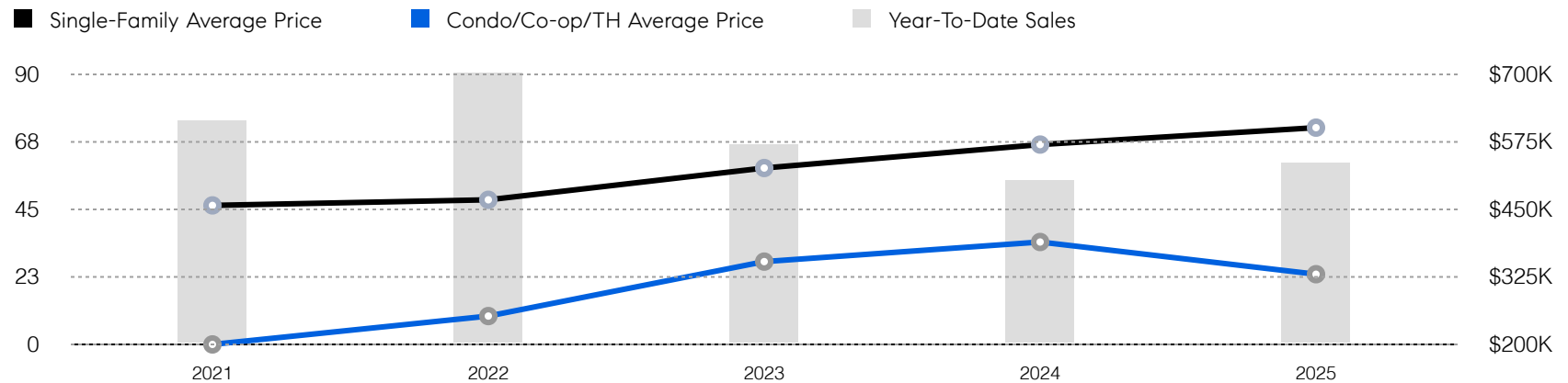
Historic Sales Trends



North Arlington

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	70	59	-15.7%	16	3	-81.2%
	ACTIVE LISTINGS	18	16	-11.1%	18	16	-11.1%
	# OF SALES	48	59	22.9%	7	6	-14.3%
	SALES VOLUME	\$27,362,676	\$35,482,706	29.7%	\$3,525,000	\$3,883,000	10.2%
	MEDIAN PRICE	\$555,000	\$580,000	4.5%	\$500,000	\$619,000	23.8%
	AVERAGE PRICE	\$570,056	\$601,402	5.5%	\$503,571	\$647,167	28.5%
	AVERAGE DOM	28	28	0.0%	29	32	10.3%
Condo/Co-op/TH	CONTRACTS SIGNED	6	1	-83.3%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	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

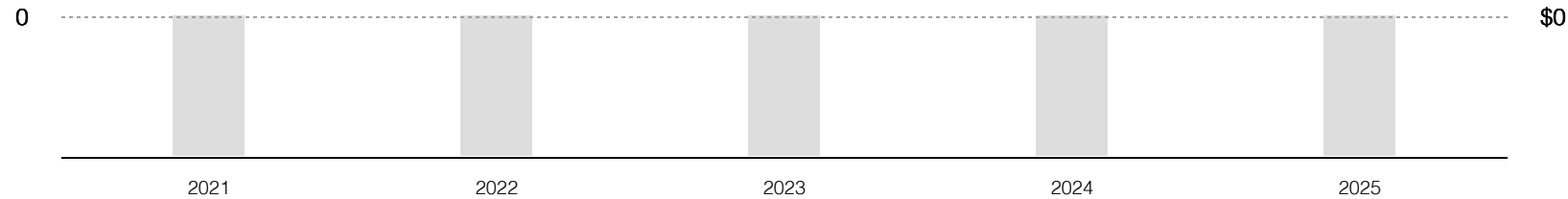
		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
Condo/Co-op/TH	CONTRACTS SIGNED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

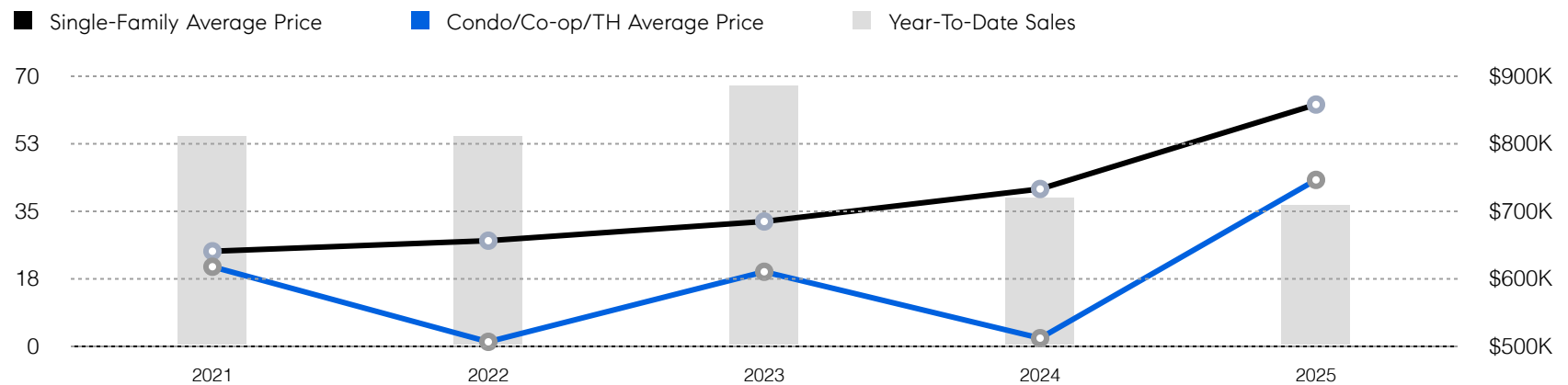
Year-To-Date Sales



Northvale

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	28	35	25.0%	1	3	200.0%
	ACTIVE LISTINGS	2	6	200.0%	2	6	200.0%
	# OF SALES	28	30	7.1%	3	1	-66.7%
	SALES VOLUME	\$20,527,000	\$25,744,000	25.4%	\$2,250,000	\$680,000	-69.8%
	MEDIAN PRICE	\$700,000	\$775,000	10.7%	\$765,000	\$680,000	-11.1%
	AVERAGE PRICE	\$733,107	\$858,133	17.1%	\$750,000	\$680,000	-9.3%
	AVERAGE DOM	38	24	-36.8%	59	10	-83.1%
Condo/Co-op/TH	CONTRACTS SIGNED	8	6	-25.0%	0	0	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	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	-	-

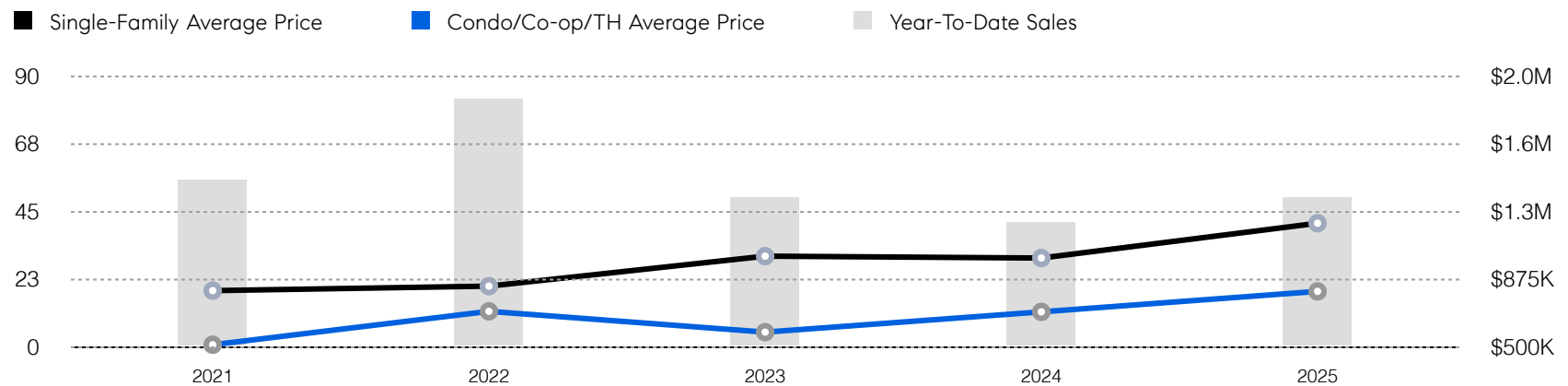
Historic Sales Trends



Norwood

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	32	34	6.3%	2	2	0.0%
	ACTIVE LISTINGS	12	7	-41.7%	12	7	-41.7%
	# OF SALES	35	36	2.9%	5	3	-40.0%
	SALES VOLUME	\$34,804,400	\$42,735,106	22.8%	\$4,987,000	\$3,833,100	-23.1%
	MEDIAN PRICE	\$968,000	\$1,150,000	18.8%	\$915,000	\$918,100	0.3%
	AVERAGE PRICE	\$994,411	\$1,187,086	19.4%	\$997,400	\$1,277,700	28.1%
	AVERAGE DOM	42	50	19.0%	41	66	61.0%
Condo/Co-op/TH	CONTRACTS SIGNED	7	18	157.1%	0	2	0.0%
	ACTIVE LISTINGS	2	4	100.0%	2	4	100.0%
	# OF SALES	6	13	116.7%	0	2	0.0%
	SALES VOLUME	\$4,177,767	\$10,526,854	152.0%	-	\$1,765,000	-
	MEDIAN PRICE	\$841,000	\$875,000	4.0%	-	\$882,500	-
	AVERAGE PRICE	\$696,295	\$809,758	16.3%	-	\$882,500	-
	AVERAGE DOM	22	42	90.9%	-	53	-

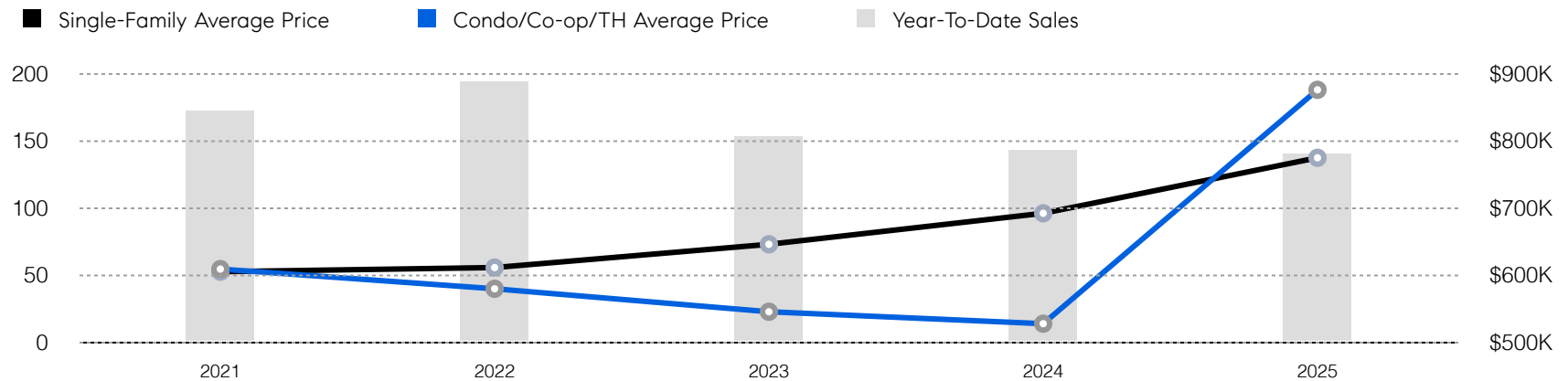
Historic Sales Trends



Oakland

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	146	139	-4.8%	11	12	9.1%
	ACTIVE LISTINGS	27	8	-70.4%	27	8	-70.4%
	# OF SALES	131	121	-7.6%	15	7	-53.3%
	SALES VOLUME	\$90,732,449	\$93,801,254	3.4%	\$9,999,000	\$4,891,000	-51.1%
	MEDIAN PRICE	\$658,000	\$740,000	12.5%	\$687,000	\$670,000	-2.5%
	AVERAGE PRICE	\$692,614	\$775,217	11.9%	\$666,600	\$698,714	4.8%
	AVERAGE DOM	31	25	-19.4%	41	23	-43.9%
Condo/Co-op/TH	CONTRACTS SIGNED	13	18	38.5%	0	1	0.0%
	ACTIVE LISTINGS	2	4	100.0%	2	4	100.0%
	# OF SALES	11	18	63.6%	0	4	0.0%
	SALES VOLUME	\$5,810,000	\$15,775,940	171.5%	-	\$4,125,060	-
	MEDIAN PRICE	\$490,000	\$973,000	98.6%	-	\$995,015	-
	AVERAGE PRICE	\$528,182	\$876,441	65.9%	-	\$1,031,265	-
	AVERAGE DOM	17	22	29.4%	-	16	-

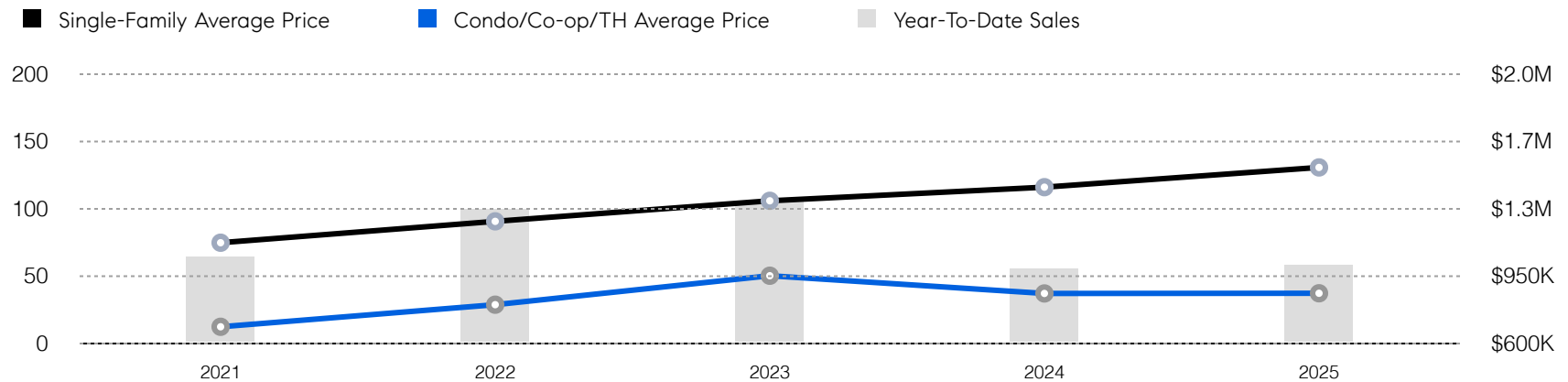
Historic Sales Trends



Old Tappan

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	40	38	-5.0%	0	2	0.0%
	ACTIVE LISTINGS	16	11	-31.2%	16	11	-31.2%
	# OF SALES	40	41	2.5%	4	5	25.0%
	SALES VOLUME	\$56,509,000	\$62,131,120	9.9%	\$5,553,000	\$6,827,621	23.0%
	MEDIAN PRICE	\$1,367,500	\$1,180,000	-13.7%	\$1,467,500	\$1,089,000	-25.8%
	AVERAGE PRICE	\$1,412,725	\$1,515,393	7.3%	\$1,388,250	\$1,365,524	-1.6%
	AVERAGE DOM	44	38	-13.6%	29	69	137.9%
Condo/Co-op/TH	CONTRACTS SIGNED	13	15	15.4%	0	2	0.0%
	ACTIVE LISTINGS	5	5	0.0%	5	5	0.0%
	# OF SALES	14	16	14.3%	0	1	0.0%
	SALES VOLUME	\$12,044,000	\$13,779,375	14.4%	-	\$880,000	-
	MEDIAN PRICE	\$840,000	\$820,000	-2.4%	-	\$880,000	-
	AVERAGE PRICE	\$860,286	\$861,211	0.1%	-	\$880,000	-
	AVERAGE DOM	42	28	-33.3%	-	36	-

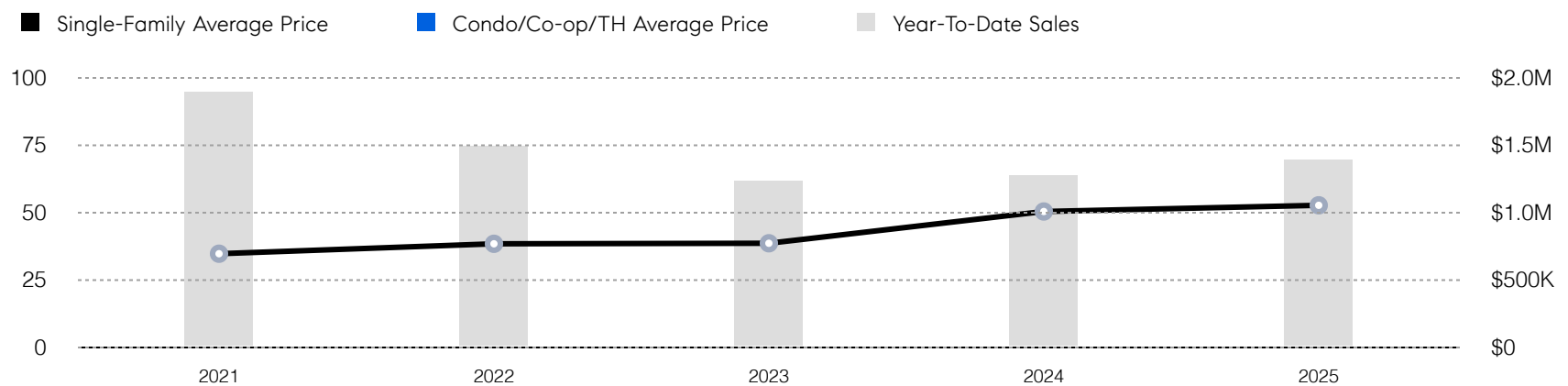
Historic Sales Trends



Oradell

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	75	65	-13.3%	10	2	-80.0%
	ACTIVE LISTINGS	13	3	-76.9%	13	3	-76.9%
	# OF SALES	63	65	3.2%	7	3	-57.1%
	SALES VOLUME	\$63,565,937	\$68,568,900	7.9%	\$7,162,800	\$3,055,000	-57.3%
	MEDIAN PRICE	\$957,888	\$985,000	2.8%	\$1,111,800	\$950,000	-14.6%
	AVERAGE PRICE	\$1,008,983	\$1,054,906	4.6%	\$1,023,257	\$1,018,333	-0.5%
	AVERAGE DOM	22	18	-18.2%	20	44	120.0%
Condo/Co-op/TH	CONTRACTS SIGNED	0	5	0.0%	0	1	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	0	4	0.0%	0	0	0.0%
	SALES VOLUME	-	\$1,408,499	-	-	-	-
	MEDIAN PRICE	-	\$338,750	-	-	-	-
	AVERAGE PRICE	-	\$352,125	-	-	-	-
	AVERAGE DOM	-	19	-	-	-	-

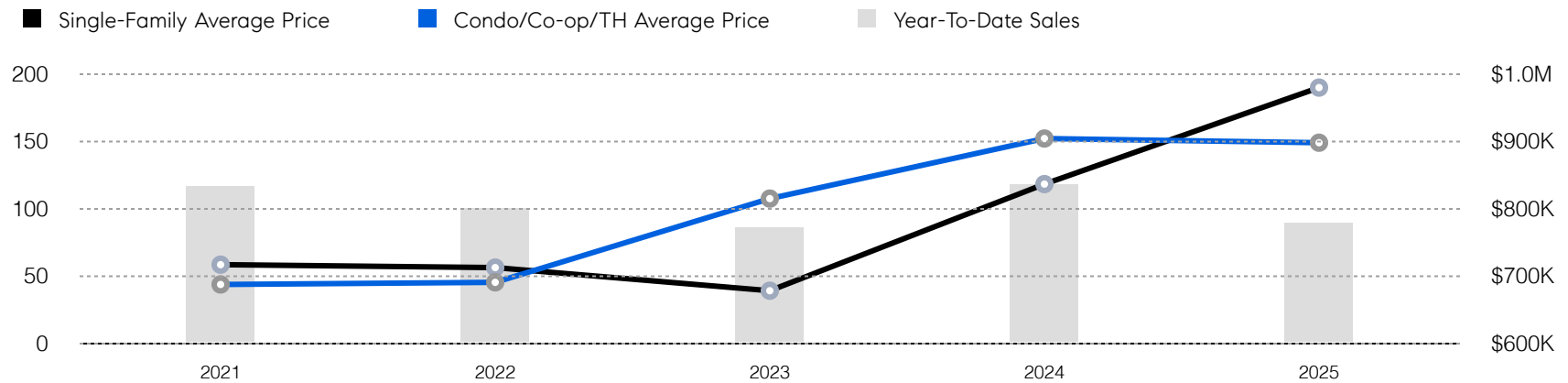
Historic Sales Trends



Palisades Park

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	24	10	-58.3%	4	2	-50.0%
	ACTIVE LISTINGS	6	4	-33.3%	6	4	-33.3%
	# OF SALES	19	8	-57.9%	1	0	0.0%
	SALES VOLUME	\$15,899,999	\$7,841,000	-50.7%	\$545,000	-	-
	MEDIAN PRICE	\$800,000	\$867,500	8.4%	\$545,000	-	-
	AVERAGE PRICE	\$836,842	\$980,125	17.1%	\$545,000	-	-
	AVERAGE DOM	39	21	-46.2%	29	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	104	87	-16.3%	6	10	66.7%
	ACTIVE LISTINGS	31	24	-22.6%	31	24	-22.6%
	# OF SALES	98	80	-18.4%	6	3	-50.0%
	SALES VOLUME	\$88,642,000	\$71,862,055	-18.9%	\$5,865,000	\$2,130,000	-63.7%
	MEDIAN PRICE	\$980,000	\$932,500	-4.8%	\$982,500	\$720,000	-26.7%
	AVERAGE PRICE	\$904,510	\$898,276	-0.7%	\$977,500	\$710,000	-27.4%
	AVERAGE DOM	55	63	14.5%	68	28	-58.8%

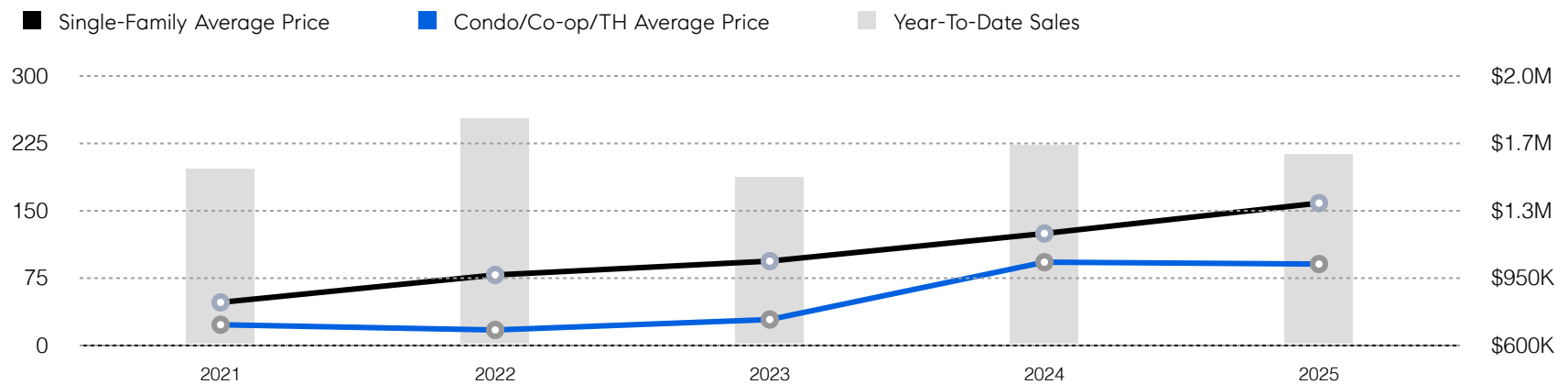
Historic Sales Trends



Paramus

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	226	220	-2.7%	22	17	-22.7%
	ACTIVE LISTINGS	57	39	-31.6%	57	39	-31.6%
	# OF SALES	189	197	4.2%	20	13	-35.0%
	SALES VOLUME	\$223,399,891	\$263,977,717	18.2%	\$20,397,500	\$14,739,998	-27.7%
	MEDIAN PRICE	\$910,000	\$1,050,000	15.4%	\$865,000	\$980,000	13.3%
	AVERAGE PRICE	\$1,182,010	\$1,339,988	13.4%	\$1,019,875	\$1,133,846	11.2%
	AVERAGE DOM	29	41	41.4%	23	44	91.3%
Condo/Co-op/TH	CONTRACTS SIGNED	39	10	-74.4%	1	1	0.0%
	ACTIVE LISTINGS	7	6	-14.3%	7	6	-14.3%
	# OF SALES	32	14	-56.2%	1	2	100.0%
	SALES VOLUME	\$33,057,000	\$14,324,999	-56.7%	\$1,200,000	\$2,160,000	80.0%
	MEDIAN PRICE	\$1,185,000	\$990,000	-16.5%	\$1,200,000	\$1,080,000	-10.0%
	AVERAGE PRICE	\$1,033,031	\$1,023,214	-1.0%	\$1,200,000	\$1,080,000	-10.0%
	AVERAGE DOM	26	56	115.4%	3	31	933.3%

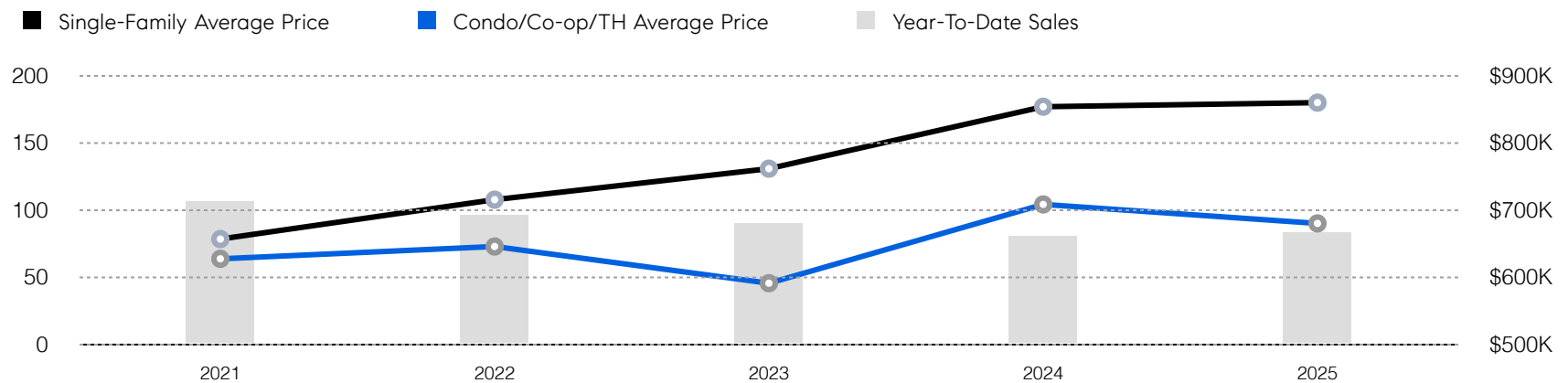
Historic Sales Trends



Park Ridge

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	58	65	12.1%	5	7	40.0%
	ACTIVE LISTINGS	8	5	-37.5%	8	5	-37.5%
	# OF SALES	59	61	3.4%	4	4	0.0%
	SALES VOLUME	\$50,389,488	\$52,468,410	4.1%	\$3,420,000	\$3,160,000	-7.6%
	MEDIAN PRICE	\$802,000	\$810,000	1.0%	\$822,500	\$775,000	-5.8%
	AVERAGE PRICE	\$854,059	\$860,138	0.7%	\$855,000	\$790,000	-7.6%
	AVERAGE DOM	24	25	4.2%	35	33	-5.7%
Condo/Co-op/TH	CONTRACTS SIGNED	21	21	0.0%	3	1	-66.7%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	20	21	5.0%	2	3	50.0%
	SALES VOLUME	\$14,173,500	\$14,287,800	0.8%	\$1,930,000	\$1,486,000	-23.0%
	MEDIAN PRICE	\$500,000	\$505,000	1.0%	\$965,000	\$460,000	-52.3%
	AVERAGE PRICE	\$708,675	\$680,371	-4.0%	\$965,000	\$495,333	-48.7%
	AVERAGE DOM	25	27	8.0%	18	20	11.1%

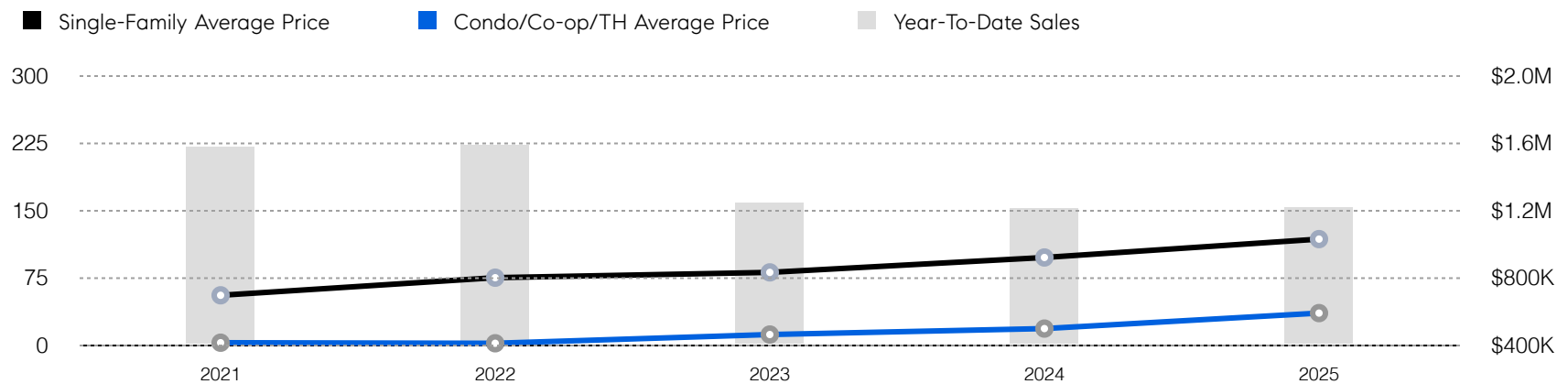
Historic Sales Trends



Ramsey

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	105	104	-1.0%	8	18	125.0%
	ACTIVE LISTINGS	19	9	-52.6%	19	9	-52.6%
	# OF SALES	91	85	-6.6%	7	8	14.3%
	SALES VOLUME	\$83,962,715	\$87,705,103	4.5%	\$6,684,001	\$8,541,000	27.8%
	MEDIAN PRICE	\$869,900	\$950,000	9.2%	\$770,000	\$938,000	21.8%
	AVERAGE PRICE	\$922,667	\$1,031,825	11.8%	\$954,857	\$1,067,625	11.8%
	AVERAGE DOM	22	28	27.3%	35	43	22.9%
Condo/Co-op/TH	CONTRACTS SIGNED	65	72	10.8%	5	5	0.0%
	ACTIVE LISTINGS	16	8	-50.0%	16	8	-50.0%
	# OF SALES	60	67	11.7%	5	8	60.0%
	SALES VOLUME	\$30,029,150	\$39,694,954	32.2%	\$3,430,000	\$4,557,899	32.9%
	MEDIAN PRICE	\$500,500	\$520,000	3.9%	\$590,000	\$572,500	-3.0%
	AVERAGE PRICE	\$500,486	\$592,462	18.4%	\$686,000	\$569,737	-16.9%
	AVERAGE DOM	21	29	38.1%	22	12	-45.5%

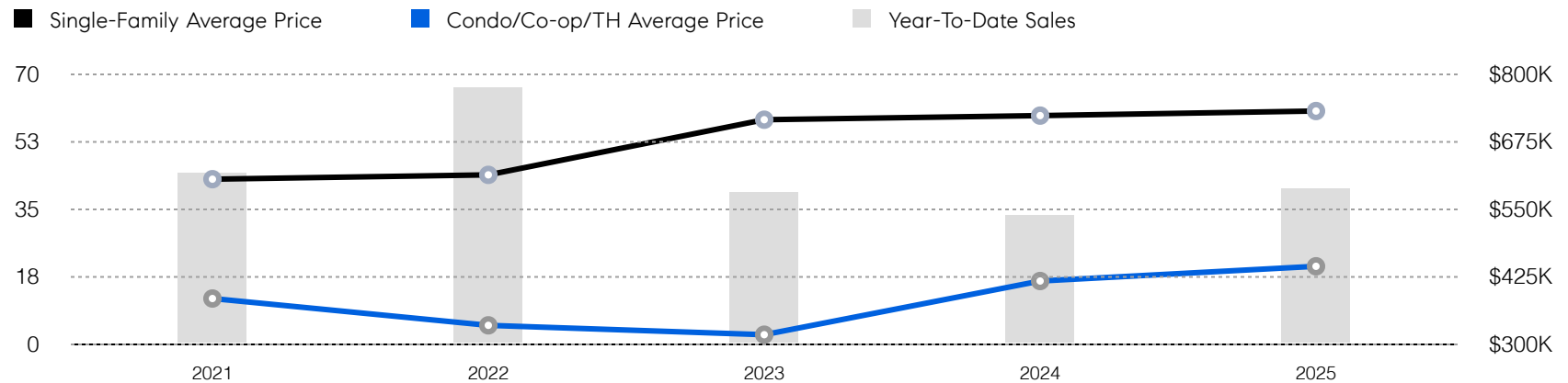
Historic Sales Trends



Ridgefield

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	39	41	5.1%	8	6	-25.0%
	ACTIVE LISTINGS	22	10	-54.5%	22	10	-54.5%
	# OF SALES	28	37	32.1%	3	6	100.0%
	SALES VOLUME	\$20,263,000	\$27,090,500	33.7%	\$1,835,000	\$5,929,000	223.1%
	MEDIAN PRICE	\$665,000	\$715,000	7.5%	\$580,000	\$807,500	39.2%
	AVERAGE PRICE	\$723,679	\$732,176	1.2%	\$611,667	\$988,167	61.6%
	AVERAGE DOM	33	52	57.6%	43	84	95.3%
Condo/Co-op/TH	CONTRACTS SIGNED	5	6	20.0%	0	2	0.0%
	ACTIVE LISTINGS	2	1	-50.0%	2	1	-50.0%
	# OF SALES	5	3	-40.0%	2	0	0.0%
	SALES VOLUME	\$2,087,000	\$1,334,000	-36.1%	\$911,000	-	-
	MEDIAN PRICE	\$289,000	\$300,000	3.8%	\$455,500	-	-
	AVERAGE PRICE	\$417,400	\$444,667	6.5%	\$455,500	-	-
	AVERAGE DOM	17	42	147.1%	17	-	-

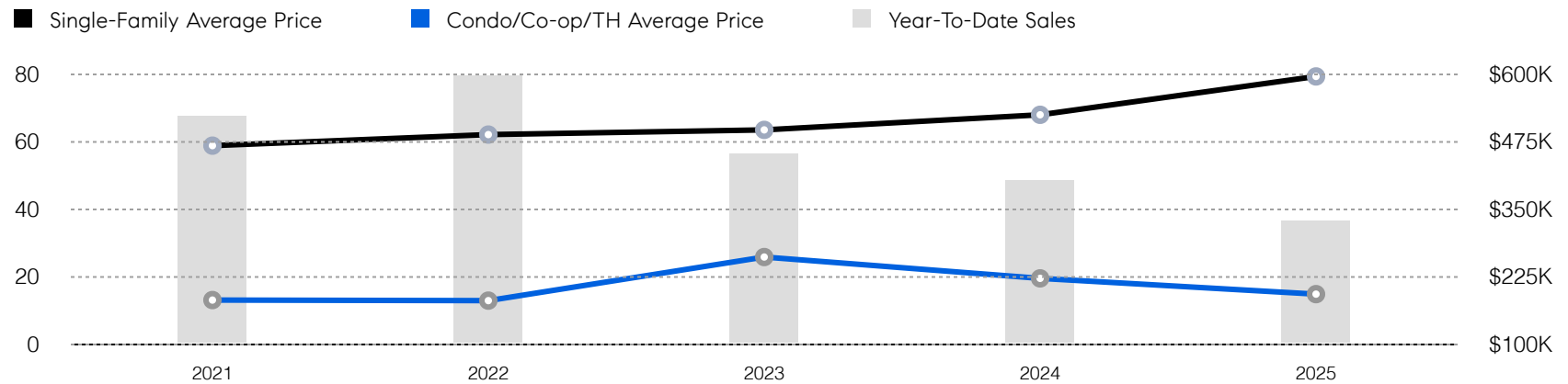
Historic Sales Trends



Ridgefield Park

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	42	36	-14.3%	2	6	200.0%
	ACTIVE LISTINGS	12	9	-25.0%	12	9	-25.0%
	# OF SALES	36	28	-22.2%	1	2	100.0%
	SALES VOLUME	\$18,908,500	\$16,694,900	-11.7%	\$600,000	\$1,350,000	125.0%
	MEDIAN PRICE	\$535,500	\$582,500	8.8%	\$600,000	\$675,000	12.5%
	AVERAGE PRICE	\$525,236	\$596,246	13.5%	\$600,000	\$675,000	12.5%
	AVERAGE DOM	24	35	45.8%	18	93	416.7%
Condo/Co-op/TH	CONTRACTS SIGNED	13	11	-15.4%	1	2	100.0%
	ACTIVE LISTINGS	1	5	400.0%	1	5	400.0%
	# OF SALES	12	8	-33.3%	0	1	0.0%
	SALES VOLUME	\$2,669,000	\$1,545,925	-42.1%	-	\$199,000	-
	MEDIAN PRICE	\$230,000	\$177,463	-22.8%	-	\$199,000	-
	AVERAGE PRICE	\$222,417	\$193,241	-13.1%	-	\$199,000	-
	AVERAGE DOM	52	30	-42.3%	-	62	-

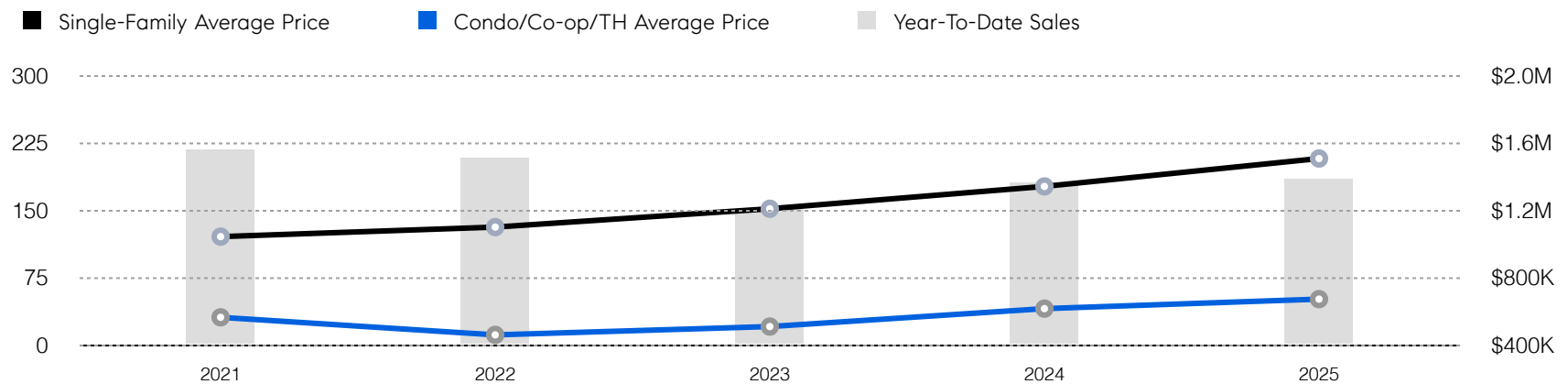
Historic Sales Trends



Ridgewood

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	179	176	-1.7%	10	9	-10.0%
	ACTIVE LISTINGS	33	20	-39.4%	33	20	-39.4%
	# OF SALES	175	175	0.0%	9	12	33.3%
	SALES VOLUME	\$235,334,238	\$264,313,430	12.3%	\$13,312,000	\$14,214,000	6.8%
	MEDIAN PRICE	\$1,200,000	\$1,300,000	8.3%	\$1,500,000	\$1,187,500	-20.8%
	AVERAGE PRICE	\$1,344,767	\$1,510,362	12.3%	\$1,479,111	\$1,184,500	-19.9%
	AVERAGE DOM	21	26	23.8%	52	13	-75.0%
Condo/Co-op/TH	CONTRACTS SIGNED	5	11	120.0%	1	0	0.0%
	ACTIVE LISTINGS	2	1	-50.0%	2	1	-50.0%
	# OF SALES	4	8	100.0%	1	0	0.0%
	SALES VOLUME	\$2,476,000	\$5,402,999	118.2%	\$661,000	-	-
	MEDIAN PRICE	\$605,500	\$633,500	4.6%	\$661,000	-	-
	AVERAGE PRICE	\$619,000	\$675,375	9.1%	\$661,000	-	-
	AVERAGE DOM	11	22	100.0%	13	-	-

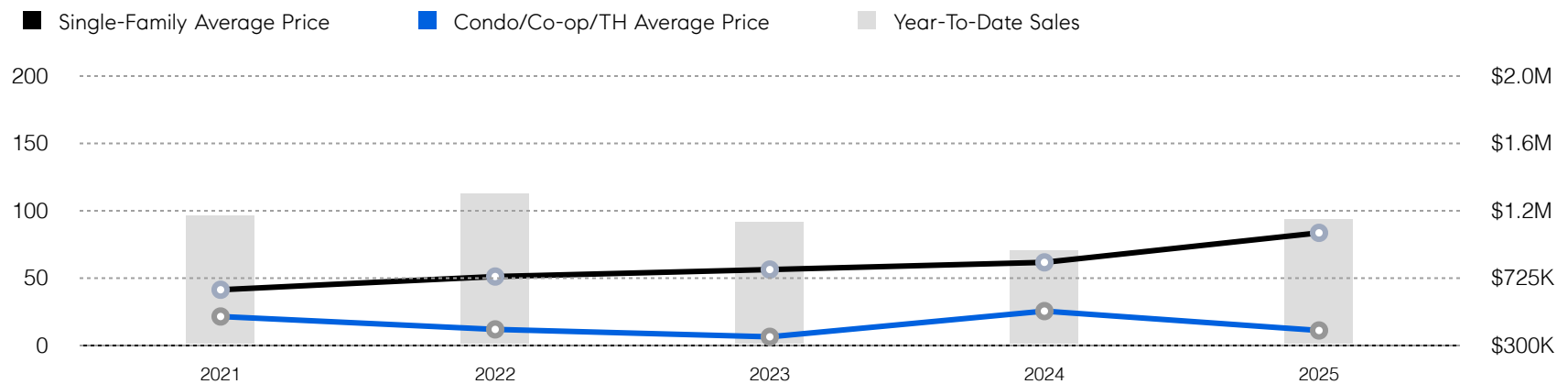
Historic Sales Trends



River Edge

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	73	83	13.7%	6	3	-50.0%
	ACTIVE LISTINGS	19	13	-31.6%	19	13	-31.6%
	# OF SALES	65	83	27.7%	5	7	40.0%
	SALES VOLUME	\$53,601,300	\$83,899,248	56.5%	\$3,888,000	\$8,009,000	106.0%
	MEDIAN PRICE	\$750,000	\$905,000	20.7%	\$775,000	\$965,000	24.5%
	AVERAGE PRICE	\$824,635	\$1,010,834	22.6%	\$777,600	\$1,144,143	47.1%
	AVERAGE DOM	20	24	20.0%	40	28	-30.0%
Condo/Co-op/TH	CONTRACTS SIGNED	7	10	42.9%	0	0	0.0%
	ACTIVE LISTINGS	0	4	0.0%	0	4	0.0%
	# OF SALES	4	9	125.0%	1	4	300.0%
	SALES VOLUME	\$2,068,000	\$3,553,800	71.8%	\$609,000	\$969,800	59.2%
	MEDIAN PRICE	\$584,500	\$266,000	-54.5%	\$609,000	\$250,900	-58.8%
	AVERAGE PRICE	\$517,000	\$394,867	-23.6%	\$609,000	\$242,450	-60.2%
	AVERAGE DOM	14	35	150.0%	21	32	52.4%

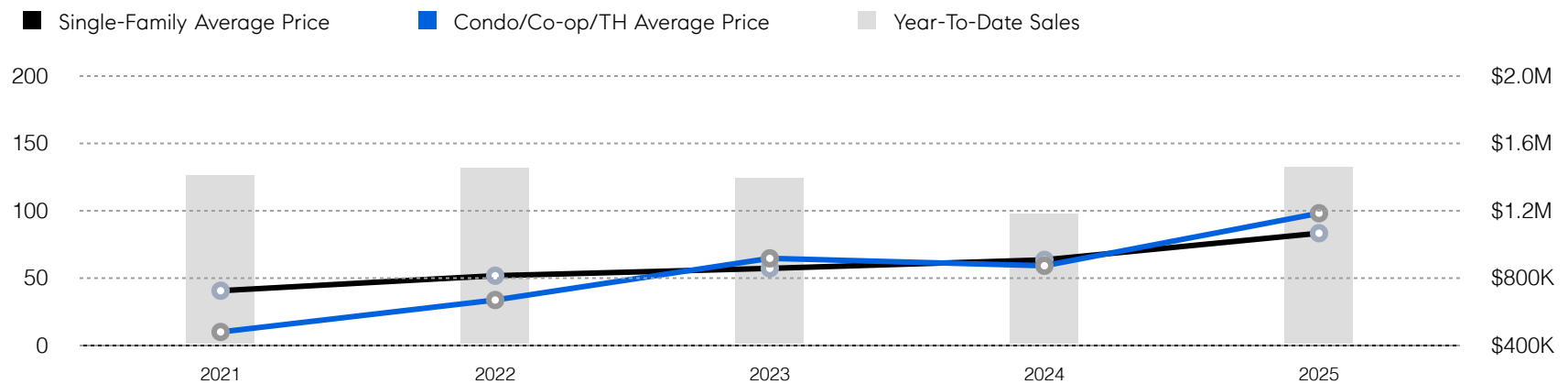
Historic Sales Trends



River Vale

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	67	78	16.4%	1	7	600.0%
	ACTIVE LISTINGS	16	16	0.0%	16	16	0.0%
	# OF SALES	64	74	15.6%	7	6	-14.3%
	SALES VOLUME	\$58,144,287	\$78,943,327	35.8%	\$6,231,000	\$6,765,950	8.6%
	MEDIAN PRICE	\$850,000	\$975,000	14.7%	\$780,000	\$1,212,500	55.4%
	AVERAGE PRICE	\$908,504	\$1,066,802	17.4%	\$890,143	\$1,127,658	26.7%
	AVERAGE DOM	20	23	15.0%	26	23	-11.5%
Condo/Co-op/TH	CONTRACTS SIGNED	55	46	-16.4%	19	6	-68.4%
	ACTIVE LISTINGS	30	4	-86.7%	30	4	-86.7%
	# OF SALES	32	57	78.1%	7	6	-14.3%
	SALES VOLUME	\$27,955,571	\$67,568,653	141.7%	\$6,363,764	\$8,959,124	40.8%
	MEDIAN PRICE	\$609,000	\$1,393,394	128.8%	\$609,000	\$1,563,973	156.8%
	AVERAGE PRICE	\$873,612	\$1,185,415	35.7%	\$909,109	\$1,493,187	64.2%
	AVERAGE DOM	68	50	-26.5%	98	72	-26.5%

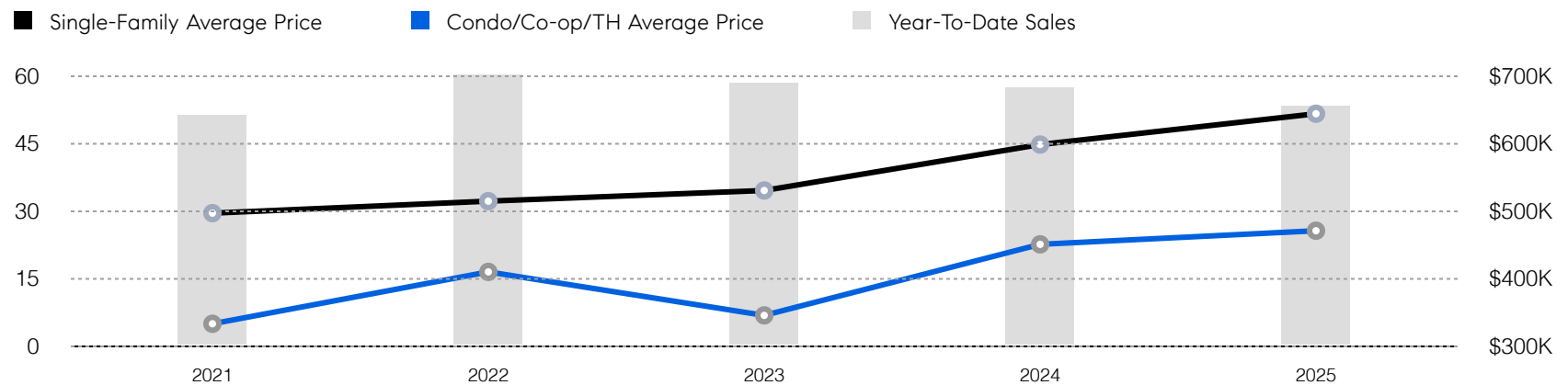
Historic Sales Trends



Rochelle Park

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	51	53	3.9%	3	6	100.0%
	ACTIVE LISTINGS	9	3	-66.7%	9	3	-66.7%
	# OF SALES	50	46	-8.0%	1	6	500.0%
	SALES VOLUME	\$29,945,635	\$29,648,000	-1.0%	\$610,000	\$3,976,500	551.9%
	MEDIAN PRICE	\$561,500	\$588,500	4.8%	\$610,000	\$624,500	2.4%
	AVERAGE PRICE	\$598,913	\$644,522	7.6%	\$610,000	\$662,750	8.6%
	AVERAGE DOM	31	26	-16.1%	64	28	-56.2%
Condo/Co-op/TH	CONTRACTS SIGNED	7	13	85.7%	0	2	0.0%
	ACTIVE LISTINGS	0	4	0.0%	0	4	0.0%
	# OF SALES	7	7	0.0%	1	0	0.0%
	SALES VOLUME	\$3,158,000	\$3,298,800	4.5%	\$345,000	-	-
	MEDIAN PRICE	\$465,000	\$459,900	-1.1%	\$345,000	-	-
	AVERAGE PRICE	\$451,143	\$471,257	4.5%	\$345,000	-	-
	AVERAGE DOM	14	39	178.6%	7	-	-

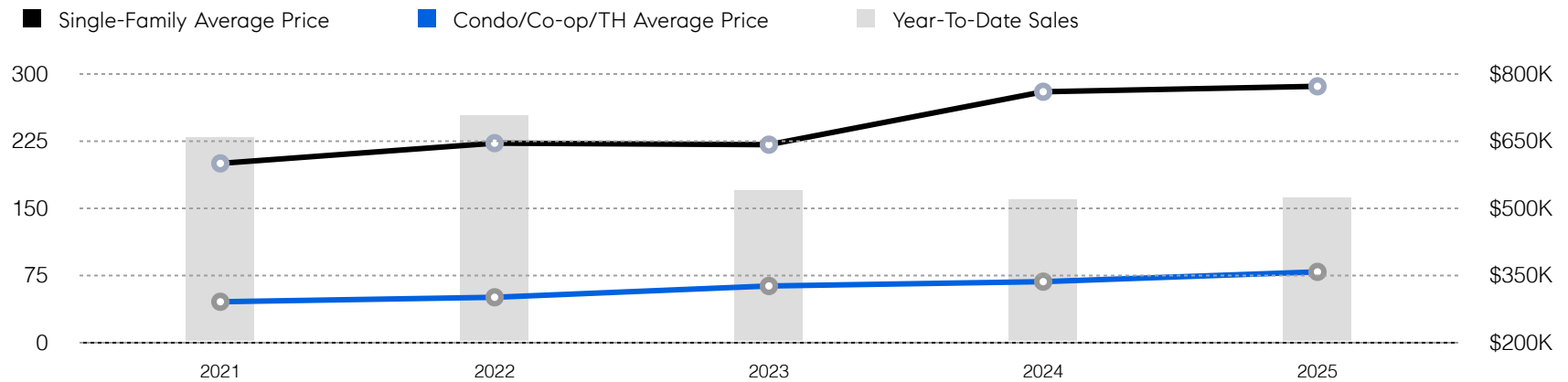
Historic Sales Trends



Rutherford

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	110	114	3.6%	11	6	-45.5%
	ACTIVE LISTINGS	27	28	3.7%	27	28	3.7%
	# OF SALES	102	107	4.9%	13	9	-30.8%
	SALES VOLUME	\$77,562,326	\$82,663,512	6.6%	\$9,128,000	\$8,319,000	-8.9%
	MEDIAN PRICE	\$730,000	\$740,000	1.4%	\$630,000	\$950,000	50.8%
	AVERAGE PRICE	\$760,415	\$772,556	1.6%	\$702,154	\$924,333	31.6%
	AVERAGE DOM	30	37	23.3%	41	27	-34.1%
Condo/Co-op/TH	CONTRACTS SIGNED	61	56	-8.2%	4	5	25.0%
	ACTIVE LISTINGS	7	6	-14.3%	7	6	-14.3%
	# OF SALES	56	53	-5.4%	5	9	80.0%
	SALES VOLUME	\$18,833,754	\$18,985,281	0.8%	\$1,562,000	\$3,593,200	130.0%
	MEDIAN PRICE	\$315,000	\$345,000	9.5%	\$320,000	\$450,000	40.6%
	AVERAGE PRICE	\$336,317	\$358,213	6.5%	\$312,400	\$399,244	27.8%
	AVERAGE DOM	32	22	-31.2%	21	30	42.9%

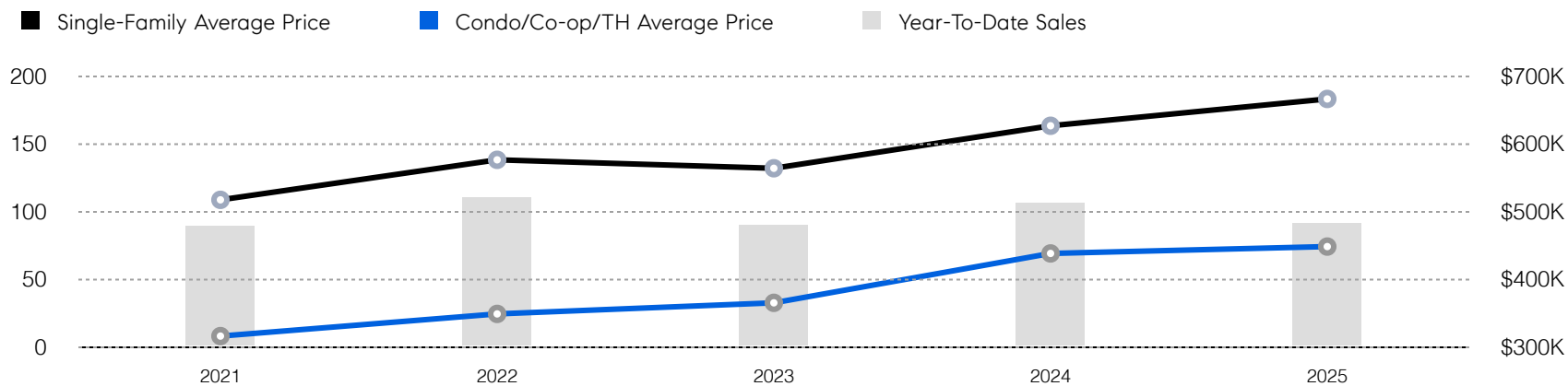
Historic Sales Trends



Saddle Brook

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	104	73	-29.8%	10	7	-30.0%
	ACTIVE LISTINGS	18	9	-50.0%	18	9	-50.0%
	# OF SALES	89	73	-18.0%	7	8	14.3%
	SALES VOLUME	\$55,819,047	\$48,675,899	-12.8%	\$4,743,000	\$6,376,900	34.4%
	MEDIAN PRICE	\$603,000	\$620,000	2.8%	\$650,000	\$685,000	5.4%
	AVERAGE PRICE	\$627,180	\$666,793	6.3%	\$677,571	\$797,113	17.6%
	AVERAGE DOM	27	25	-7.4%	22	18	-18.2%
Condo/Co-op/TH	CONTRACTS SIGNED	15	22	46.7%	0	1	0.0%
	ACTIVE LISTINGS	4	4	0.0%	4	4	0.0%
	# OF SALES	16	17	6.3%	2	4	100.0%
	SALES VOLUME	\$7,017,993	\$7,628,900	8.7%	\$942,942	\$1,645,000	74.5%
	MEDIAN PRICE	\$440,736	\$485,000	10.0%	\$471,471	\$401,000	-14.9%
	AVERAGE PRICE	\$438,625	\$448,759	2.3%	\$471,471	\$411,250	-12.8%
	AVERAGE DOM	21	30	42.9%	12	15	25.0%

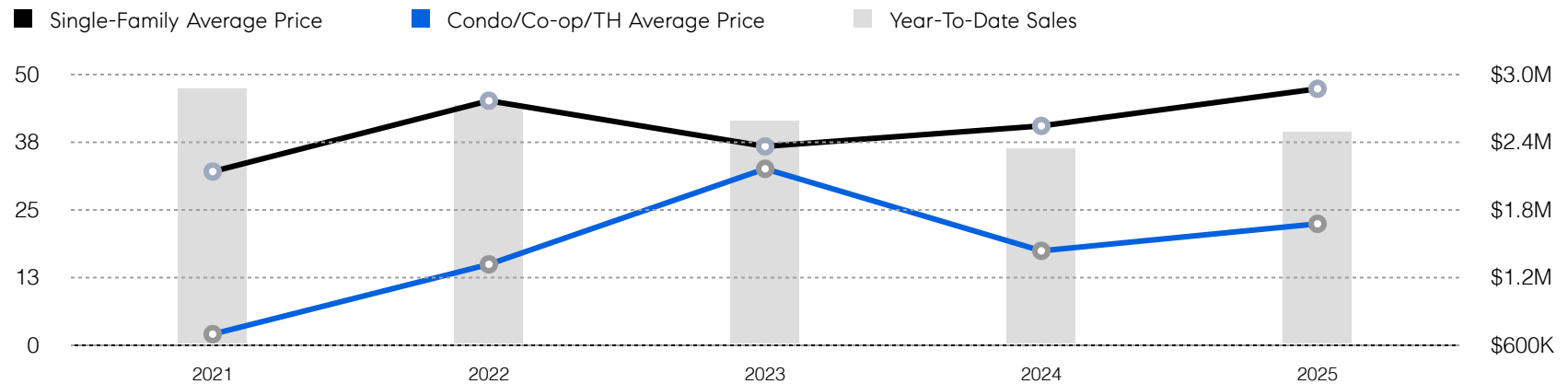
Historic Sales Trends



Saddle River

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	38	39	2.6%	4	0	0.0%
	ACTIVE LISTINGS	26	31	19.2%	26	31	19.2%
	# OF SALES	32	36	12.5%	3	6	100.0%
	SALES VOLUME	\$81,442,725	\$103,470,388	27.0%	\$9,196,725	\$14,724,000	60.1%
	MEDIAN PRICE	\$2,195,000	\$2,475,000	12.8%	\$3,995,000	\$2,375,000	-40.6%
	AVERAGE PRICE	\$2,545,085	\$2,874,177	12.9%	\$3,065,575	\$2,454,000	-19.9%
	AVERAGE DOM	76	70	-7.9%	47	66	40.4%
Condo/Co-op/TH	CONTRACTS SIGNED	5	3	-40.0%	0	0	0.0%
	ACTIVE LISTINGS	2	0	0.0%	2	0	0.0%
	# OF SALES	4	3	-25.0%	1	0	0.0%
	SALES VOLUME	\$5,750,000	\$5,031,664	-12.5%	\$825,000	-	-
	MEDIAN PRICE	\$1,362,500	\$2,200,000	61.5%	\$825,000	-	-
	AVERAGE PRICE	\$1,437,500	\$1,677,221	16.7%	\$825,000	-	-
	AVERAGE DOM	19	103	442.1%	9	-	-

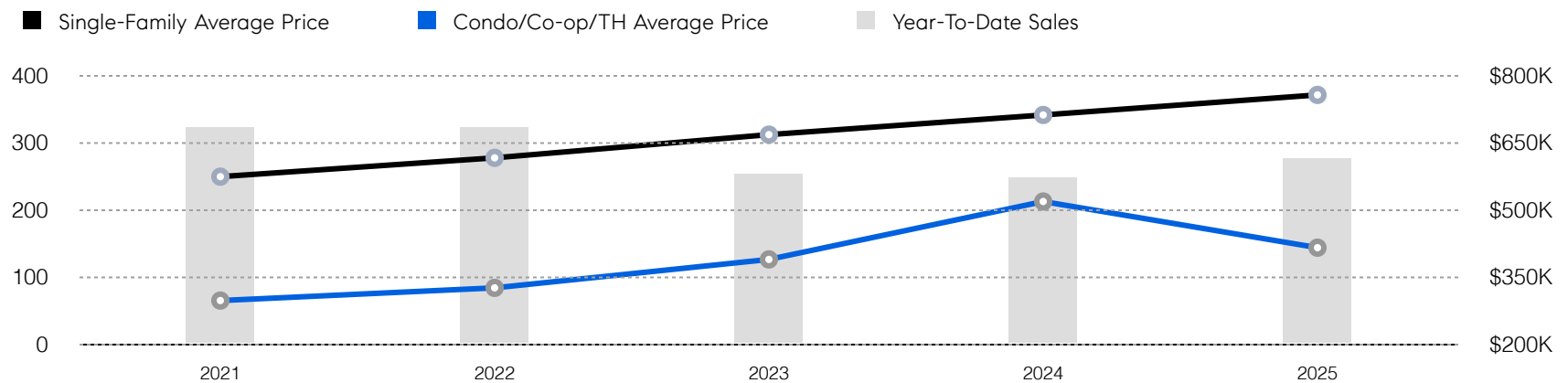
Historic Sales Trends



Teaneck

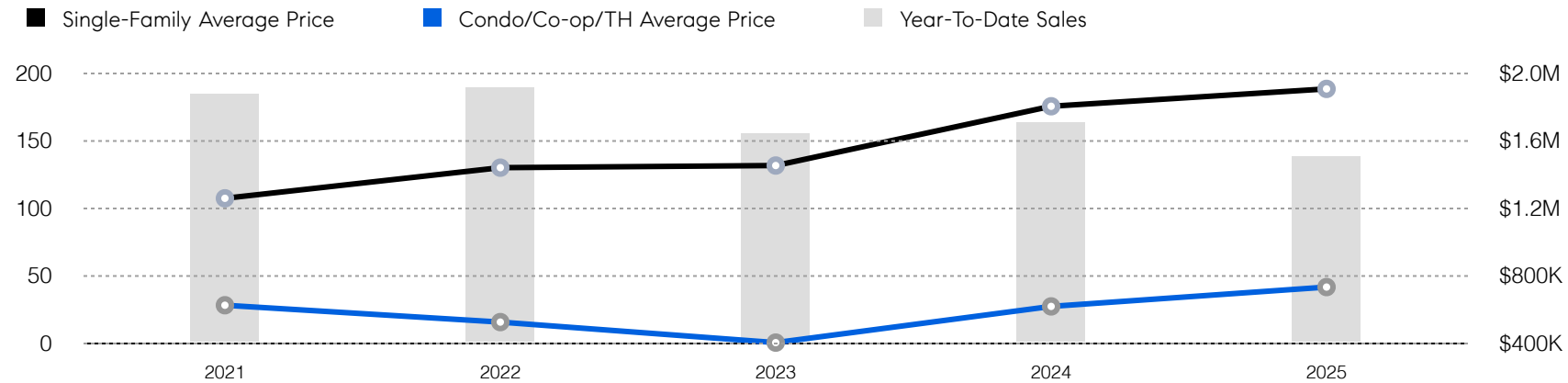
		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	235	243	3.4%	19	23	21.1%
	ACTIVE LISTINGS	84	54	-35.7%	84	54	-35.7%
	# OF SALES	213	238	11.7%	21	19	-9.5%
	SALES VOLUME	\$151,803,191	\$180,285,168	18.8%	\$16,276,500	\$12,456,000	-23.5%
	MEDIAN PRICE	\$640,000	\$700,000	9.4%	\$635,000	\$640,000	0.8%
	AVERAGE PRICE	\$712,691	\$757,501	6.3%	\$775,071	\$655,579	-15.4%
	AVERAGE DOM	35	43	22.9%	47	43	-8.5%
Condo/Co-op/TH	CONTRACTS SIGNED	30	50	66.7%	3	2	-33.3%
	ACTIVE LISTINGS	13	5	-61.5%	13	5	-61.5%
	# OF SALES	32	36	12.5%	2	5	150.0%
	SALES VOLUME	\$16,622,601	\$14,990,500	-9.8%	\$680,000	\$2,788,500	310.1%
	MEDIAN PRICE	\$525,000	\$397,500	-24.3%	\$340,000	\$605,000	77.9%
	AVERAGE PRICE	\$519,456	\$416,403	-19.8%	\$340,000	\$557,700	64.0%
	AVERAGE DOM	63	52	-17.5%	122	22	-82.0%

Historic Sales Trends



		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	145	113	-22.1%	12	10	-16.7%
	ACTIVE LISTINGS	28	23	-17.9%	28	23	-17.9%
	# OF SALES	133	117	-12.0%	9	9	0.0%
	SALES VOLUME	\$240,162,704	\$223,311,965	-7.0%	\$16,679,000	\$16,432,555	-1.5%
	MEDIAN PRICE	\$1,625,000	\$1,625,000	-	\$1,700,000	\$1,900,000	11.8%
	AVERAGE PRICE	\$1,805,735	\$1,908,649	5.7%	\$1,853,222	\$1,825,839	-1.5%
	AVERAGE DOM	36	49	36.1%	37	40	8.1%
Condo/Co-op/TH	CONTRACTS SIGNED	31	20	-35.5%	2	1	-50.0%
	ACTIVE LISTINGS	8	1	-87.5%	8	1	-87.5%
	# OF SALES	29	20	-31.0%	1	1	0.0%
	SALES VOLUME	\$17,975,000	\$14,687,999	-18.3%	\$160,000	\$678,000	323.8%
	MEDIAN PRICE	\$450,000	\$656,500	45.9%	\$160,000	\$678,000	323.8%
	AVERAGE PRICE	\$619,828	\$734,400	18.5%	\$160,000	\$678,000	323.8%
	AVERAGE DOM	62	62	0.0%	16	28	75.0%

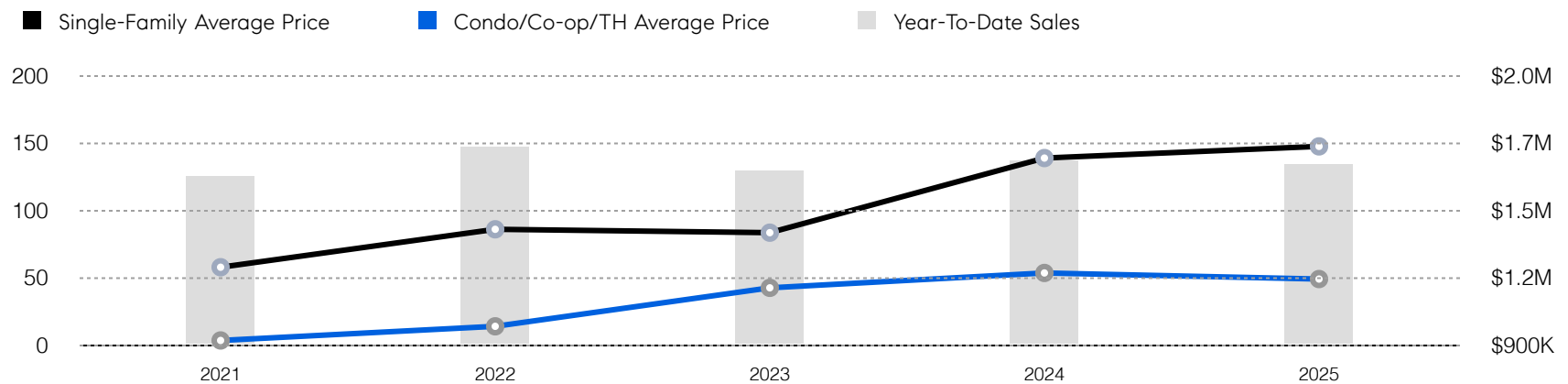
Historic Sales Trends



Upper Saddle River

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	99	98	-1.0%	11	9	-18.2%
	ACTIVE LISTINGS	30	19	-36.7%	30	19	-36.7%
	# OF SALES	84	102	21.4%	7	6	-14.3%
	SALES VOLUME	\$139,880,606	\$174,718,102	24.9%	\$9,782,500	\$10,365,888	6.0%
	MEDIAN PRICE	\$1,362,500	\$1,578,500	15.9%	\$1,280,000	\$1,517,944	18.6%
	AVERAGE PRICE	\$1,665,245	\$1,712,923	2.9%	\$1,397,500	\$1,727,648	23.6%
	AVERAGE DOM	40	33	-17.5%	46	59	28.3%
Condo/Co-op/TH	CONTRACTS SIGNED	47	9	-80.9%	5	1	-80.0%
	ACTIVE LISTINGS	26	1	-96.2%	26	1	-96.2%
	# OF SALES	52	31	-40.4%	2	0	0.0%
	SALES VOLUME	\$62,201,406	\$36,310,827	-41.6%	\$2,738,321	-	-
	MEDIAN PRICE	\$1,187,320	\$1,203,824	1.4%	\$1,369,161	-	-
	AVERAGE PRICE	\$1,196,181	\$1,171,317	-2.1%	\$1,369,161	-	-
	AVERAGE DOM	30	155	416.7%	47	-	-

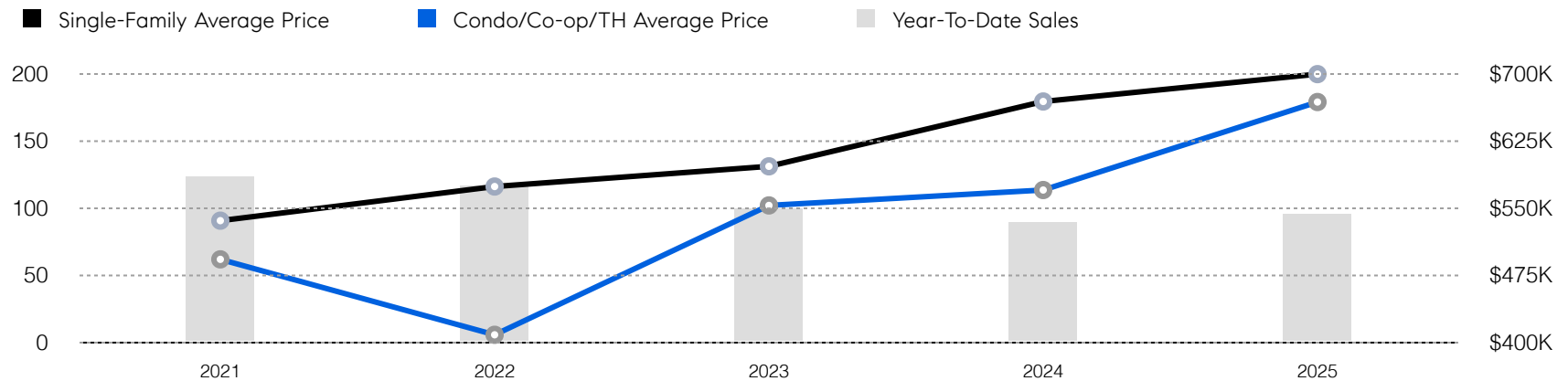
Historic Sales Trends



Waldwick

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	78	90	15.4%	2	9	350.0%
	ACTIVE LISTINGS	6	13	116.7%	6	13	116.7%
	# OF SALES	73	83	13.7%	7	8	14.3%
	SALES VOLUME	\$48,859,140	\$58,088,544	18.9%	\$4,680,000	\$5,208,000	11.3%
	MEDIAN PRICE	\$655,000	\$675,000	3.1%	\$675,000	\$645,000	-4.4%
	AVERAGE PRICE	\$669,303	\$699,862	4.6%	\$668,571	\$651,000	-2.6%
	AVERAGE DOM	20	24	20.0%	25	33	32.0%
Condo/Co-op/TH	CONTRACTS SIGNED	15	11	-26.7%	1	0	0.0%
	ACTIVE LISTINGS	2	3	50.0%	2	3	50.0%
	# OF SALES	15	11	-26.7%	2	0	0.0%
	SALES VOLUME	\$8,556,400	\$7,355,828	-14.0%	\$970,000	-	-
	MEDIAN PRICE	\$510,000	\$540,000	5.9%	\$485,000	-	-
	AVERAGE PRICE	\$570,427	\$668,712	17.2%	\$485,000	-	-
	AVERAGE DOM	22	29	31.8%	59	-	-

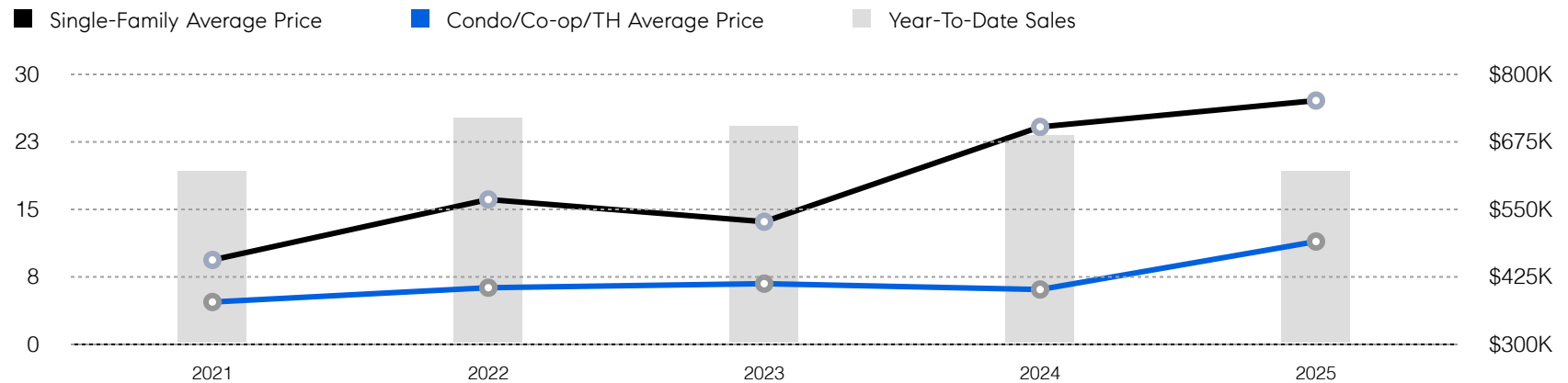
Historic Sales Trends



Wallington

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	23	23	0.0%	2	6	200.0%
	ACTIVE LISTINGS	7	11	57.1%	7	11	57.1%
	# OF SALES	20	17	-15.0%	6	2	-66.7%
	SALES VOLUME	\$14,055,000	\$12,776,500	-9.1%	\$3,858,000	\$1,071,000	-72.2%
	MEDIAN PRICE	\$711,500	\$694,000	-2.5%	\$675,000	\$535,500	-20.7%
	AVERAGE PRICE	\$702,750	\$751,559	6.9%	\$643,000	\$535,500	-16.7%
	AVERAGE DOM	37	47	27.0%	53	81	52.8%
Condo/Co-op/TH	CONTRACTS SIGNED	3	4	33.3%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	3	2	-33.3%	0	0	0.0%
	SALES VOLUME	\$1,205,000	\$981,008	-18.6%	-	-	-
	MEDIAN PRICE	\$400,000	\$490,504	22.6%	-	-	-
	AVERAGE PRICE	\$401,667	\$490,504	22.1%	-	-	-
	AVERAGE DOM	19	43	126.3%	-	-	-

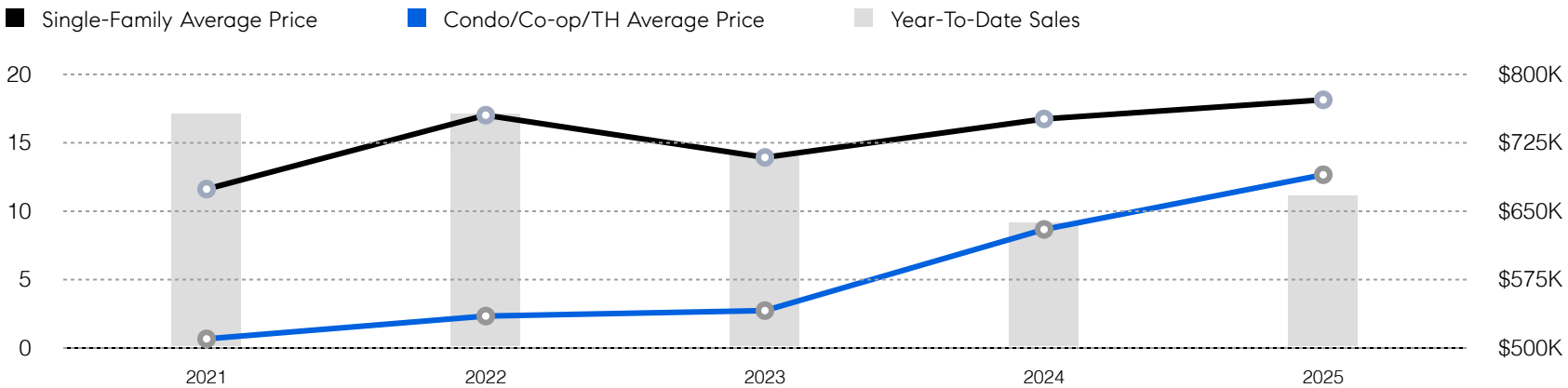
Historic Sales Trends



Washington Township

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	8	9	12.5%	1	0	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	8	9	12.5%	0	1	0.0%
	SALES VOLUME	\$6,009,500	\$6,949,372	15.6%	-	\$685,000	-
	MEDIAN PRICE	\$708,750	\$659,372	-7.0%	-	\$685,000	-
	AVERAGE PRICE	\$751,188	\$772,152	2.8%	-	\$685,000	-
	AVERAGE DOM	23	31	34.8%	-	21	-
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	1	2	100.0%	0	0	0.0%
	SALES VOLUME	\$630,000	\$1,380,000	119.0%	-	-	-
	MEDIAN PRICE	\$630,000	\$690,000	9.5%	-	-	-
	AVERAGE PRICE	\$630,000	\$690,000	9.5%	-	-	-
	AVERAGE DOM	19	11	-42.1%	-	-	-

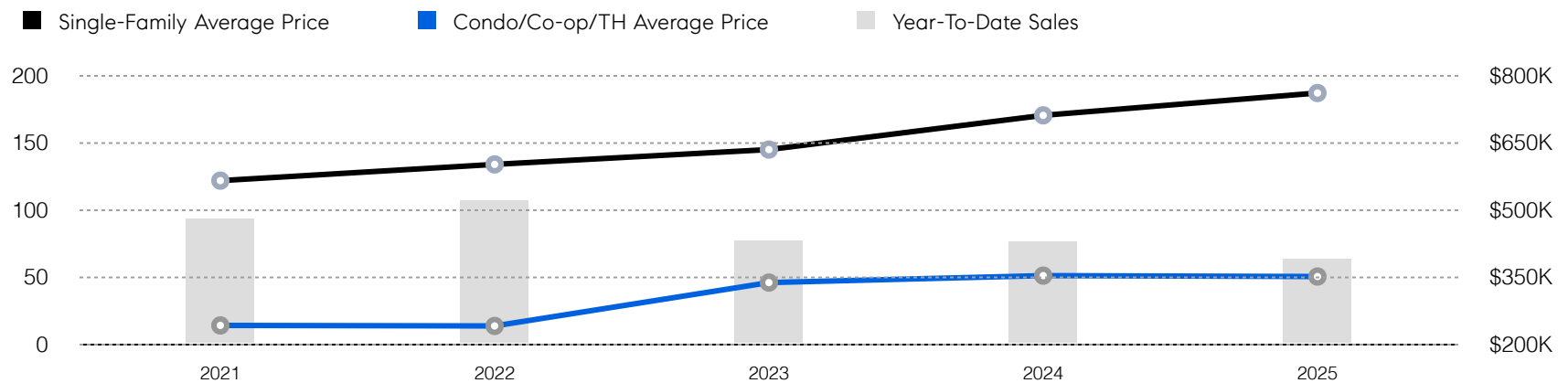
Historic Sales Trends



Westwood

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	73	62	-15.1%	6	4	-33.3%
	ACTIVE LISTINGS	10	7	-30.0%	10	7	-30.0%
	# OF SALES	67	57	-14.9%	7	5	-28.6%
	SALES VOLUME	\$47,695,024	\$43,419,972	-9.0%	\$4,884,000	\$3,372,000	-31.0%
	MEDIAN PRICE	\$685,000	\$750,000	9.5%	\$654,000	\$680,000	4.0%
	AVERAGE PRICE	\$711,866	\$761,754	7.0%	\$697,714	\$674,400	-3.3%
	AVERAGE DOM	27	27	0.0%	21	26	23.8%
Condo/Co-op/TH	CONTRACTS SIGNED	9	6	-33.3%	2	0	0.0%
	ACTIVE LISTINGS	3	5	66.7%	3	5	66.7%
	# OF SALES	8	5	-37.5%	0	0	0.0%
	SALES VOLUME	\$2,832,000	\$1,760,000	-37.9%	-	-	-
	MEDIAN PRICE	\$325,000	\$335,000	3.1%	-	-	-
	AVERAGE PRICE	\$354,000	\$352,000	-0.6%	-	-	-
	AVERAGE DOM	19	38	100.0%	-	-	-

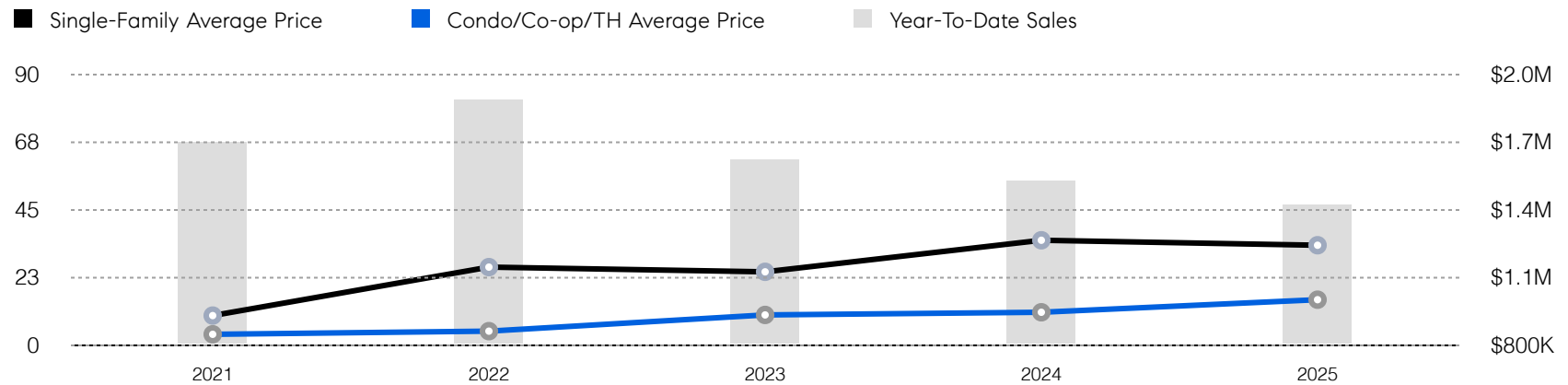
Historic Sales Trends



Woodcliff Lake

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	55	43	-21.8%	3	4	33.3%
	ACTIVE LISTINGS	15	8	-46.7%	15	8	-46.7%
	# OF SALES	49	42	-14.3%	7	5	-28.6%
	SALES VOLUME	\$62,027,003	\$52,240,516	-15.8%	\$7,618,000	\$6,200,500	-18.6%
	MEDIAN PRICE	\$1,175,000	\$1,209,500	2.9%	\$950,000	\$970,500	2.2%
	AVERAGE PRICE	\$1,265,857	\$1,243,822	-1.7%	\$1,088,286	\$1,240,100	13.9%
	AVERAGE DOM	24	30	25.0%	22	32	45.5%
Condo/Co-op/TH	CONTRACTS SIGNED	3	4	33.3%	0	0	0.0%
	ACTIVE LISTINGS	1	6	500.0%	1	6	500.0%
	# OF SALES	5	4	-20.0%	0	0	0.0%
	SALES VOLUME	\$4,734,000	\$4,010,000	-15.3%	-	-	-
	MEDIAN PRICE	\$930,000	\$997,500	7.3%	-	-	-
	AVERAGE PRICE	\$946,800	\$1,002,500	5.9%	-	-	-
	AVERAGE DOM	15	22	46.7%	-	-	-

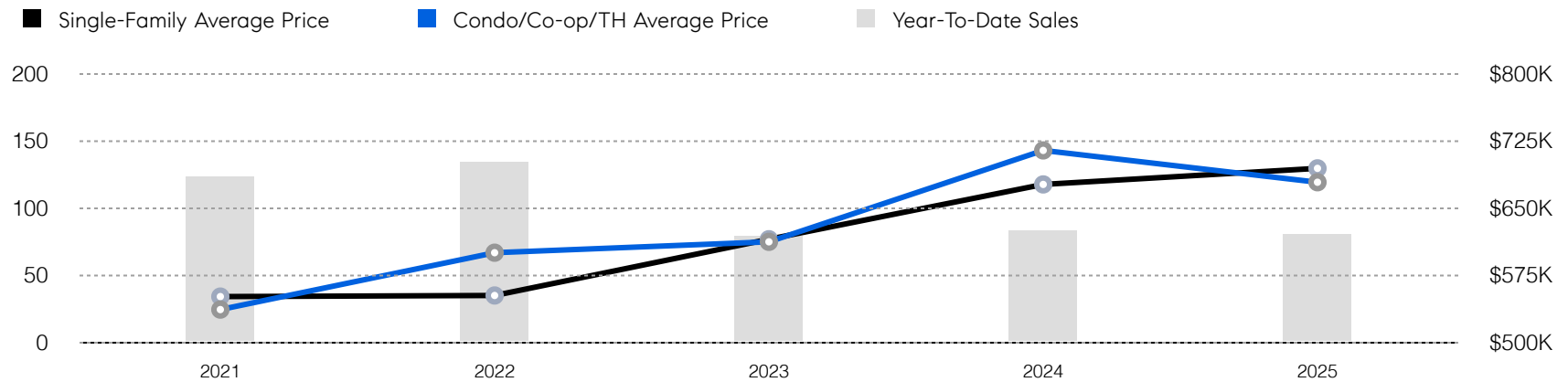
Historic Sales Trends



Wood-Ridge

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	52	43	-17.3%	6	6	0.0%
	ACTIVE LISTINGS	12	11	-8.3%	12	11	-8.3%
	# OF SALES	49	40	-18.4%	7	3	-57.1%
	SALES VOLUME	\$33,160,000	\$27,786,879	-16.2%	\$5,105,000	\$2,699,999	-47.1%
	MEDIAN PRICE	\$650,000	\$677,500	4.2%	\$595,000	\$975,000	63.9%
	AVERAGE PRICE	\$676,735	\$694,672	2.7%	\$729,286	\$900,000	23.4%
	AVERAGE DOM	25	31	24.0%	35	54	54.3%
Condo/Co-op/TH	CONTRACTS SIGNED	35	49	40.0%	2	4	100.0%
	ACTIVE LISTINGS	2	8	300.0%	2	8	300.0%
	# OF SALES	33	39	18.2%	5	1	-80.0%
	SALES VOLUME	\$23,585,300	\$26,487,500	12.3%	\$3,500,000	\$825,000	-76.4%
	MEDIAN PRICE	\$770,000	\$700,000	-9.1%	\$770,000	\$825,000	7.1%
	AVERAGE PRICE	\$714,706	\$679,167	-5.0%	\$700,000	\$825,000	17.9%
	AVERAGE DOM	15	16	6.7%	17	6	-64.7%

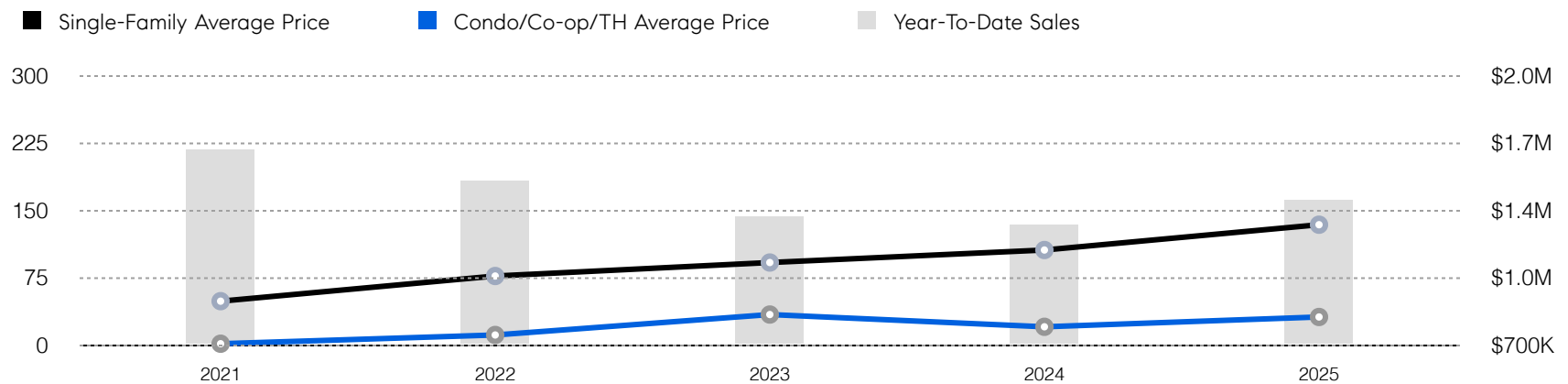
Historic Sales Trends



Wyckoff

		YTD 2024	YTD 2025	% Change	Nov 2024	Nov 2025	% Change
Single-Family	CONTRACTS SIGNED	147	143	-2.7%	17	4	-76.5%
	ACTIVE LISTINGS	30	12	-60.0%	30	12	-60.0%
	# OF SALES	126	148	17.5%	5	17	240.0%
	SALES VOLUME	\$146,250,744	\$189,853,072	29.8%	\$5,567,000	\$18,649,000	235.0%
	MEDIAN PRICE	\$1,020,000	\$1,189,500	16.6%	\$1,192,000	\$935,000	-21.6%
	AVERAGE PRICE	\$1,160,720	\$1,282,791	10.5%	\$1,113,400	\$1,097,000	-1.5%
	AVERAGE DOM	25	23	-8.0%	22	29	31.8%
Condo/Co-op/TH	CONTRACTS SIGNED	8	10	25.0%	0	0	0.0%
	ACTIVE LISTINGS	1	3	200.0%	1	3	200.0%
	# OF SALES	6	12	100.0%	1	1	0.0%
	SALES VOLUME	\$4,741,500	\$10,051,800	112.0%	\$1,250,000	\$950,000	-24.0%
	MEDIAN PRICE	\$793,250	\$840,000	5.9%	\$1,250,000	\$950,000	-24.0%
	AVERAGE PRICE	\$790,250	\$837,650	6.0%	\$1,250,000	\$950,000	-24.0%
	AVERAGE DOM	34	17	-50.0%	7	10	42.9%

Historic Sales Trends





Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2024 - 11/30/2024 vs. 01/01/2025 - 11/30/2025

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.