

Q3 2022

Bergen County Market Report

COMPASS

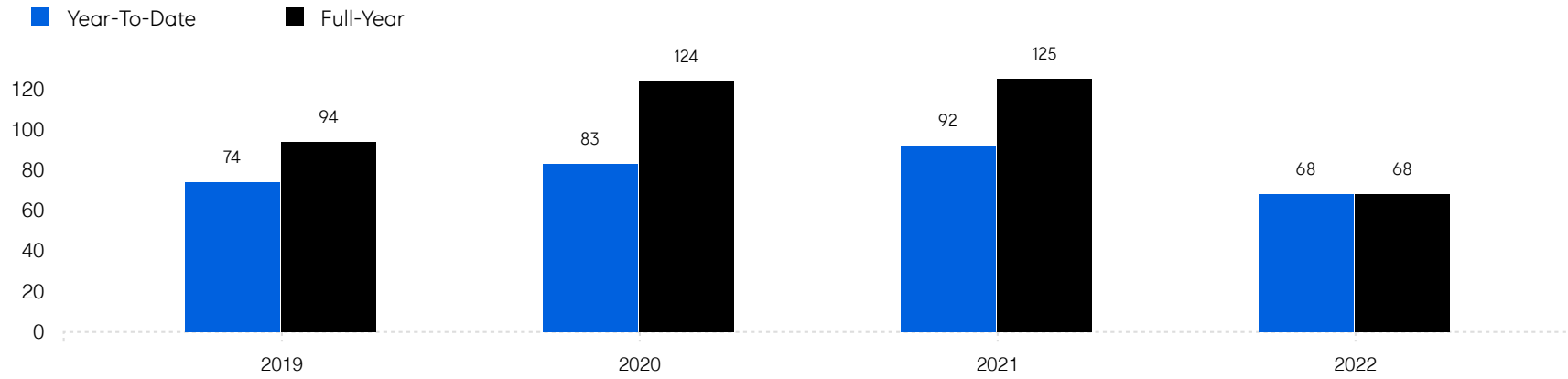


Allendale

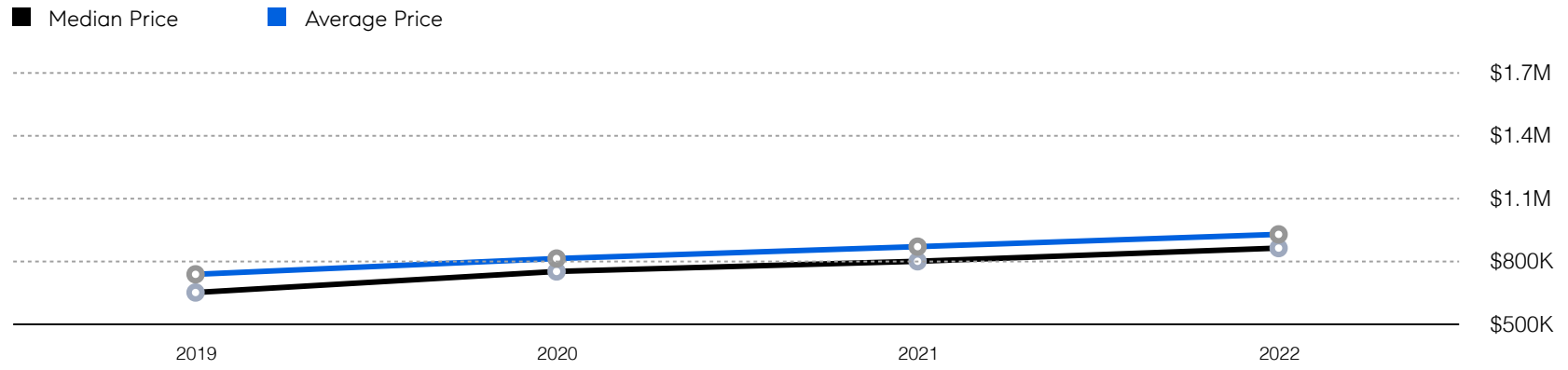
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	74	53	-28.4%
	SALES VOLUME	\$71,280,602	\$53,519,002	-24.9%
	MEDIAN PRICE	\$900,302	\$970,000	7.7%
	AVERAGE PRICE	\$963,251	\$1,009,792	4.8%
	AVERAGE DOM	31	31	0.0%
	# OF CONTRACTS	86	59	-31.4%
	# NEW LISTINGS	103	65	-36.9%
Condo/Co-op/Townhouse	# OF SALES	18	15	-16.7%
	SALES VOLUME	\$10,069,000	\$9,690,389	-3.8%
	MEDIAN PRICE	\$552,000	\$635,000	15.0%
	AVERAGE PRICE	\$559,389	\$646,026	15.5%
	AVERAGE DOM	41	29	-29.3%
	# OF CONTRACTS	21	14	-33.3%
	# NEW LISTINGS	23	12	-47.8%

Allendale

Historic Sales



Historic Sales Prices

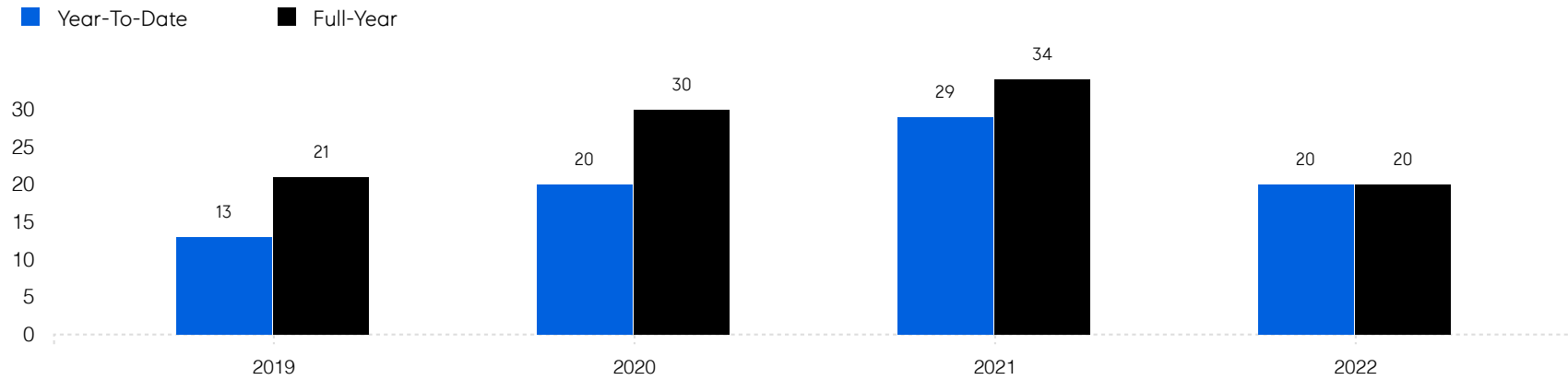


Alpine

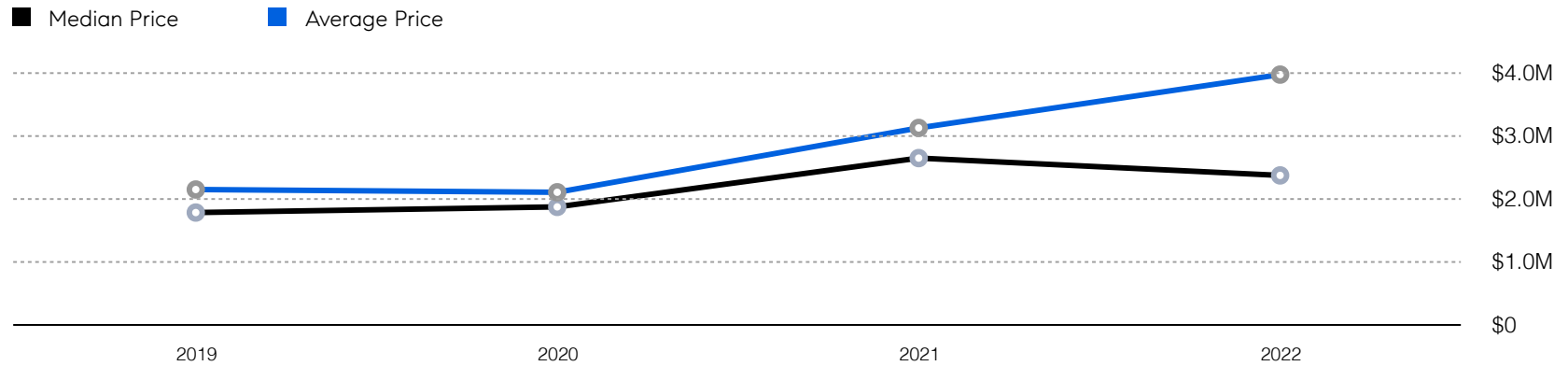
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	29	20	-31.0%
	SALES VOLUME	\$91,292,489	\$79,518,000	-12.9%
	MEDIAN PRICE	\$2,775,000	\$2,375,000	-14.4%
	AVERAGE PRICE	\$3,148,017	\$3,975,900	26.3%
	AVERAGE DOM	143	207	44.8%
	# OF CONTRACTS	30	24	-20.0%
	# NEW LISTINGS	46	51	10.9%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	0	0	0.0%

Alpine

Historic Sales



Historic Sales Prices

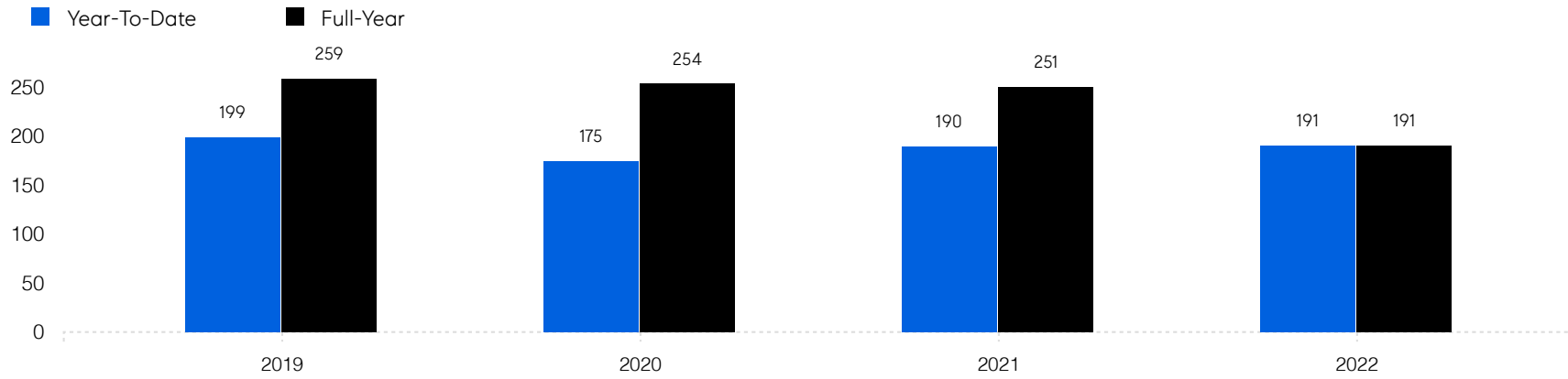


Bergenfield

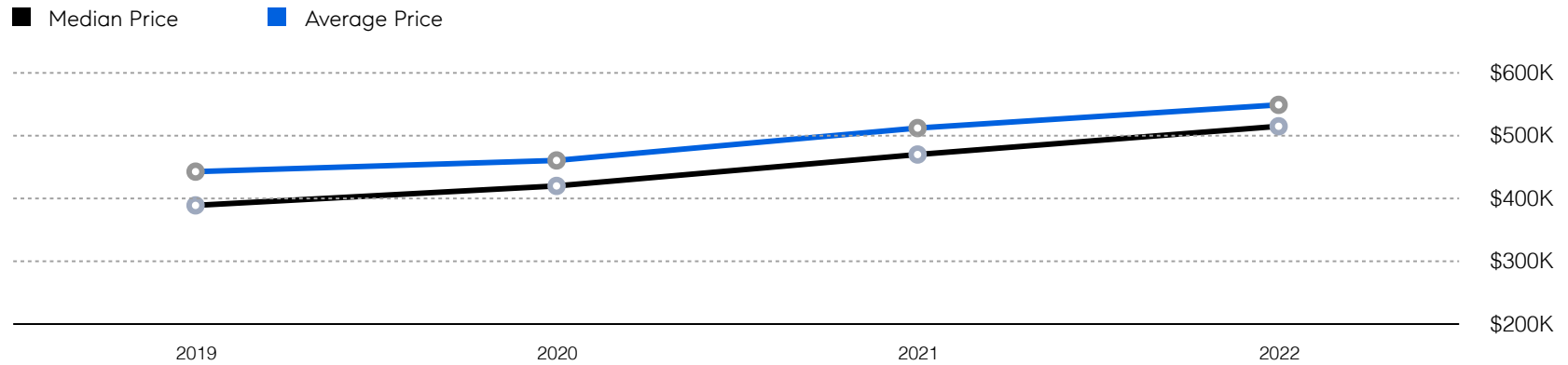
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	182	182	0.0%
	SALES VOLUME	\$96,759,187	\$102,858,718	6.3%
	MEDIAN PRICE	\$478,500	\$520,000	8.7%
	AVERAGE PRICE	\$531,644	\$565,158	6.3%
	AVERAGE DOM	31	30	-3.2%
	# OF CONTRACTS	199	198	-0.5%
	# NEW LISTINGS	220	197	-10.5%
Condo/Co-op/Townhouse	# OF SALES	8	9	12.5%
	SALES VOLUME	\$1,648,900	\$2,022,500	22.7%
	MEDIAN PRICE	\$211,250	\$215,000	1.8%
	AVERAGE PRICE	\$206,113	\$224,722	9.0%
	AVERAGE DOM	30	14	-53.3%
	# OF CONTRACTS	11	12	9.1%
	# NEW LISTINGS	13	14	7.7%

Bergenfield

Historic Sales



Historic Sales Prices

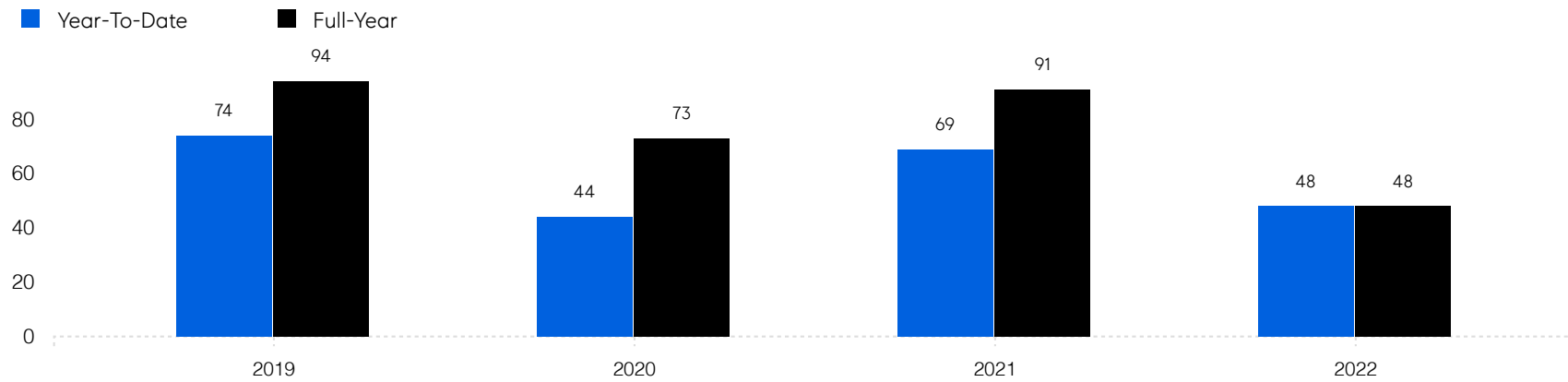


Bogota

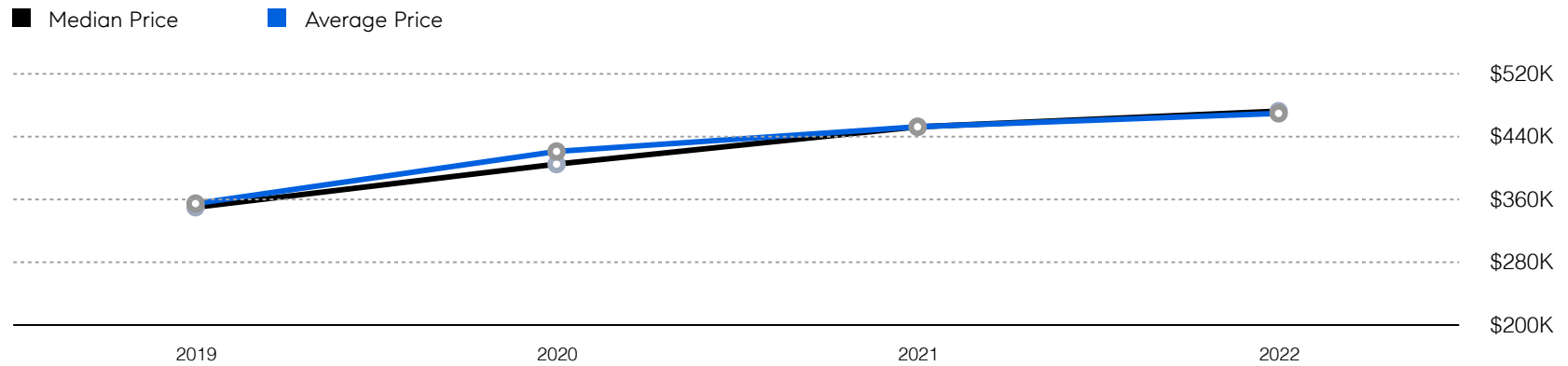
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	68	47	-30.9%
	SALES VOLUME	\$31,000,950	\$22,355,127	-27.9%
	MEDIAN PRICE	\$453,000	\$475,000	4.9%
	AVERAGE PRICE	\$455,896	\$475,641	4.3%
	AVERAGE DOM	32	49	53.1%
	# OF CONTRACTS	75	49	-34.7%
	# NEW LISTINGS	81	44	-45.7%
Condo/Co-op/Townhouse	# OF SALES	1	1	0.0%
	SALES VOLUME	\$215,000	\$187,500	-12.8%
	MEDIAN PRICE	\$215,000	\$187,500	-12.8%
	AVERAGE PRICE	\$215,000	\$187,500	-12.8%
	AVERAGE DOM	23	22	-4.3%
	# OF CONTRACTS	1	1	0.0%
	# NEW LISTINGS	5	2	-60.0%

Bogota

Historic Sales



Historic Sales Prices

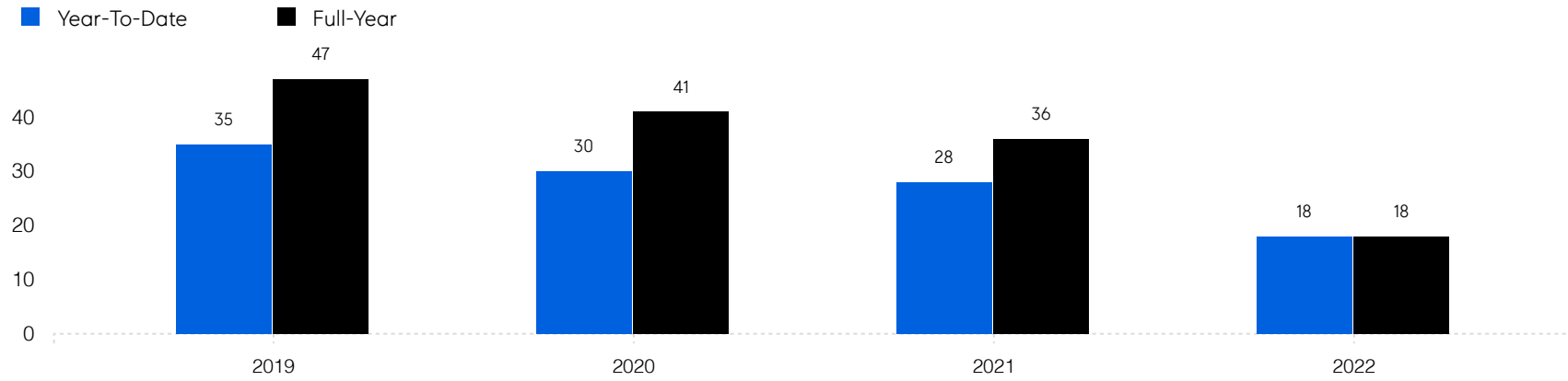


Carlstadt

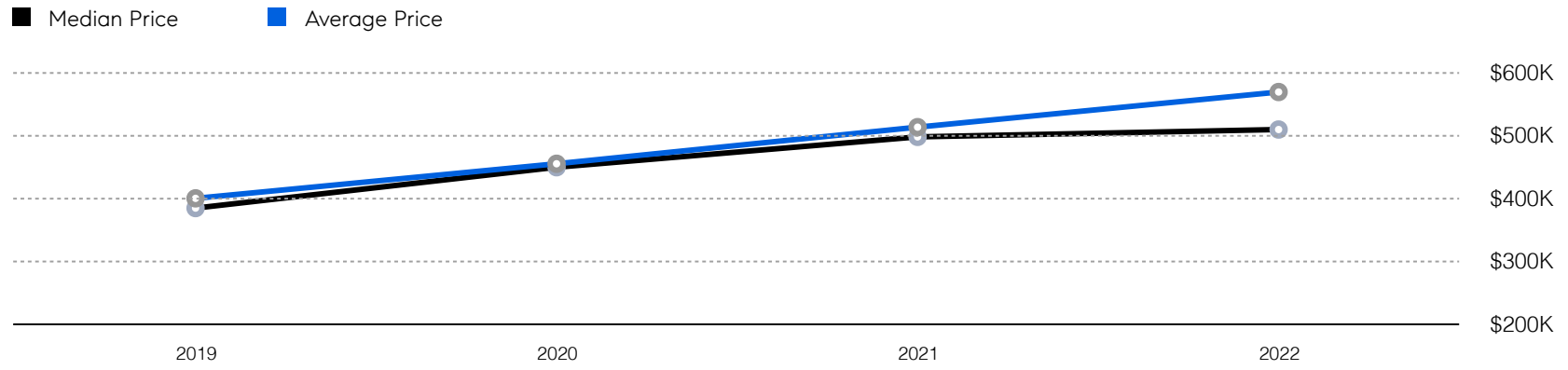
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	28	17	-39.3%
	SALES VOLUME	\$14,556,000	\$9,770,400	-32.9%
	MEDIAN PRICE	\$495,000	\$510,000	3.0%
	AVERAGE PRICE	\$519,857	\$574,729	10.6%
	AVERAGE DOM	30	40	33.3%
	# OF CONTRACTS	33	18	-45.5%
	# NEW LISTINGS	36	24	-33.3%
Condo/Co-op/Townhouse	# OF SALES	0	1	0.0%
	SALES VOLUME	-	\$484,000	-
	MEDIAN PRICE	-	\$484,000	-
	AVERAGE PRICE	-	\$484,000	-
	AVERAGE DOM	-	15	-
	# OF CONTRACTS	0	1	0.0%
	# NEW LISTINGS	0	1	0.0%

Carlstadt

Historic Sales



Historic Sales Prices

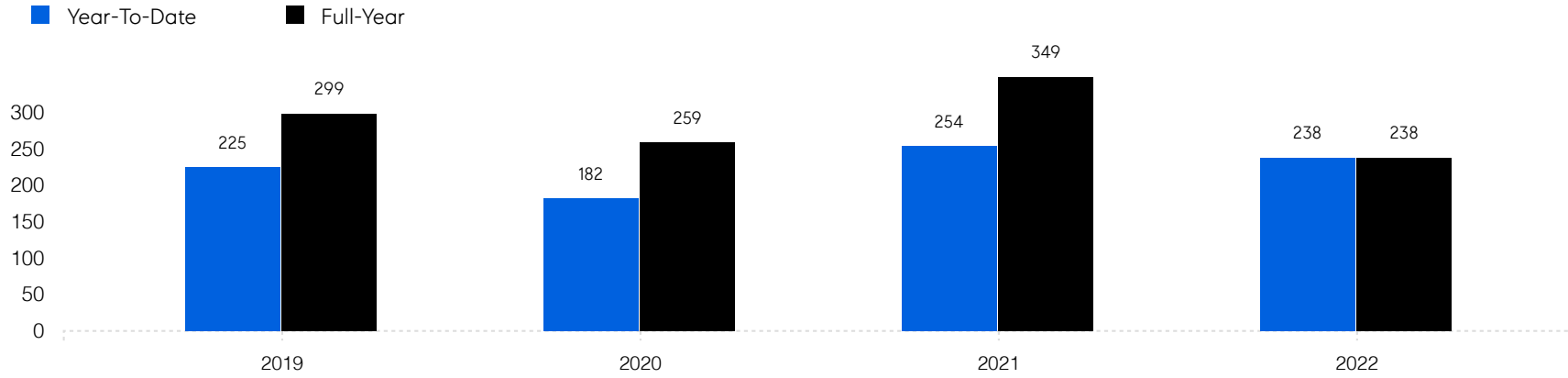


Cliffside Park

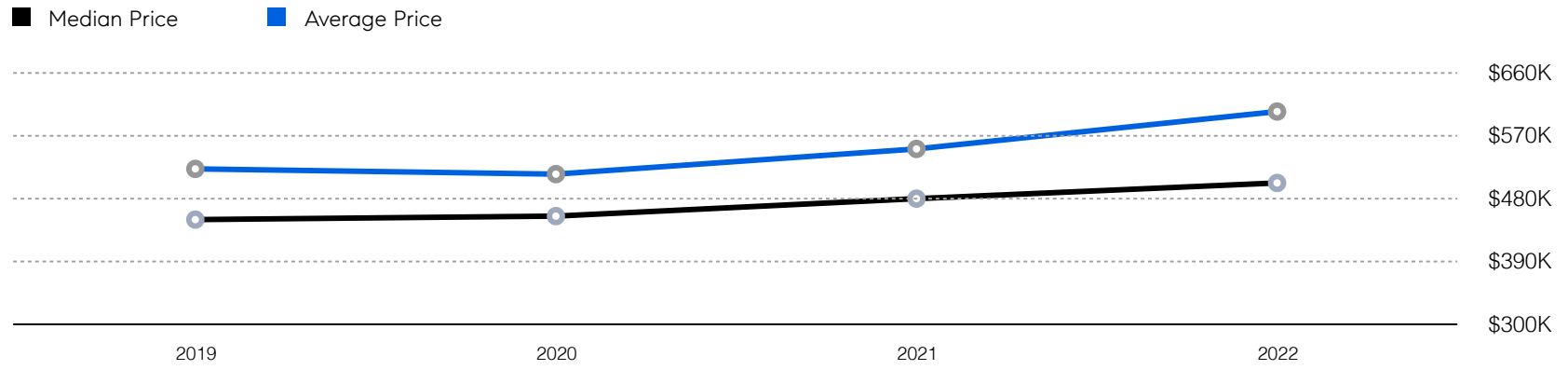
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	51	41	-19.6%
	SALES VOLUME	\$32,348,000	\$35,349,999	9.3%
	MEDIAN PRICE	\$615,000	\$665,000	8.1%
	AVERAGE PRICE	\$634,275	\$862,195	35.9%
	AVERAGE DOM	46	49	6.5%
	# OF CONTRACTS	54	42	-22.2%
	# NEW LISTINGS	75	54	-28.0%
Condo/Co-op/Townhouse	# OF SALES	203	197	-3.0%
	SALES VOLUME	\$105,410,800	\$108,583,384	3.0%
	MEDIAN PRICE	\$455,000	\$470,000	3.3%
	AVERAGE PRICE	\$519,265	\$551,185	6.1%
	AVERAGE DOM	68	59	-13.2%
	# OF CONTRACTS	251	212	-15.5%
	# NEW LISTINGS	340	249	-26.8%

Cliffside Park

Historic Sales



Historic Sales Prices

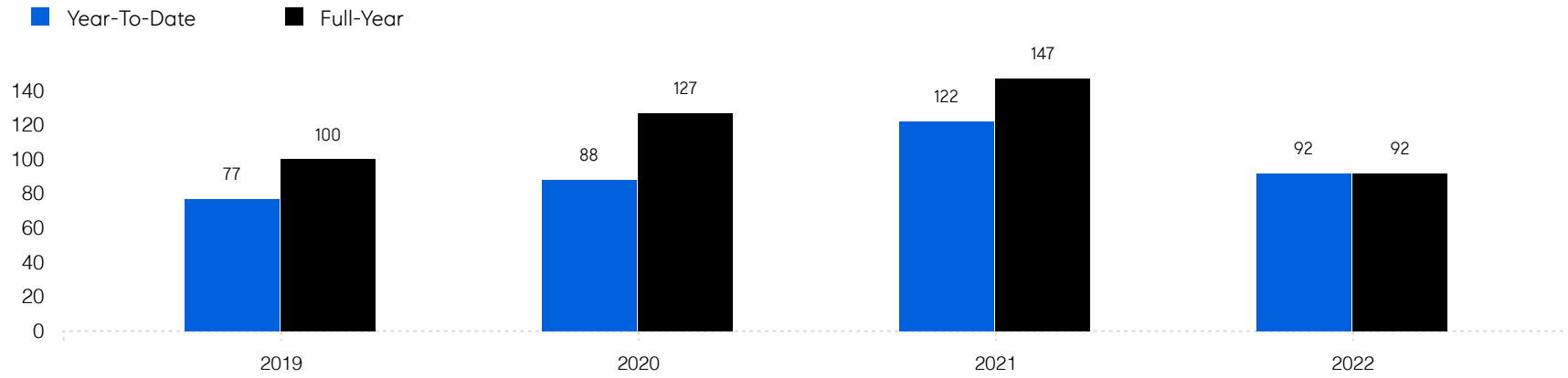


Closter

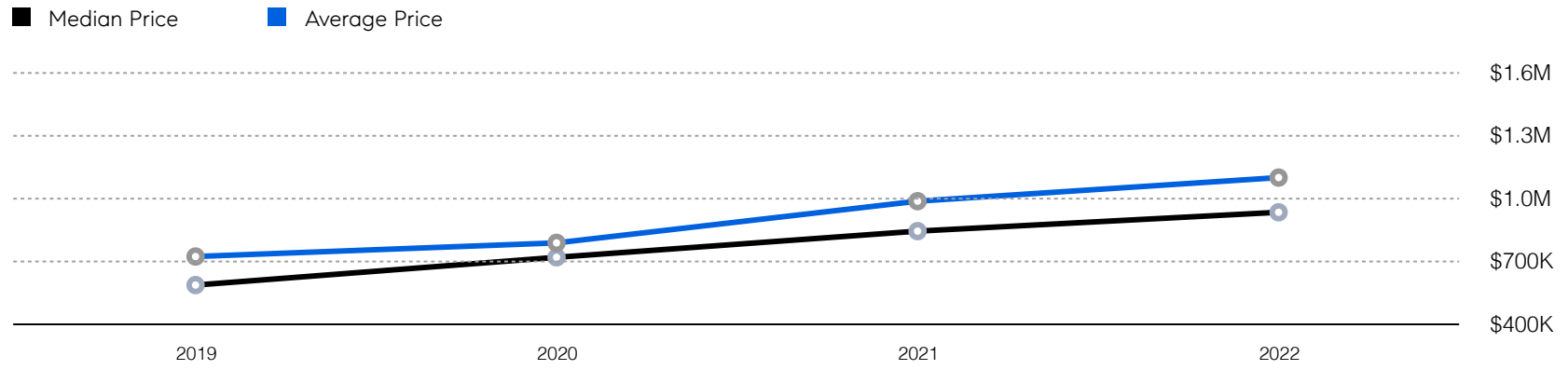
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	122	92	-24.6%
	SALES VOLUME	\$120,880,225	\$101,253,337	-16.2%
	MEDIAN PRICE	\$830,000	\$935,000	12.7%
	AVERAGE PRICE	\$990,822	\$1,100,580	11.1%
	AVERAGE DOM	44	38	-13.6%
	# OF CONTRACTS	132	89	-32.6%
	# NEW LISTINGS	166	104	-37.3%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	0	0	0.0%

Cluster

Historic Sales



Historic Sales Prices

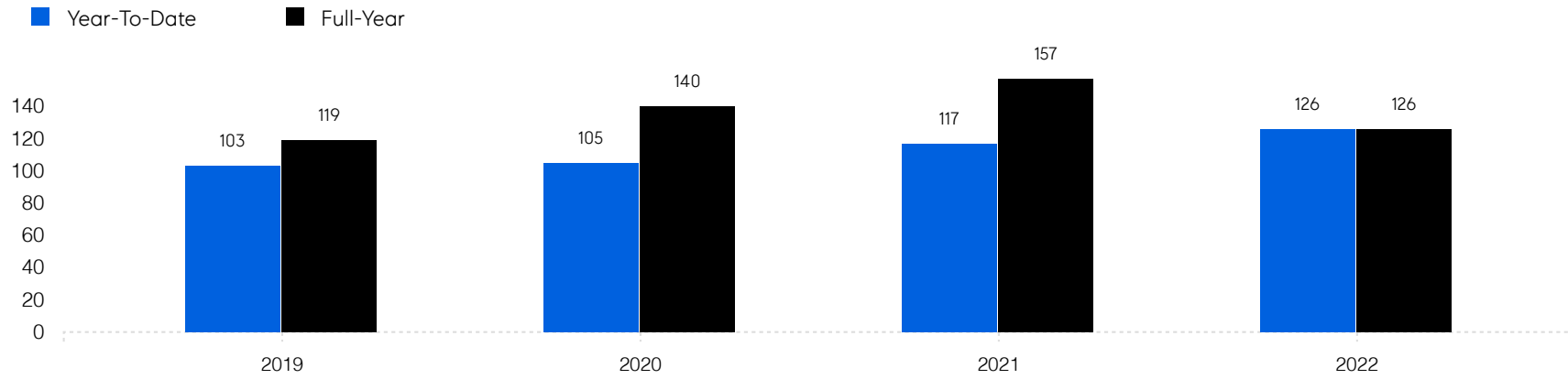


Cresskill

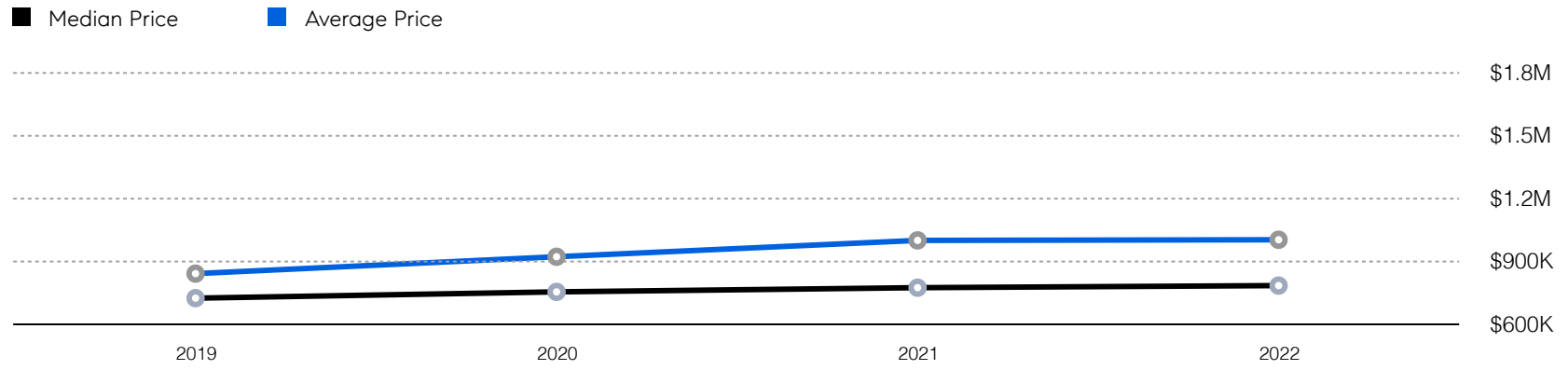
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	105	104	-1.0%
	SALES VOLUME	\$103,774,308	\$109,990,111	6.0%
	MEDIAN PRICE	\$800,000	\$785,000	-1.9%
	AVERAGE PRICE	\$988,327	\$1,057,597	7.0%
	AVERAGE DOM	47	44	-6.4%
	# OF CONTRACTS	122	109	-10.7%
	# NEW LISTINGS	147	126	-14.3%
Condo/Co-op/Townhouse	# OF SALES	12	22	83.3%
	SALES VOLUME	\$8,172,380	\$16,482,497	101.7%
	MEDIAN PRICE	\$730,000	\$791,250	8.4%
	AVERAGE PRICE	\$681,032	\$749,204	10.0%
	AVERAGE DOM	47	50	6.4%
	# OF CONTRACTS	13	23	76.9%
	# NEW LISTINGS	21	24	14.3%

Cresskill

Historic Sales



Historic Sales Prices

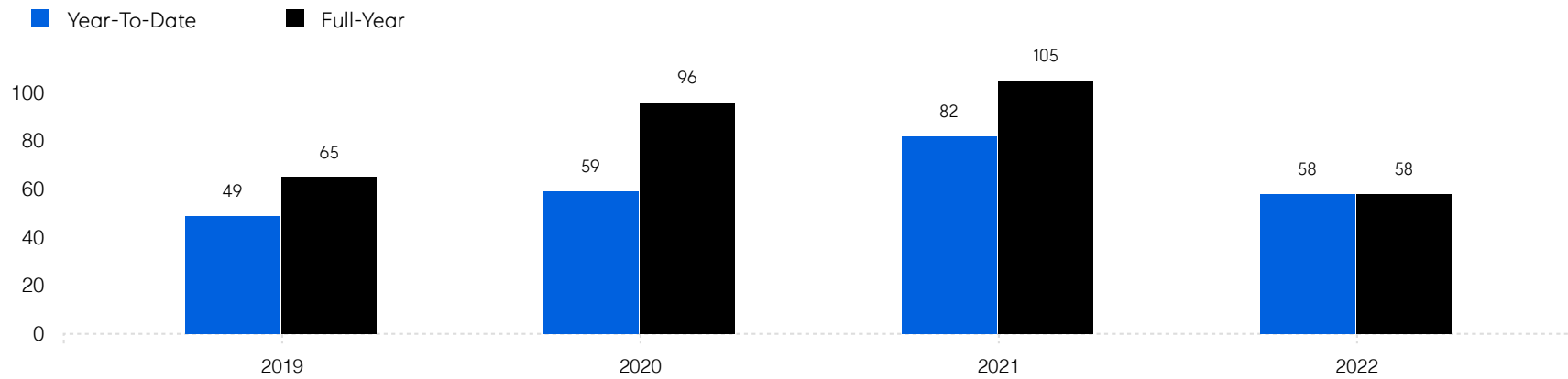


Demarest

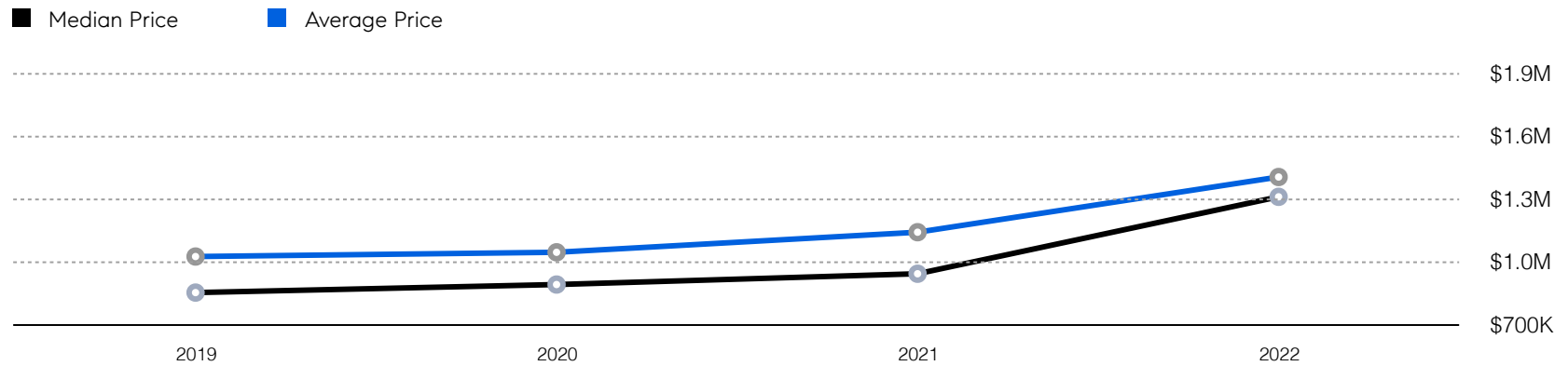
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	81	54	-33.3%
	SALES VOLUME	\$89,166,750	\$73,706,800	-17.3%
	MEDIAN PRICE	\$940,000	\$1,237,500	31.6%
	AVERAGE PRICE	\$1,100,824	\$1,364,941	24.0%
	AVERAGE DOM	36	33	-8.3%
	# OF CONTRACTS	84	57	-32.1%
	# NEW LISTINGS	100	71	-29.0%
Condo/Co-op/Townhouse	# OF SALES	1	4	300.0%
	SALES VOLUME	\$1,520,000	\$7,910,000	420.4%
	MEDIAN PRICE	\$1,520,000	\$2,012,500	32.4%
	AVERAGE PRICE	\$1,520,000	\$1,977,500	30.1%
	AVERAGE DOM	244	272	11.5%
	# OF CONTRACTS	2	4	100.0%
	# NEW LISTINGS	3	2	-33.3%

Demarest

Historic Sales



Historic Sales Prices

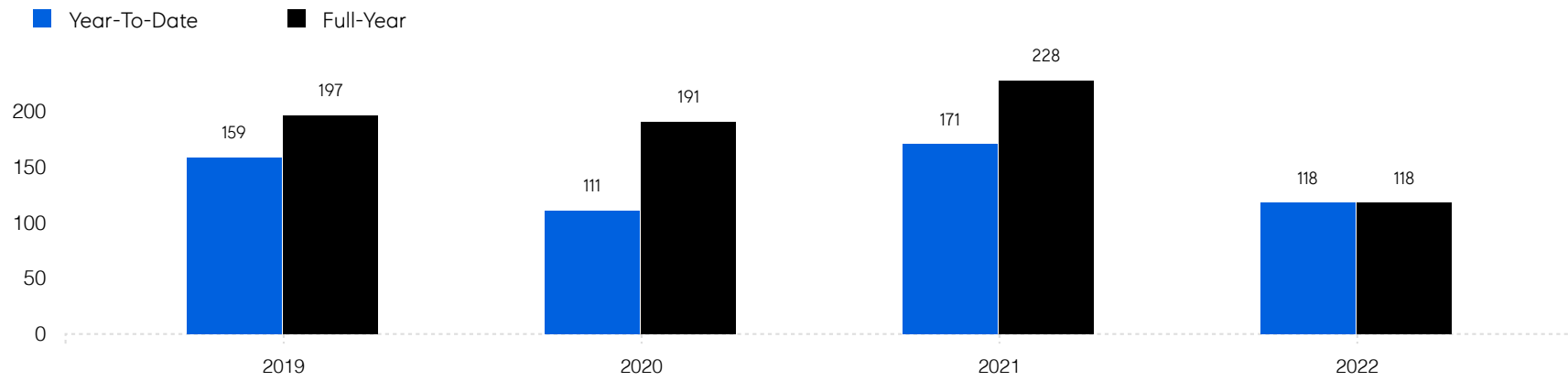


Dumont

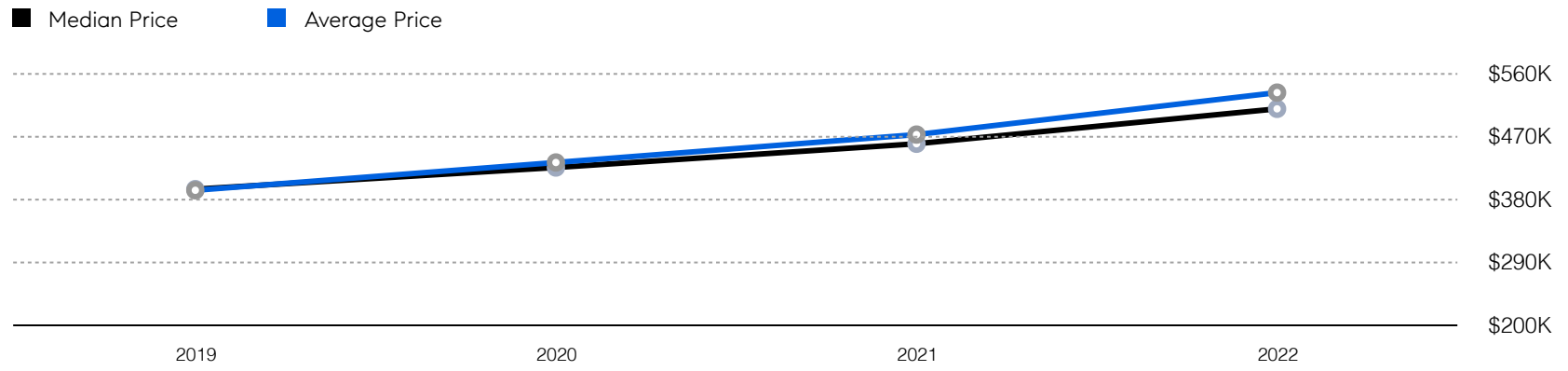
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	167	117	-29.9%
	SALES VOLUME	\$79,129,350	\$62,441,977	-21.1%
	MEDIAN PRICE	\$460,000	\$510,000	10.9%
	AVERAGE PRICE	\$473,828	\$533,692	12.6%
	AVERAGE DOM	25	25	0.0%
	# OF CONTRACTS	181	129	-28.7%
	# NEW LISTINGS	192	145	-24.5%
Condo/Co-op/Townhouse	# OF SALES	4	1	-75.0%
	SALES VOLUME	\$1,435,000	\$480,000	-66.6%
	MEDIAN PRICE	\$352,500	\$480,000	36.2%
	AVERAGE PRICE	\$358,750	\$480,000	33.8%
	AVERAGE DOM	32	6	-81.2%
	# OF CONTRACTS	6	1	-83.3%
	# NEW LISTINGS	5	2	-60.0%

Dumont

Historic Sales



Historic Sales Prices

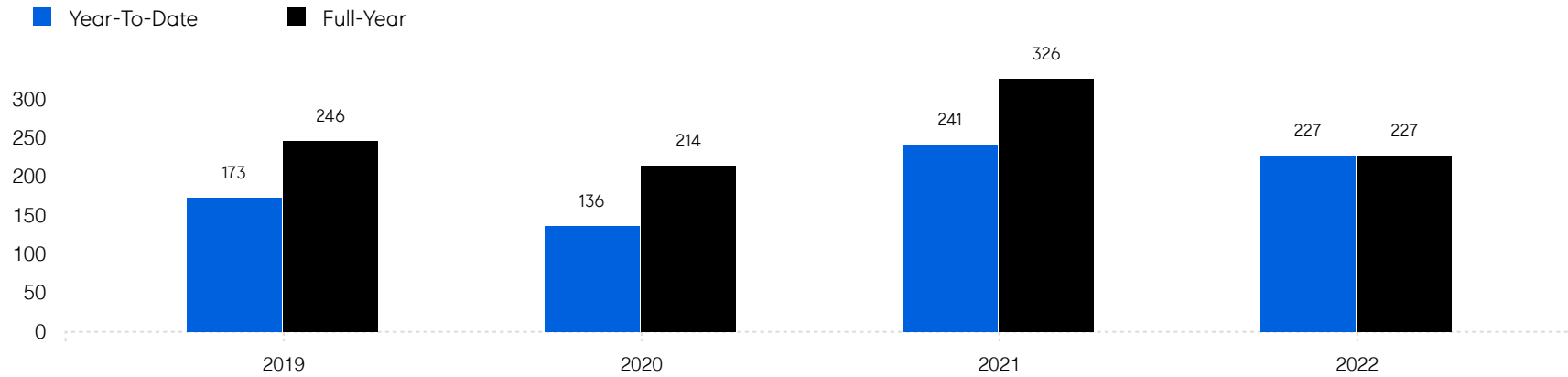


Edgewater

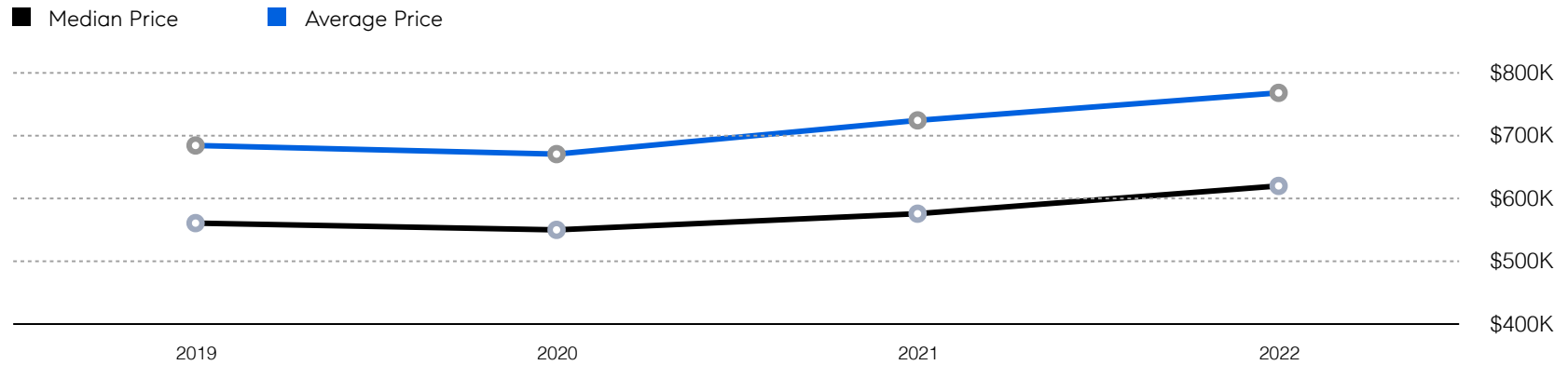
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	13	12	-7.7%
	SALES VOLUME	\$16,351,318	\$10,663,000	-34.8%
	MEDIAN PRICE	\$1,200,000	\$850,000	-29.2%
	AVERAGE PRICE	\$1,257,794	\$888,583	-29.4%
	AVERAGE DOM	70	93	32.9%
	# OF CONTRACTS	12	9	-25.0%
	# NEW LISTINGS	19	22	15.8%
Condo/Co-op/Townhouse	# OF SALES	228	215	-5.7%
	SALES VOLUME	\$157,687,276	\$163,726,150	3.8%
	MEDIAN PRICE	\$557,375	\$600,000	7.6%
	AVERAGE PRICE	\$691,611	\$761,517	10.1%
	AVERAGE DOM	63	69	9.5%
	# OF CONTRACTS	255	230	-9.8%
	# NEW LISTINGS	422	296	-29.9%

Edgewater

Historic Sales



Historic Sales Prices

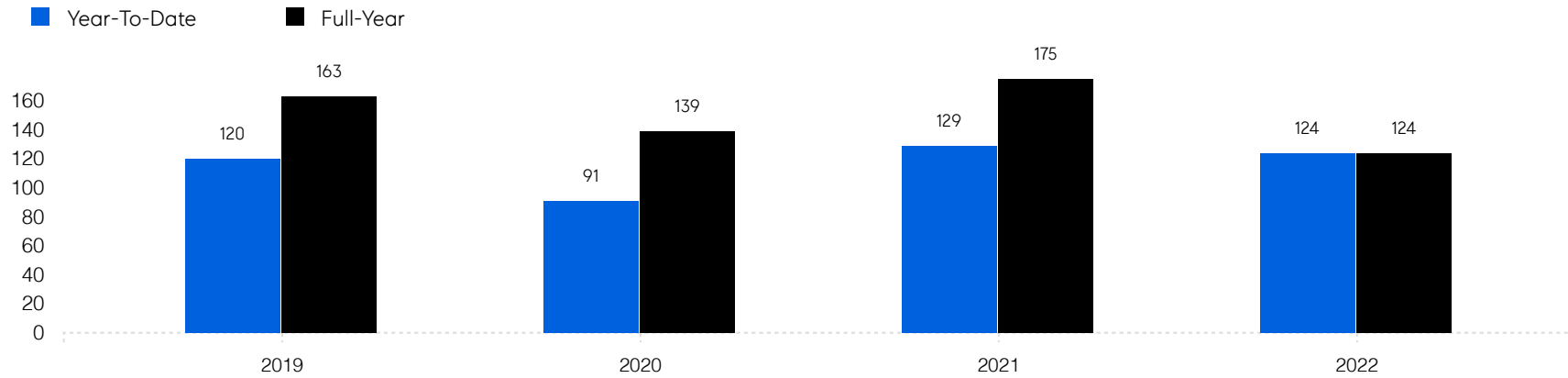


Elmwood Park

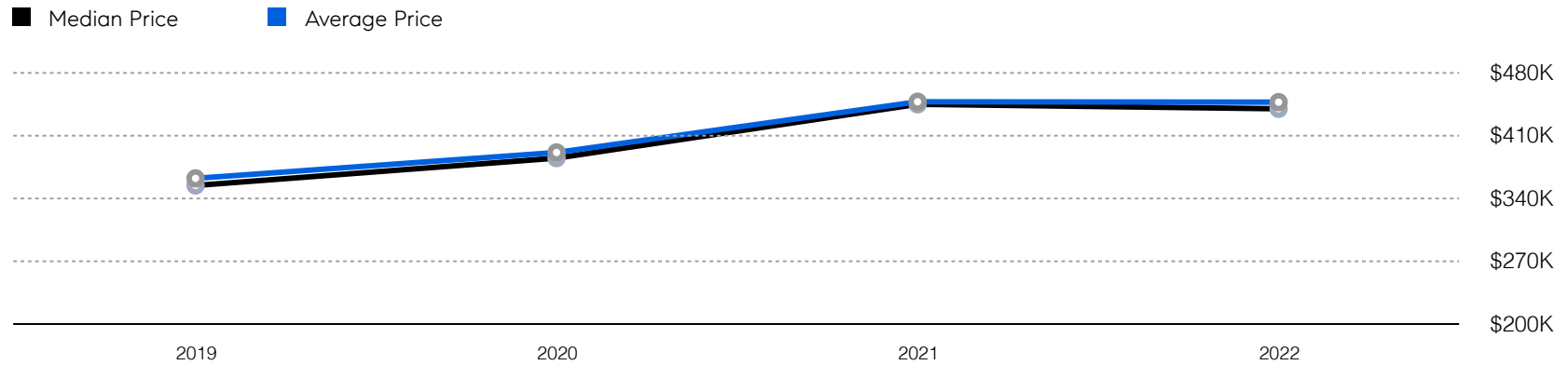
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	109	103	-5.5%
	SALES VOLUME	\$51,210,950	\$48,457,200	-5.4%
	MEDIAN PRICE	\$450,000	\$465,000	3.3%
	AVERAGE PRICE	\$469,825	\$470,458	0.1%
	AVERAGE DOM	29	39	34.5%
	# OF CONTRACTS	126	125	-0.8%
	# NEW LISTINGS	151	120	-20.5%
Condo/Co-op/Townhouse	# OF SALES	20	21	5.0%
	SALES VOLUME	\$6,581,500	\$7,019,800	6.7%
	MEDIAN PRICE	\$327,500	\$360,000	9.9%
	AVERAGE PRICE	\$329,075	\$334,276	1.6%
	AVERAGE DOM	58	42	-27.6%
	# OF CONTRACTS	22	18	-18.2%
	# NEW LISTINGS	27	22	-18.5%

Elmwood Park

Historic Sales



Historic Sales Prices

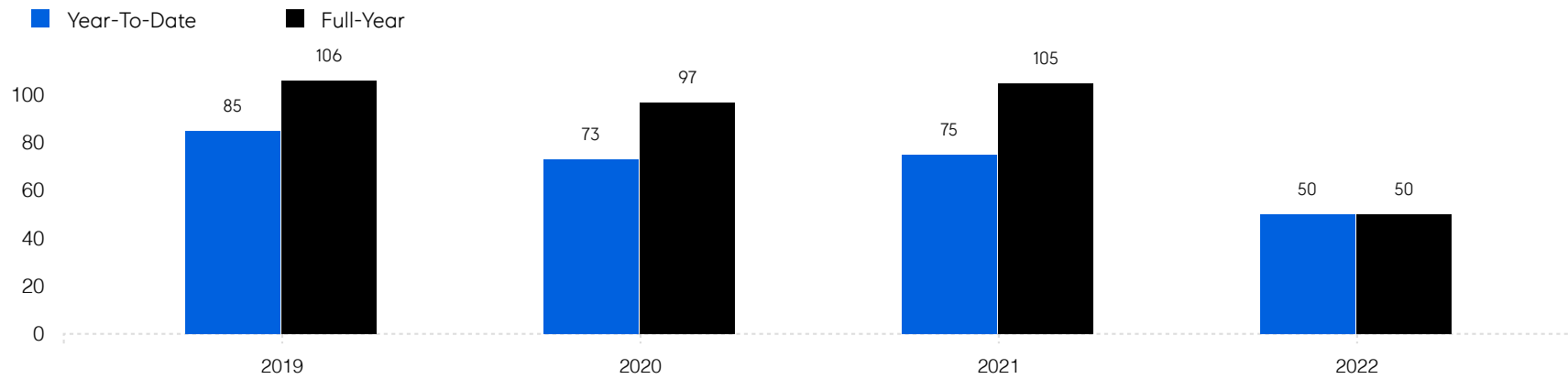


Emerson

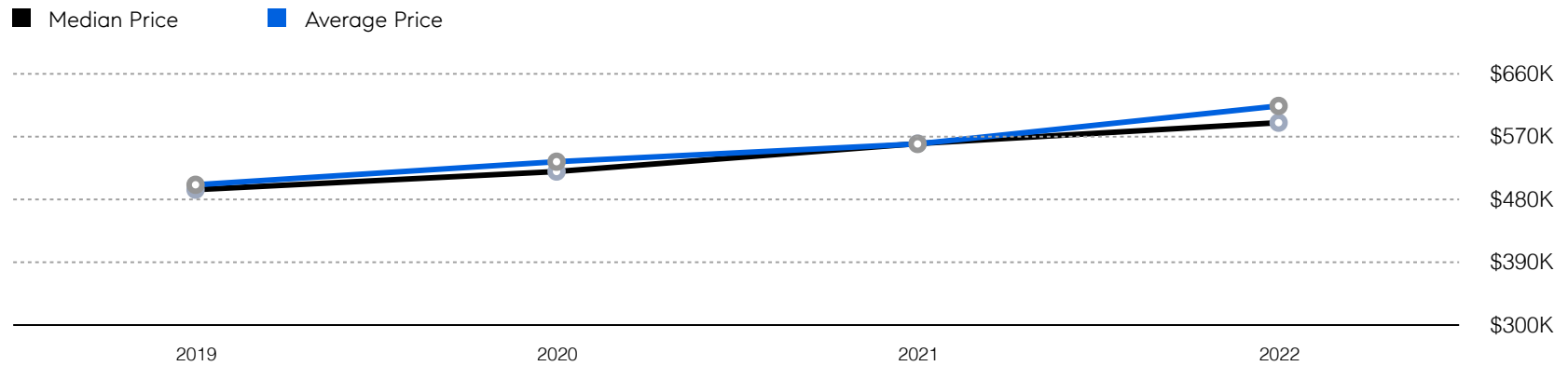
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	72	45	-37.5%
	SALES VOLUME	\$40,760,618	\$28,758,561	-29.4%
	MEDIAN PRICE	\$560,715	\$601,000	7.2%
	AVERAGE PRICE	\$566,120	\$639,079	12.9%
	AVERAGE DOM	23	23	0.0%
	# OF CONTRACTS	76	64	-15.8%
	# NEW LISTINGS	81	66	-18.5%
Condo/Co-op/Townhouse	# OF SALES	3	5	66.7%
	SALES VOLUME	\$1,300,000	\$1,943,000	49.5%
	MEDIAN PRICE	\$450,000	\$400,000	-11.1%
	AVERAGE PRICE	\$433,333	\$388,600	-10.3%
	AVERAGE DOM	10	38	280.0%
	# OF CONTRACTS	3	5	66.7%
	# NEW LISTINGS	4	3	-25.0%

Emerson

Historic Sales



Historic Sales Prices

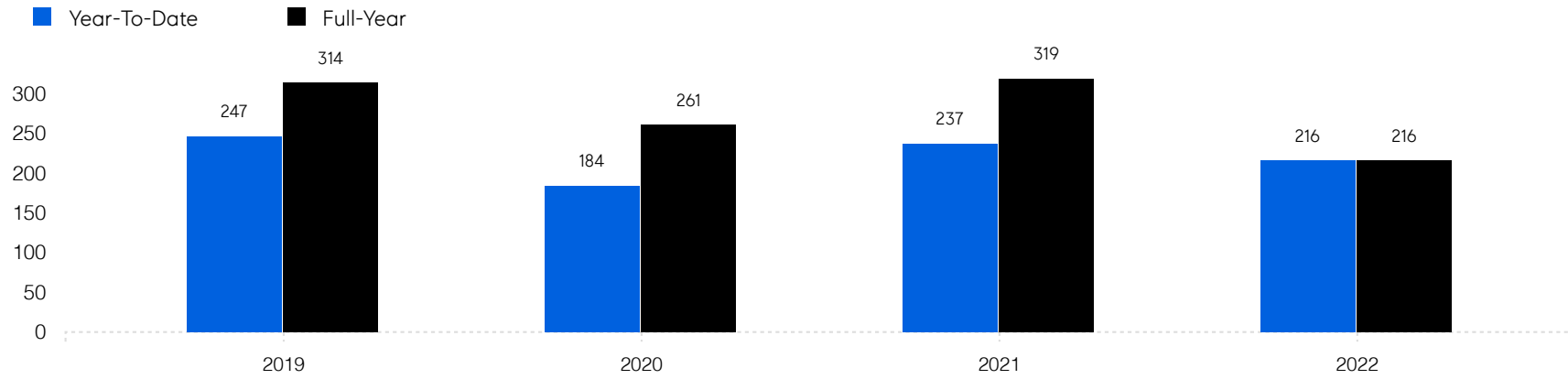


Englewood

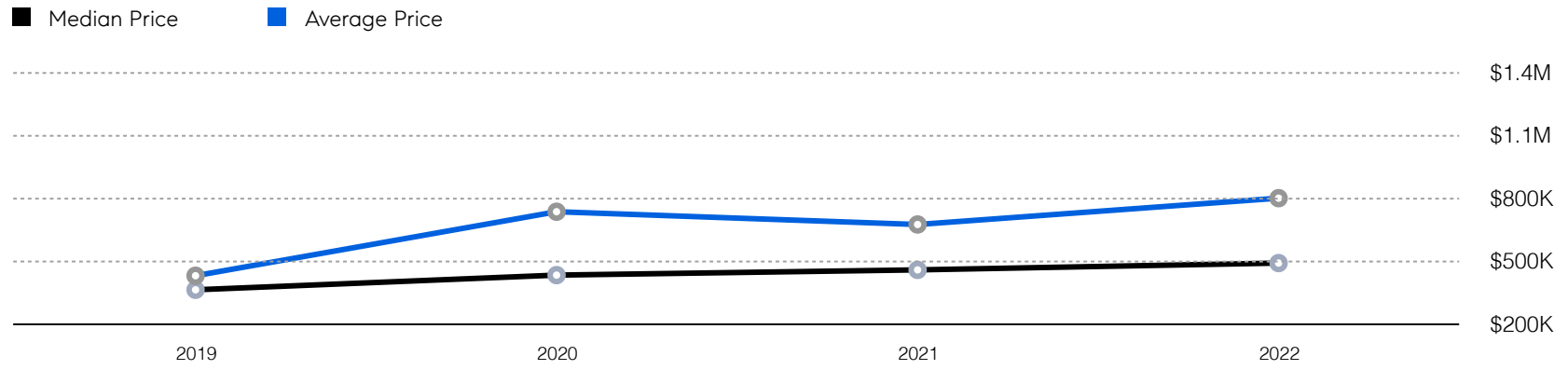
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	119	121	1.7%
	SALES VOLUME	\$109,401,672	\$133,364,500	21.9%
	MEDIAN PRICE	\$551,000	\$670,000	21.6%
	AVERAGE PRICE	\$919,342	\$1,102,186	19.9%
	AVERAGE DOM	50	53	6.0%
	# OF CONTRACTS	156	141	-9.6%
	# NEW LISTINGS	188	166	-11.7%
Condo/Co-op/Townhouse	# OF SALES	118	95	-19.5%
	SALES VOLUME	\$47,819,450	\$39,940,900	-16.5%
	MEDIAN PRICE	\$360,000	\$360,000	-
	AVERAGE PRICE	\$405,250	\$420,431	3.7%
	AVERAGE DOM	53	47	-11.3%
	# OF CONTRACTS	130	111	-14.6%
	# NEW LISTINGS	148	106	-28.4%

Englewood

Historic Sales



Historic Sales Prices

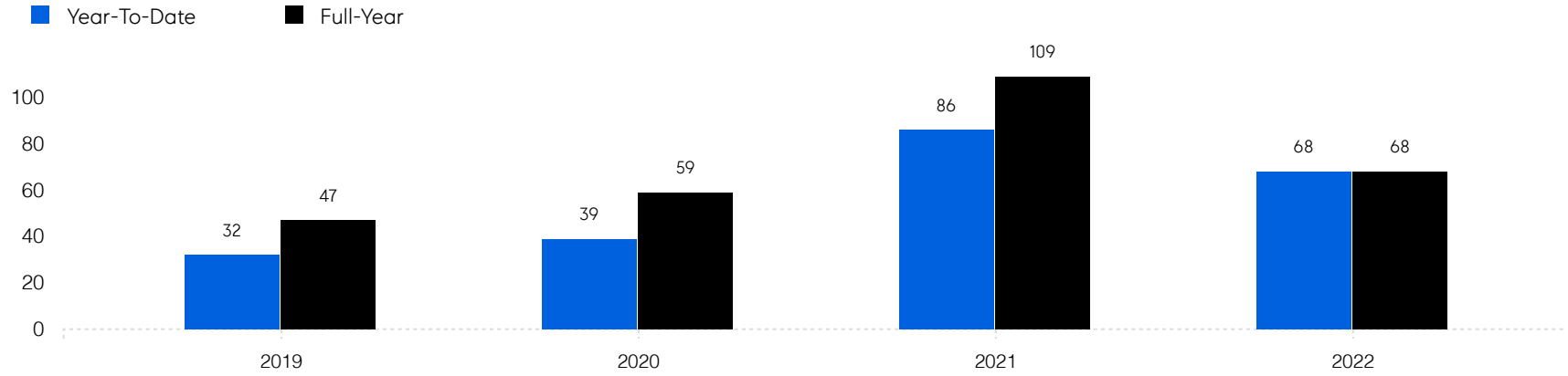


Englewood Cliffs

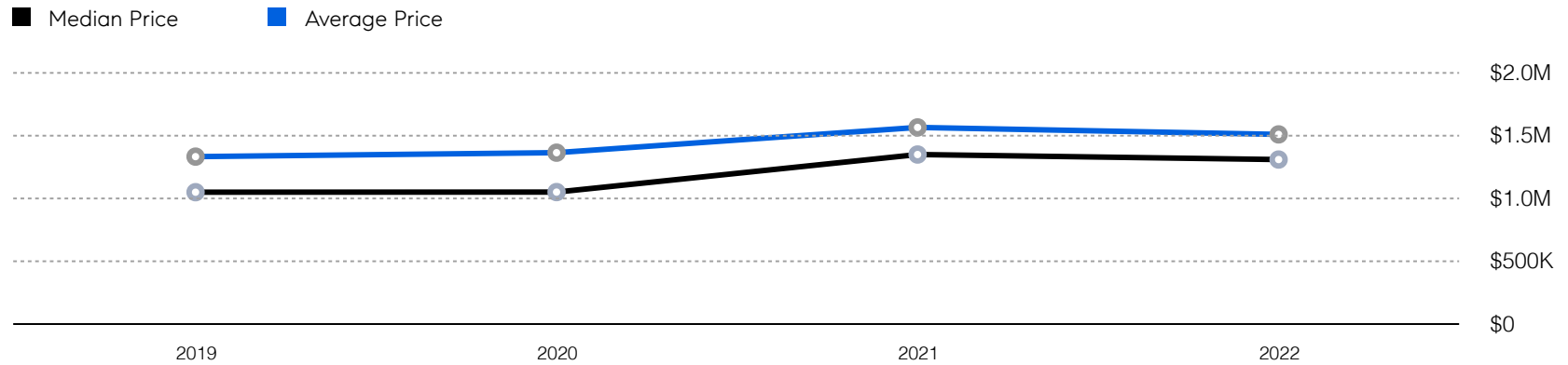
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	86	68	-20.9%
	SALES VOLUME	\$133,564,000	\$102,696,289	-23.1%
	MEDIAN PRICE	\$1,333,750	\$1,310,000	-1.8%
	AVERAGE PRICE	\$1,553,070	\$1,510,240	-2.8%
	AVERAGE DOM	74	56	-24.3%
	# OF CONTRACTS	97	58	-40.2%
	# NEW LISTINGS	110	79	-28.2%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	0	0	0.0%

Englewood Cliffs

Historic Sales



Historic Sales Prices

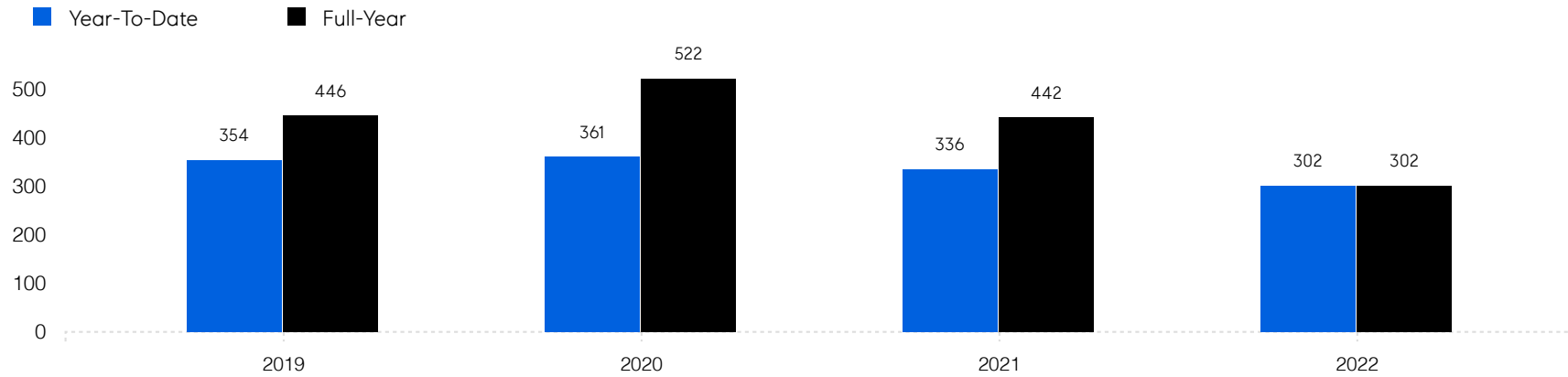


Fair Lawn

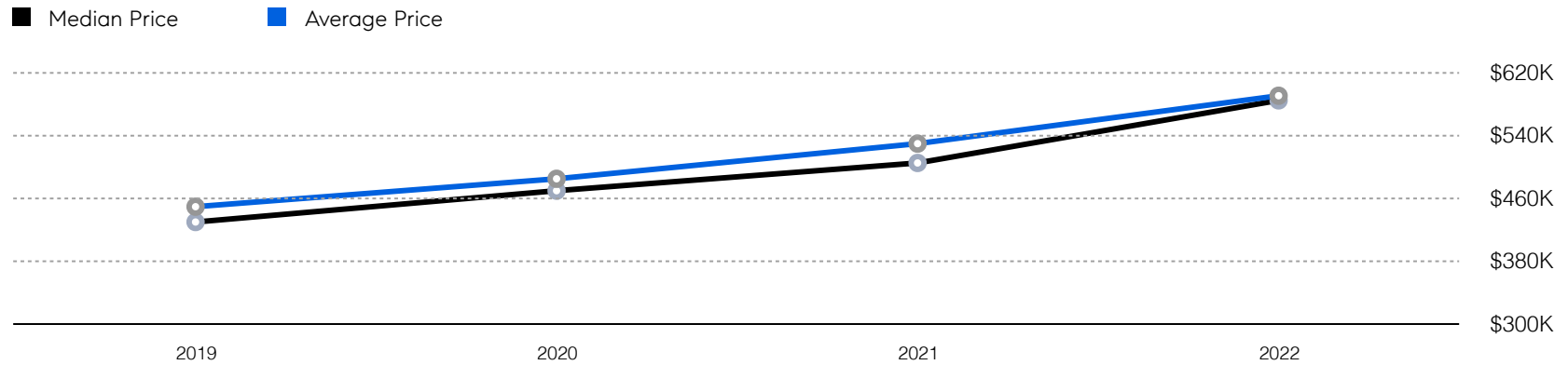
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	307	269	-12.4%
	SALES VOLUME	\$167,429,862	\$162,147,135	-3.2%
	MEDIAN PRICE	\$512,000	\$587,000	14.6%
	AVERAGE PRICE	\$545,374	\$602,777	10.5%
	AVERAGE DOM	30	27	-10.0%
	# OF CONTRACTS	341	300	-12.0%
	# NEW LISTINGS	352	332	-5.7%
Condo/Co-op/Townhouse	# OF SALES	29	33	13.8%
	SALES VOLUME	\$10,429,310	\$16,305,283	56.3%
	MEDIAN PRICE	\$250,000	\$415,000	66.0%
	AVERAGE PRICE	\$359,631	\$494,099	37.4%
	AVERAGE DOM	29	30	3.4%
	# OF CONTRACTS	36	34	-5.6%
	# NEW LISTINGS	36	36	0.0%

Fair Lawn

Historic Sales



Historic Sales Prices

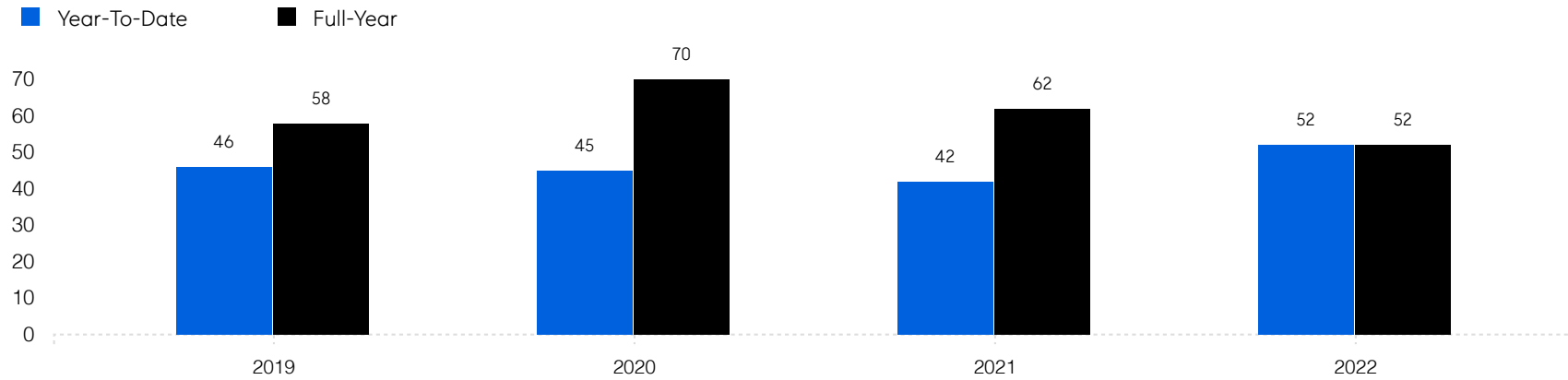


Fairview

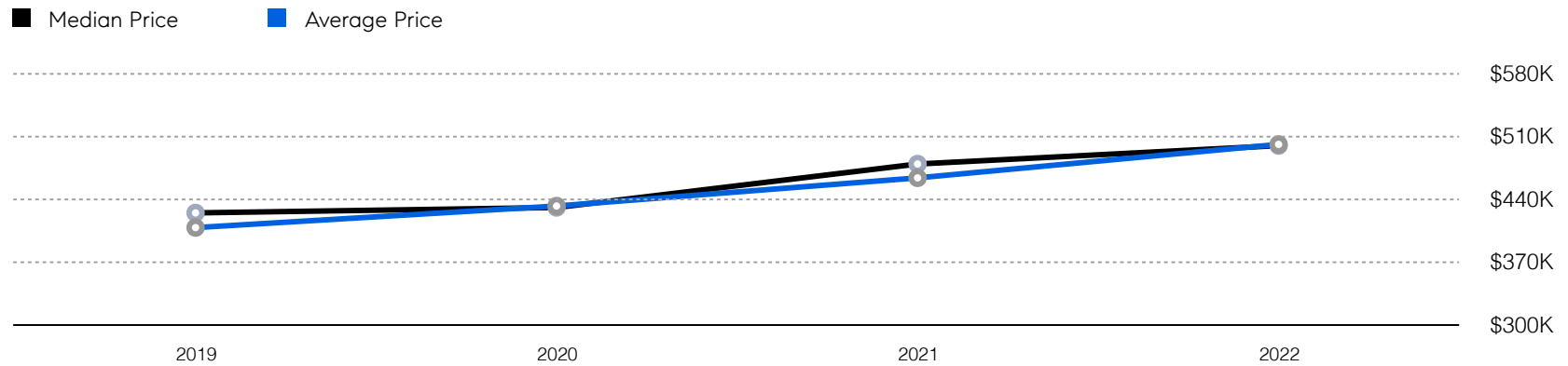
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	21	31	47.6%
	SALES VOLUME	\$10,362,000	\$16,294,000	57.2%
	MEDIAN PRICE	\$479,000	\$525,000	9.6%
	AVERAGE PRICE	\$493,429	\$525,613	6.5%
	AVERAGE DOM	50	72	44.0%
	# OF CONTRACTS	29	35	20.7%
	# NEW LISTINGS	36	33	-8.3%
Condo/Co-op/Townhouse	# OF SALES	21	21	0.0%
	SALES VOLUME	\$9,608,999	\$9,777,800	1.8%
	MEDIAN PRICE	\$485,000	\$429,900	-11.4%
	AVERAGE PRICE	\$457,571	\$465,610	1.8%
	AVERAGE DOM	60	58	-3.3%
	# OF CONTRACTS	27	31	14.8%
	# NEW LISTINGS	42	36	-14.3%

Fairview

Historic Sales



Historic Sales Prices

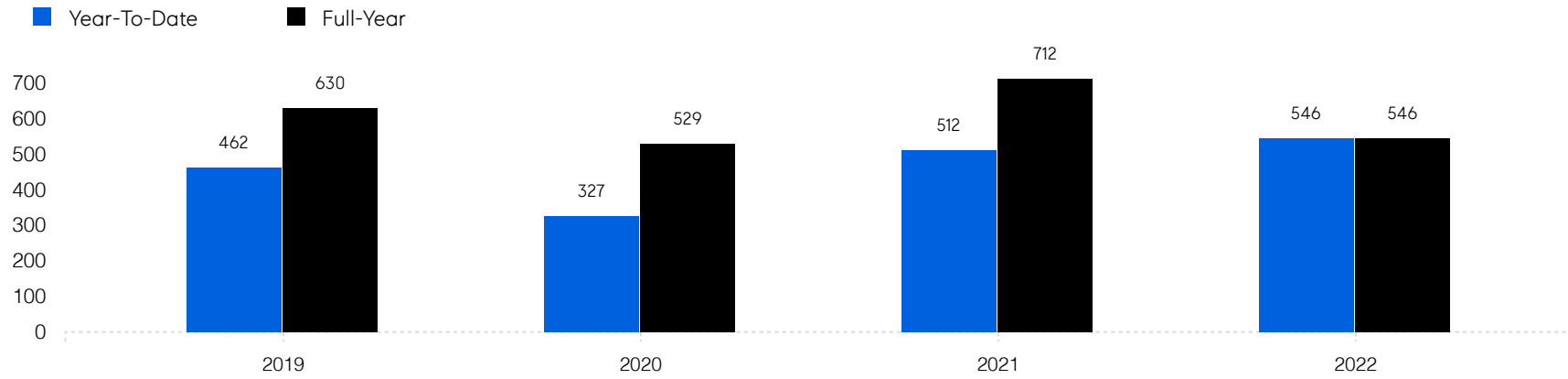


Fort Lee

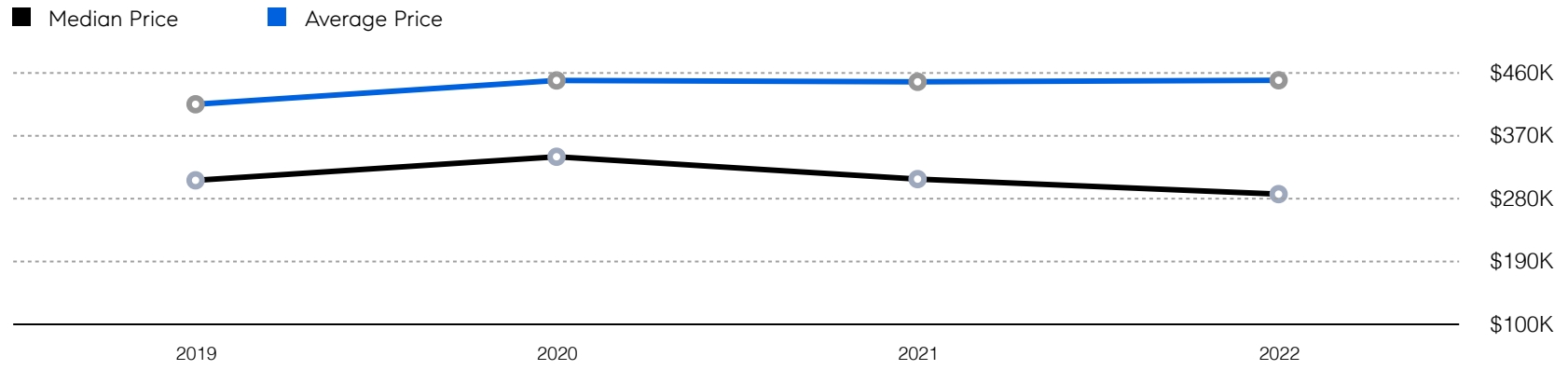
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	58	59	1.7%
	SALES VOLUME	\$62,321,850	\$67,008,578	7.5%
	MEDIAN PRICE	\$893,000	\$970,000	8.6%
	AVERAGE PRICE	\$1,074,515	\$1,135,739	5.7%
	AVERAGE DOM	54	82	51.9%
	# OF CONTRACTS	72	64	-11.1%
	# NEW LISTINGS	102	77	-24.5%
Condo/Co-op/Townhouse	# OF SALES	454	487	7.3%
	SALES VOLUME	\$164,469,471	\$178,426,738	8.5%
	MEDIAN PRICE	\$283,000	\$265,000	-6.4%
	AVERAGE PRICE	\$362,268	\$366,379	1.1%
	AVERAGE DOM	88	80	-9.1%
	# OF CONTRACTS	544	537	-1.3%
	# NEW LISTINGS	758	557	-26.5%

Fort Lee

Historic Sales



Historic Sales Prices

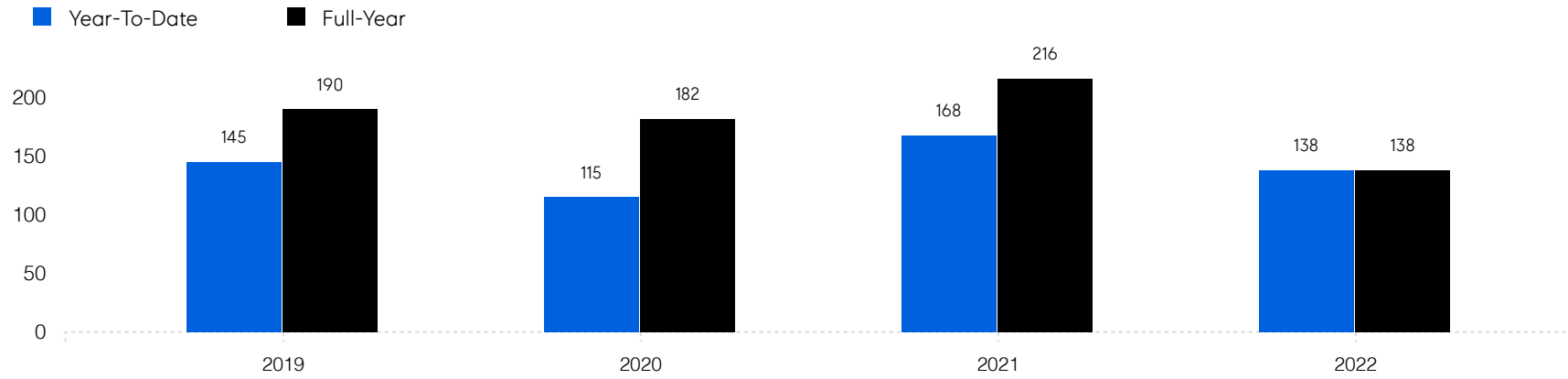


Franklin Lakes

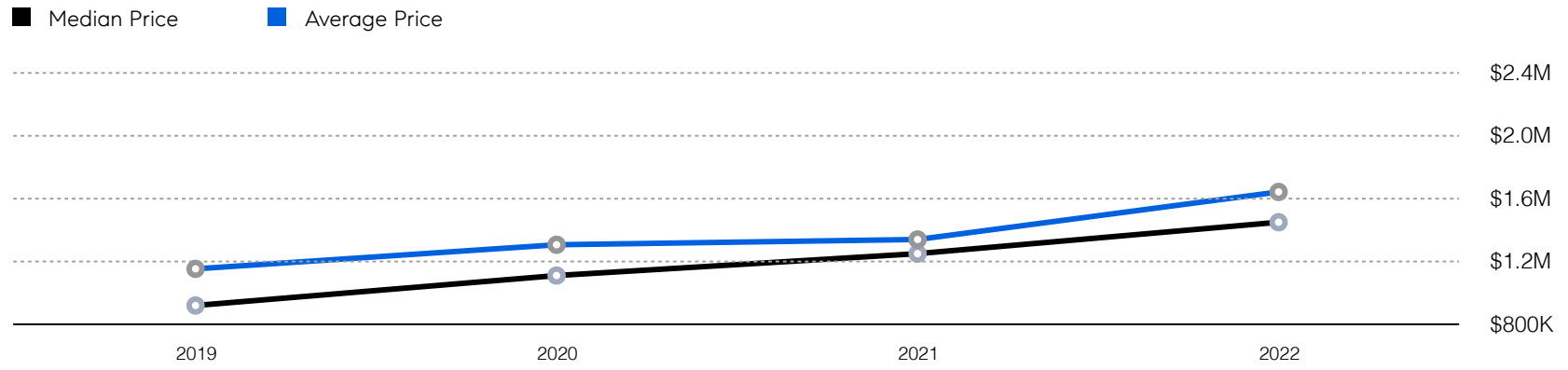
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	150	118	-21.3%
	SALES VOLUME	\$197,667,578	\$197,153,719	-0.3%
	MEDIAN PRICE	\$1,175,000	\$1,405,000	19.6%
	AVERAGE PRICE	\$1,317,784	\$1,670,794	26.8%
	AVERAGE DOM	65	55	-15.4%
	# OF CONTRACTS	167	130	-22.2%
	# NEW LISTINGS	189	167	-11.6%
Condo/Co-op/Townhouse	# OF SALES	18	20	11.1%
	SALES VOLUME	\$24,675,722	\$29,545,040	19.7%
	MEDIAN PRICE	\$1,413,119	\$1,573,523	11.4%
	AVERAGE PRICE	\$1,370,873	\$1,477,252	7.8%
	AVERAGE DOM	89	81	-9.0%
	# OF CONTRACTS	18	20	11.1%
	# NEW LISTINGS	28	18	-35.7%

Franklin Lakes

Historic Sales



Historic Sales Prices

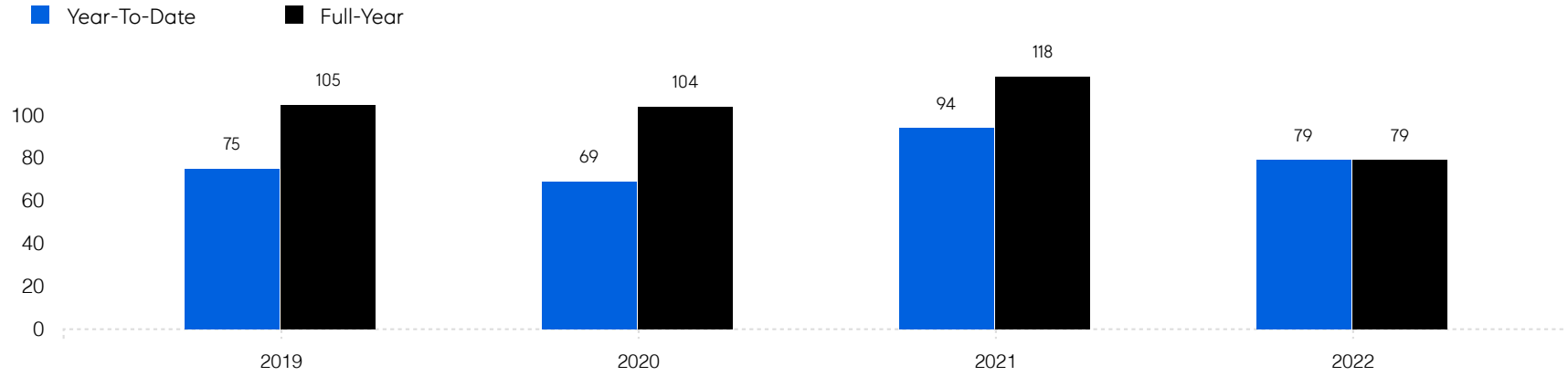


Garfield City

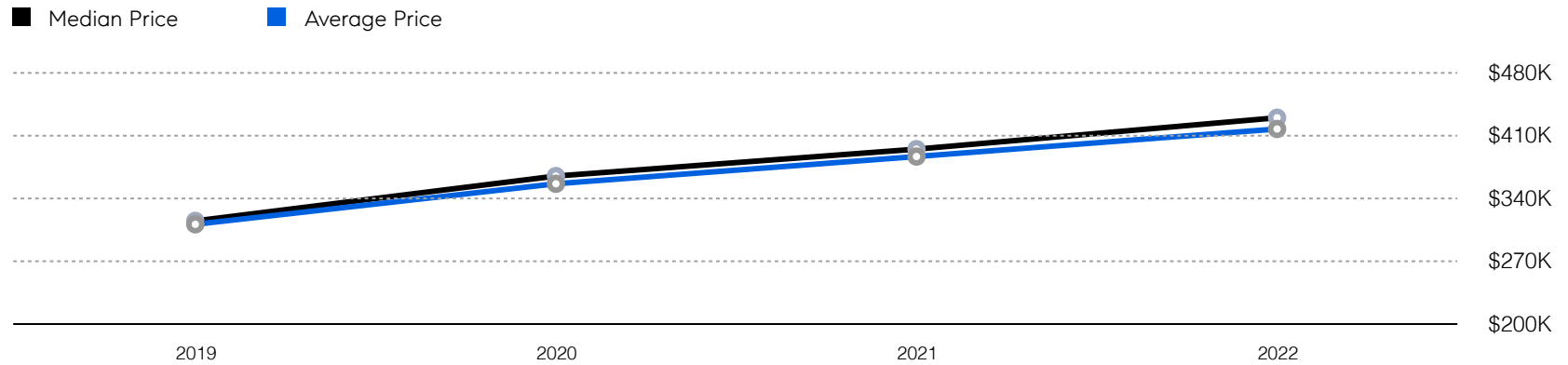
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	51	59	15.7%
	SALES VOLUME	\$19,829,000	\$25,176,900	27.0%
	MEDIAN PRICE	\$400,000	\$439,000	9.8%
	AVERAGE PRICE	\$388,804	\$426,727	9.8%
	AVERAGE DOM	44	50	13.6%
	# OF CONTRACTS	67	69	3.0%
	# NEW LISTINGS	76	70	-7.9%
Condo/Co-op/Townhouse	# OF SALES	43	20	-53.5%
	SALES VOLUME	\$16,548,000	\$7,803,000	-52.8%
	MEDIAN PRICE	\$395,000	\$387,000	-2.0%
	AVERAGE PRICE	\$384,837	\$390,150	1.4%
	AVERAGE DOM	50	49	-2.0%
	# OF CONTRACTS	49	22	-55.1%
	# NEW LISTINGS	43	22	-48.8%

Garfield City

Historic Sales



Historic Sales Prices

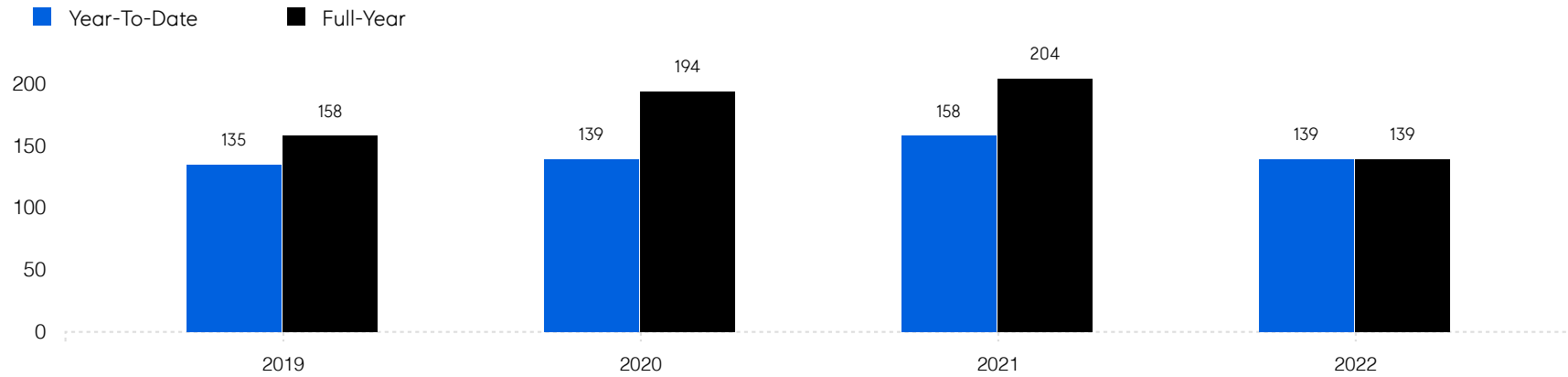


Glen Rock

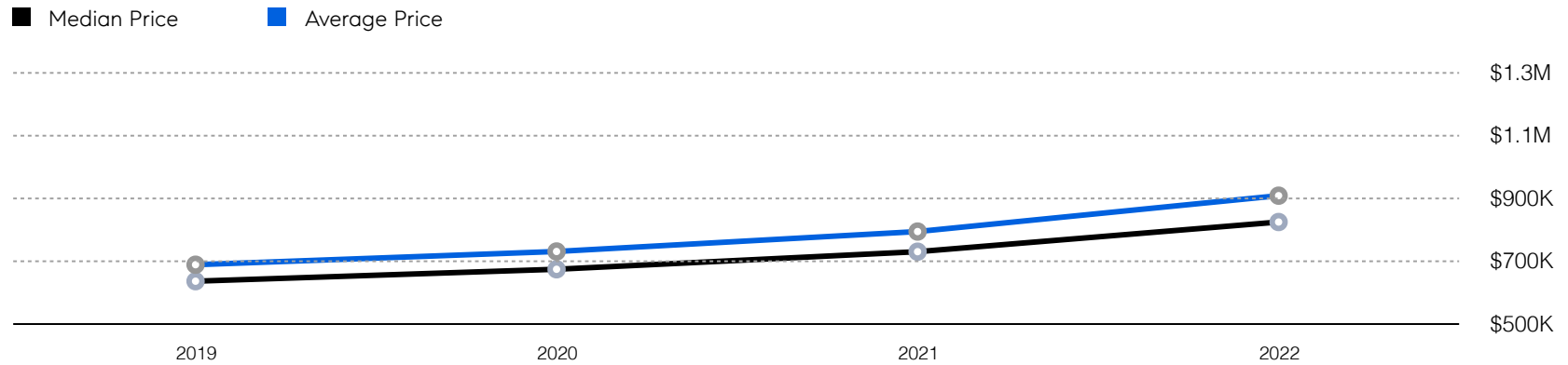
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	151	130	-13.9%
	SALES VOLUME	\$124,457,955	\$119,766,739	-3.8%
	MEDIAN PRICE	\$757,000	\$840,000	11.0%
	AVERAGE PRICE	\$824,225	\$921,283	11.8%
	AVERAGE DOM	23	24	4.3%
	# OF CONTRACTS	169	145	-14.2%
	# NEW LISTINGS	187	150	-19.8%
Condo/Co-op/Townhouse	# OF SALES	7	9	28.6%
	SALES VOLUME	\$4,179,000	\$6,574,000	57.3%
	MEDIAN PRICE	\$575,000	\$740,000	28.7%
	AVERAGE PRICE	\$597,000	\$730,444	22.4%
	AVERAGE DOM	11	46	318.2%
	# OF CONTRACTS	7	10	42.9%
	# NEW LISTINGS	9	11	22.2%

Glen Rock

Historic Sales



Historic Sales Prices

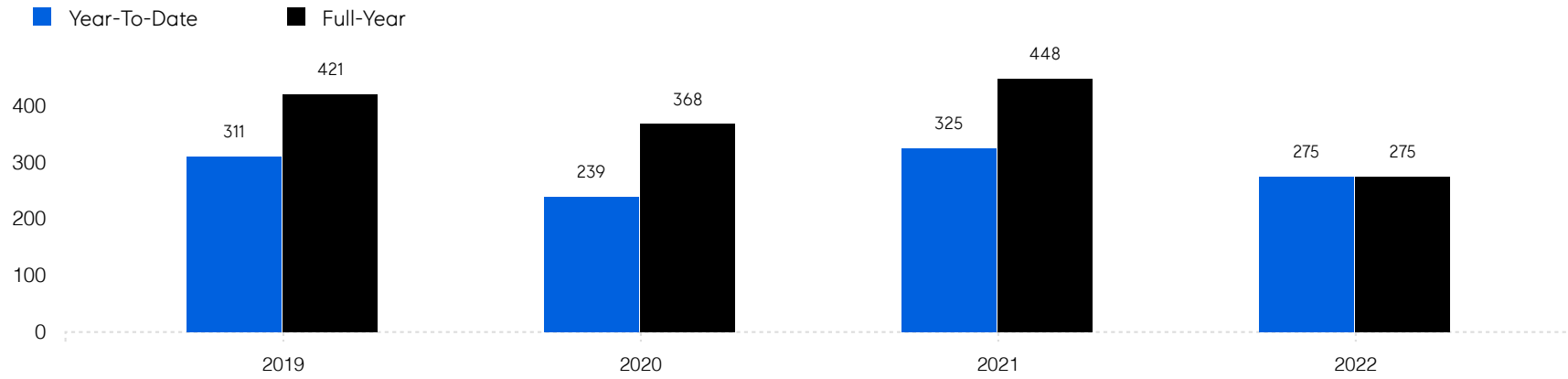


Hackensack

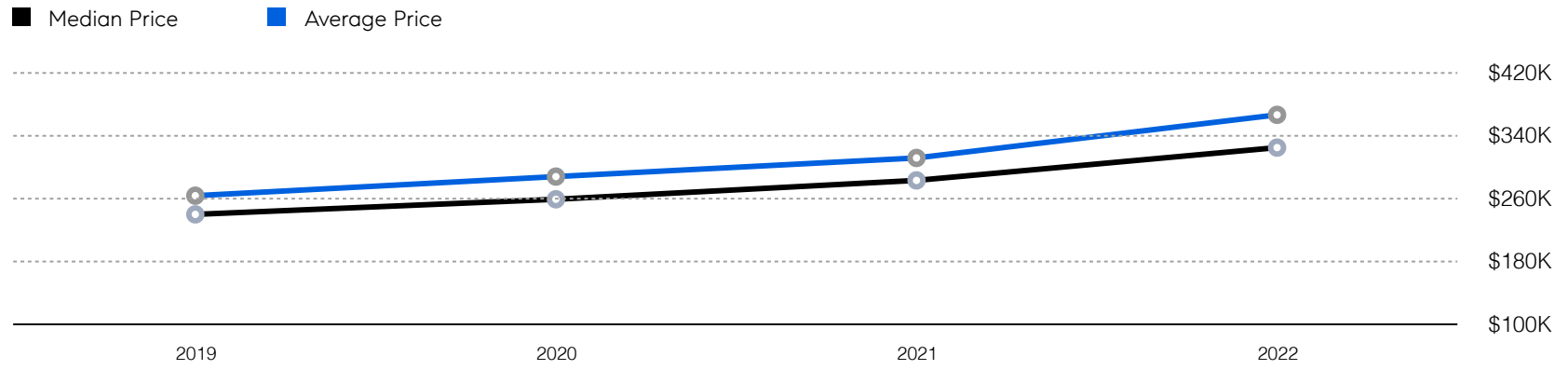
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	102	102	0.0%
	SALES VOLUME	\$46,545,500	\$54,191,675	16.4%
	MEDIAN PRICE	\$449,750	\$509,500	13.3%
	AVERAGE PRICE	\$456,328	\$531,291	16.4%
	AVERAGE DOM	42	55	31.0%
	# OF CONTRACTS	110	114	3.6%
	# NEW LISTINGS	134	122	-9.0%
Condo/Co-op/Townhouse	# OF SALES	223	173	-22.4%
	SALES VOLUME	\$53,449,716	\$46,651,987	-12.7%
	MEDIAN PRICE	\$230,000	\$268,500	16.7%
	AVERAGE PRICE	\$239,685	\$269,665	12.5%
	AVERAGE DOM	47	37	-21.3%
	# OF CONTRACTS	257	211	-17.9%
	# NEW LISTINGS	265	201	-24.2%

Hackensack

Historic Sales



Historic Sales Prices

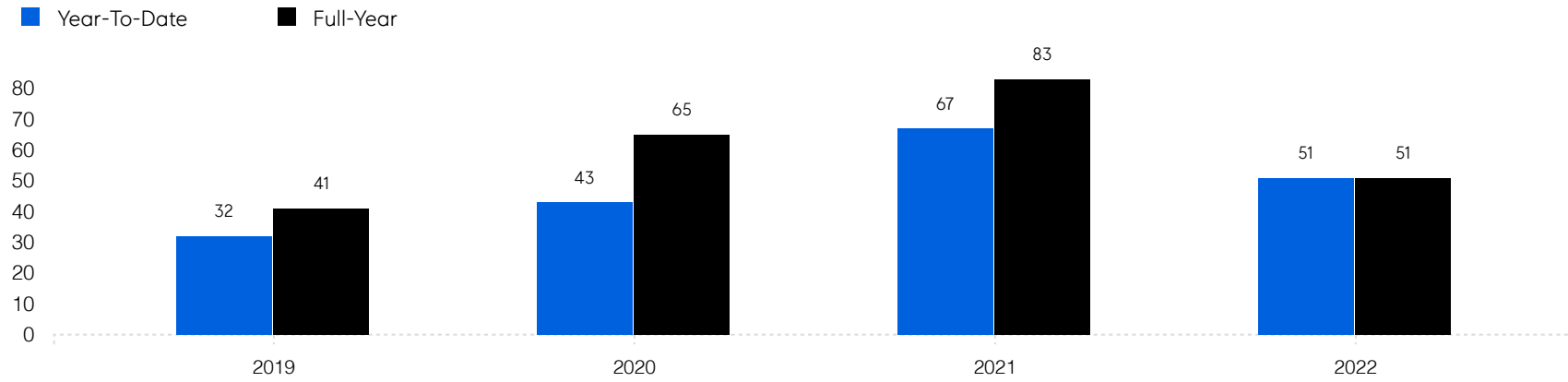


Haworth

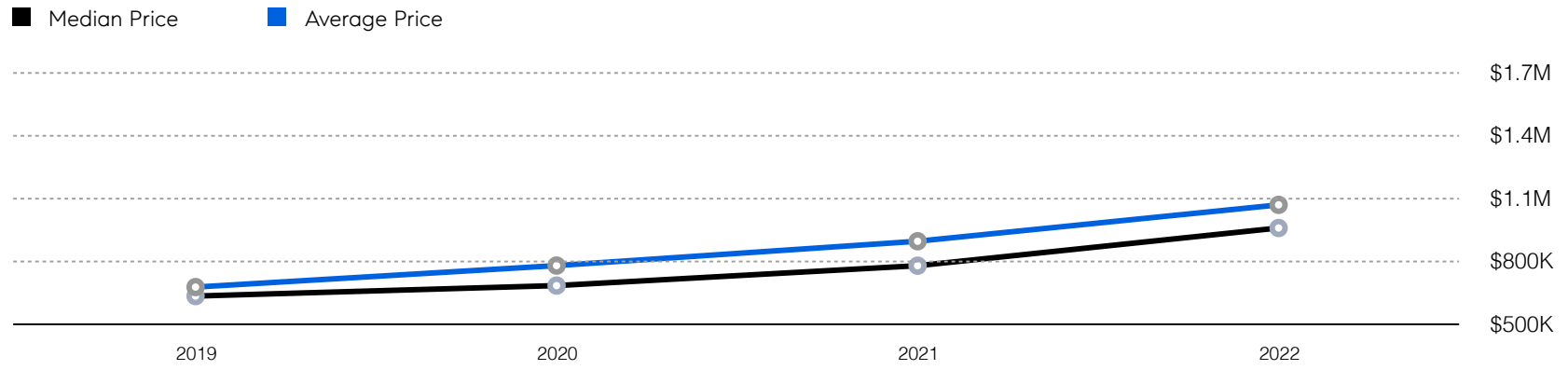
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	67	51	-23.9%
	SALES VOLUME	\$57,877,566	\$54,587,975	-5.7%
	MEDIAN PRICE	\$768,000	\$960,000	25.0%
	AVERAGE PRICE	\$863,844	\$1,070,352	23.9%
	AVERAGE DOM	54	24	-55.6%
	# OF CONTRACTS	73	55	-24.7%
	# NEW LISTINGS	71	58	-18.3%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	5	0.0%
	# NEW LISTINGS	0	17	0.0%

Haworth

Historic Sales



Historic Sales Prices

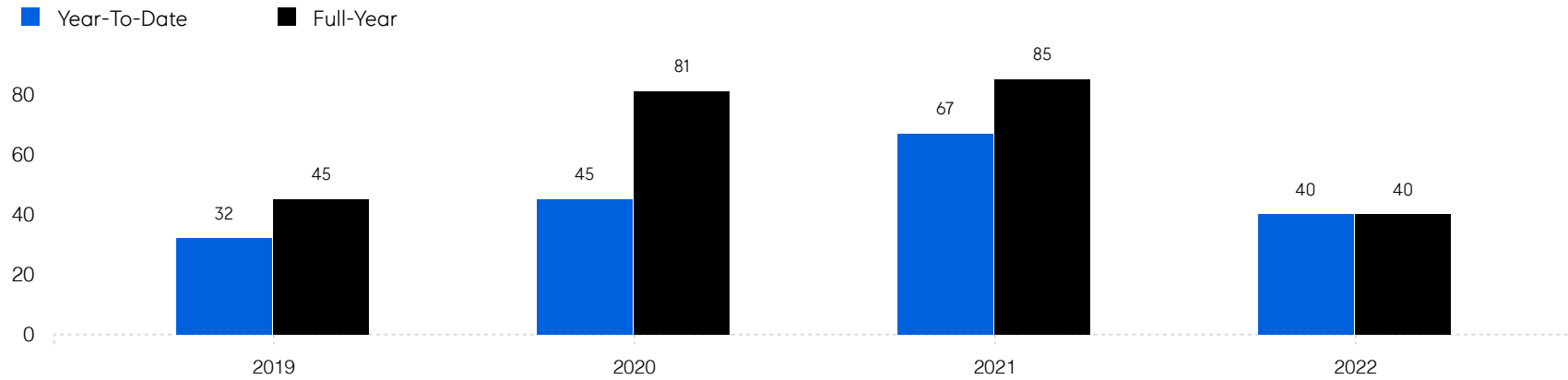


Harrington Park

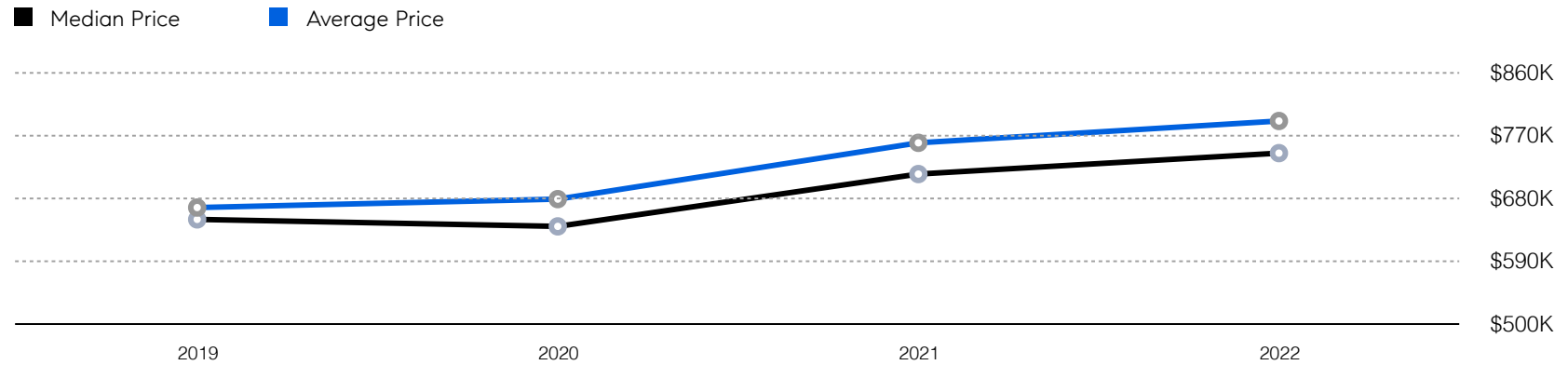
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	67	38	-43.3%
	SALES VOLUME	\$51,571,488	\$30,132,250	-41.6%
	MEDIAN PRICE	\$725,000	\$745,000	2.8%
	AVERAGE PRICE	\$769,724	\$792,954	3.0%
	AVERAGE DOM	25	36	44.0%
	# OF CONTRACTS	72	45	-37.5%
	# NEW LISTINGS	84	44	-47.6%
Condo/Co-op/Townhouse	# OF SALES	0	2	0.0%
	SALES VOLUME	-	\$1,510,000	-
	MEDIAN PRICE	-	\$755,000	-
	AVERAGE PRICE	-	\$755,000	-
	AVERAGE DOM	-	115	-
	# OF CONTRACTS	0	2	0.0%
	# NEW LISTINGS	1	2	100.0%

Harrington Park

Historic Sales



Historic Sales Prices

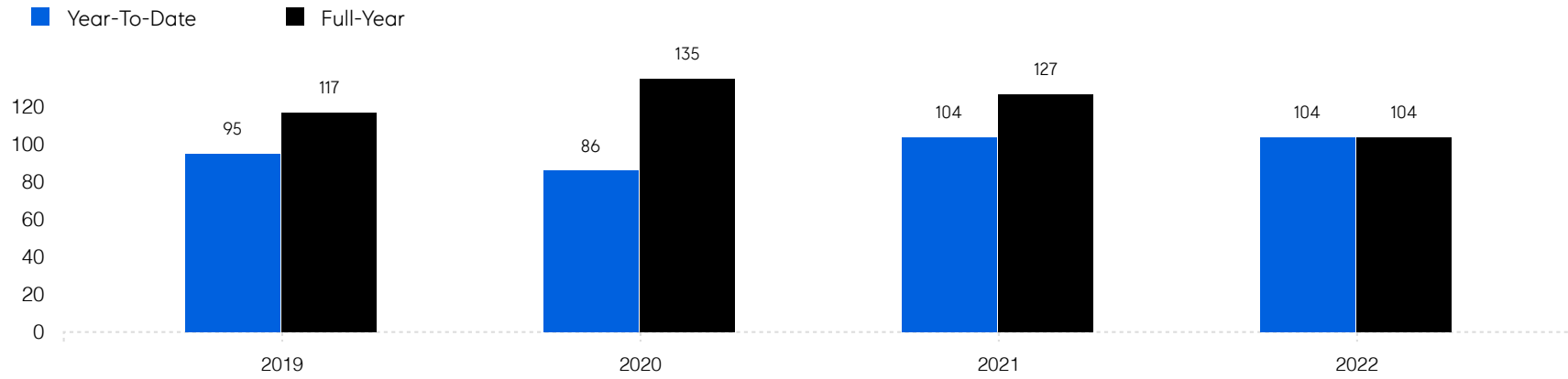


Hasbrouck Heights

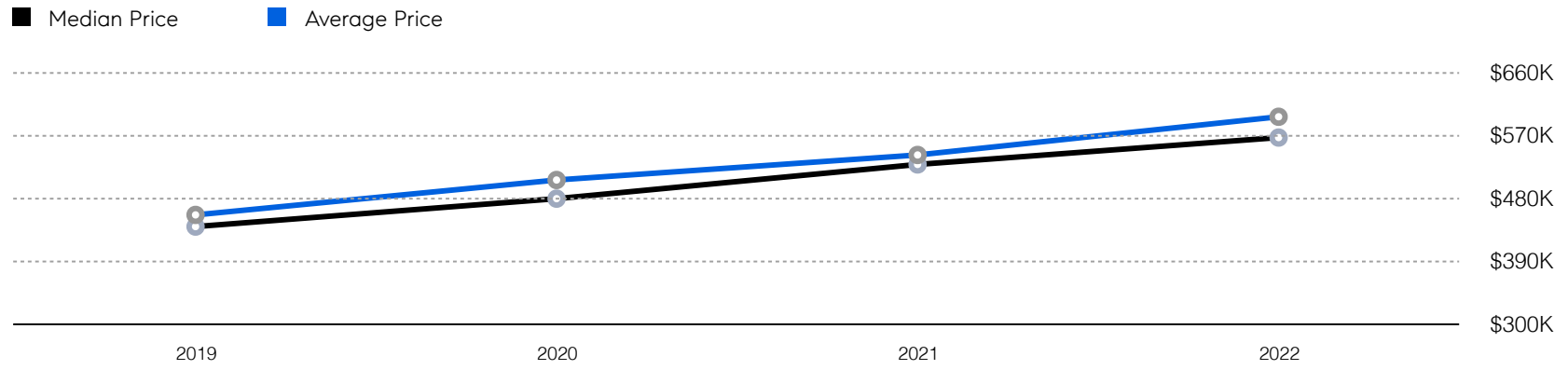
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	95	101	6.3%
	SALES VOLUME	\$51,956,722	\$60,748,000	16.9%
	MEDIAN PRICE	\$535,000	\$570,000	6.5%
	AVERAGE PRICE	\$546,913	\$601,465	10.0%
	AVERAGE DOM	35	25	-28.6%
	# OF CONTRACTS	100	105	5.0%
	# NEW LISTINGS	118	116	-1.7%
Condo/Co-op/Townhouse	# OF SALES	9	3	-66.7%
	SALES VOLUME	\$4,814,500	\$1,370,000	-71.5%
	MEDIAN PRICE	\$530,000	\$440,000	-17.0%
	AVERAGE PRICE	\$534,944	\$456,667	-14.6%
	AVERAGE DOM	64	24	-62.5%
	# OF CONTRACTS	12	2	-83.3%
	# NEW LISTINGS	11	3	-72.7%

Hasbrouck Heights

Historic Sales



Historic Sales Prices

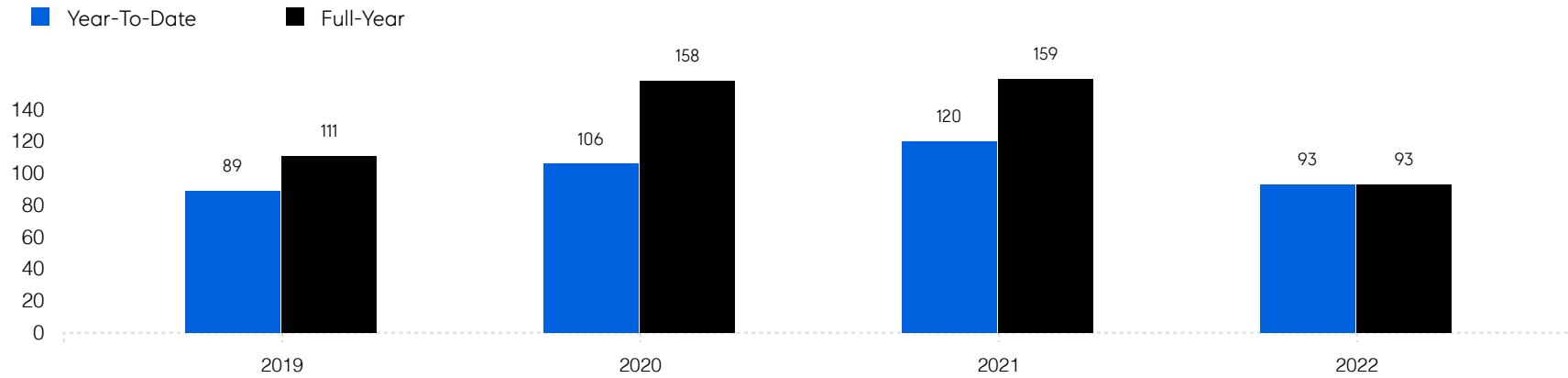


Hillsdale

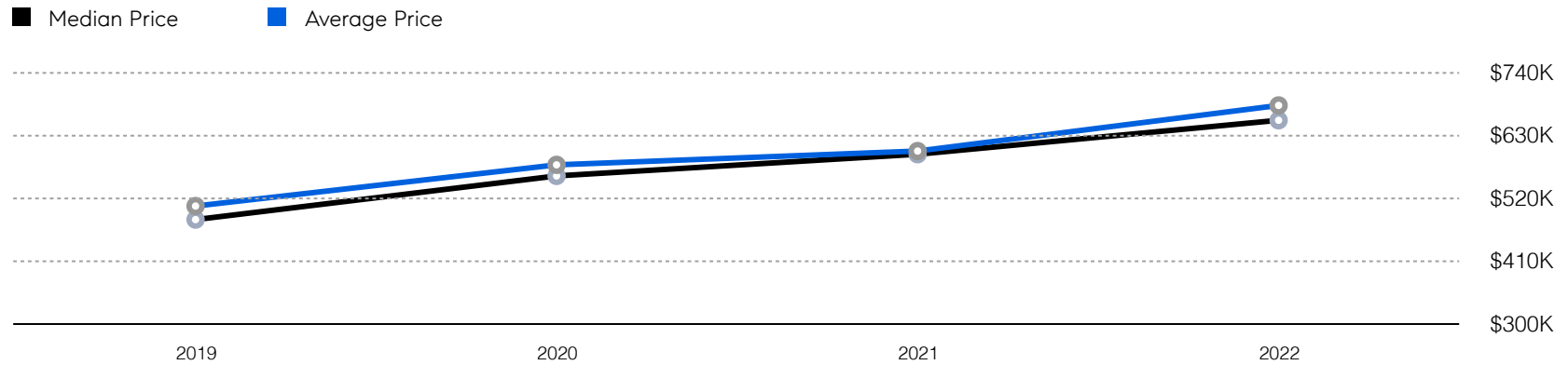
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	115	89	-22.6%
	SALES VOLUME	\$69,837,935	\$61,542,899	-11.9%
	MEDIAN PRICE	\$591,000	\$698,950	18.3%
	AVERAGE PRICE	\$607,286	\$691,493	13.9%
	AVERAGE DOM	34	21	-38.2%
	# OF CONTRACTS	119	90	-24.4%
	# NEW LISTINGS	123	101	-17.9%
Condo/Co-op/Townhouse	# OF SALES	5	4	-20.0%
	SALES VOLUME	\$2,448,500	\$1,977,300	-19.2%
	MEDIAN PRICE	\$597,500	\$497,500	-16.7%
	AVERAGE PRICE	\$489,700	\$494,325	0.9%
	AVERAGE DOM	55	36	-34.5%
	# OF CONTRACTS	6	4	-33.3%
	# NEW LISTINGS	7	3	-57.1%

Hillsdale

Historic Sales



Historic Sales Prices

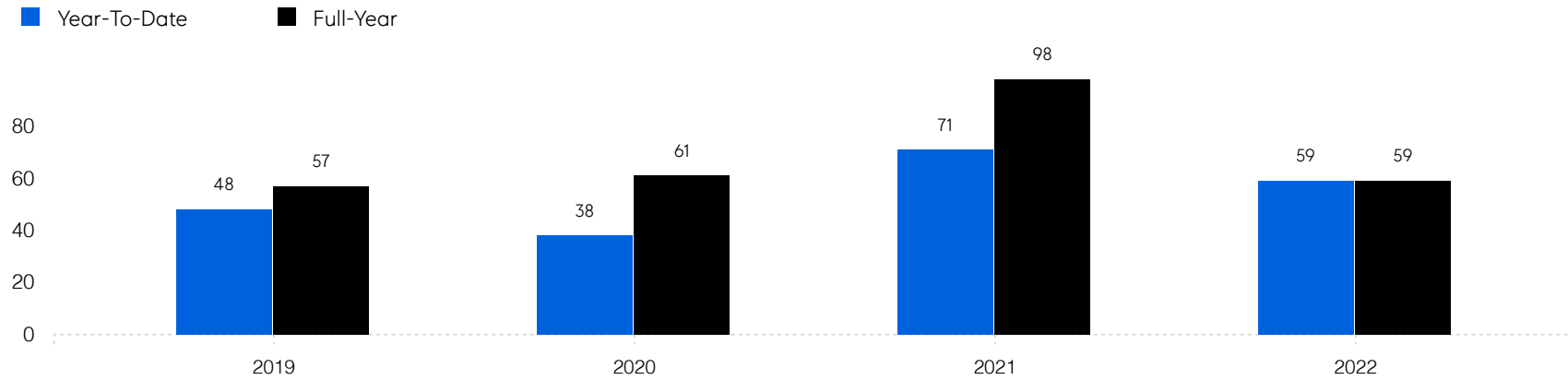


Ho-Ho-Kus

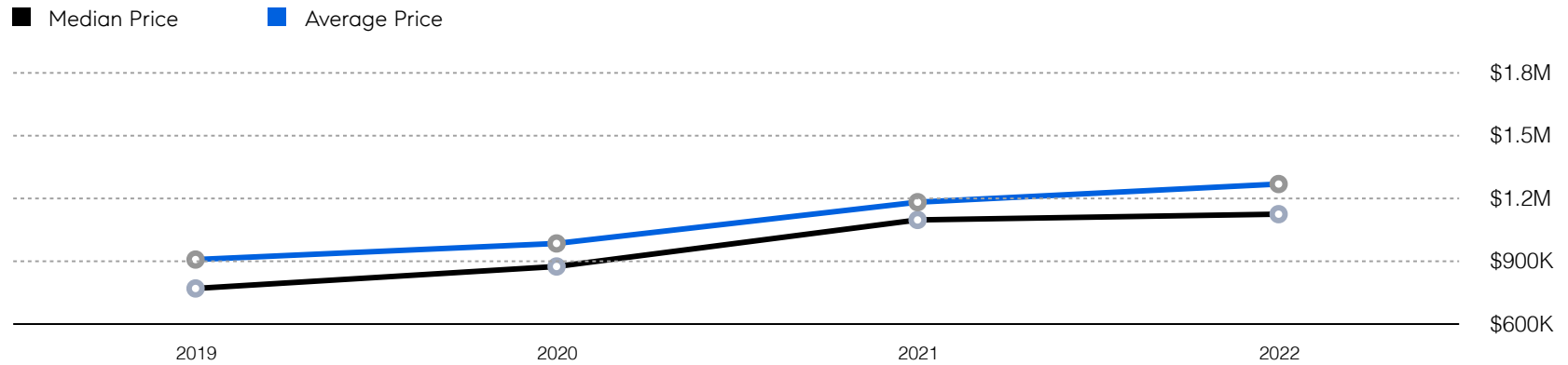
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	67	59	-11.9%
	SALES VOLUME	\$82,509,015	\$74,868,999	-9.3%
	MEDIAN PRICE	\$1,200,000	\$1,125,000	-6.2%
	AVERAGE PRICE	\$1,231,478	\$1,268,966	3.0%
	AVERAGE DOM	49	18	-63.3%
	# OF CONTRACTS	74	65	-12.2%
	# NEW LISTINGS	98	75	-23.5%
Condo/Co-op/Townhouse	# OF SALES	4	0	0.0%
	SALES VOLUME	\$3,429,000	-	-
	MEDIAN PRICE	\$862,000	-	-
	AVERAGE PRICE	\$857,250	-	-
	AVERAGE DOM	56	-	-
	# OF CONTRACTS	4	0	0.0%
	# NEW LISTINGS	3	1	-66.7%

Ho-Ho-Kus

Historic Sales



Historic Sales Prices

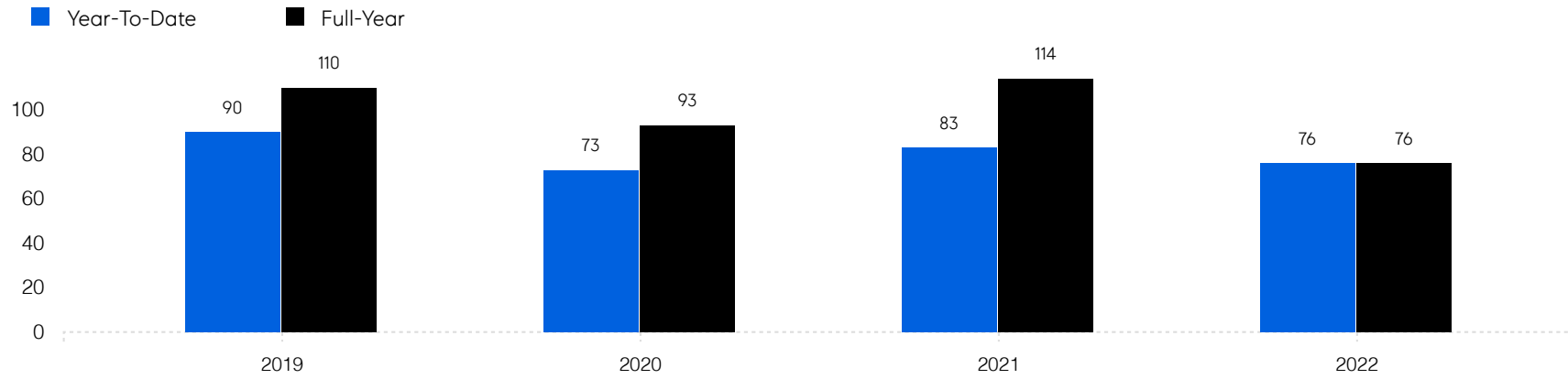


Leonia

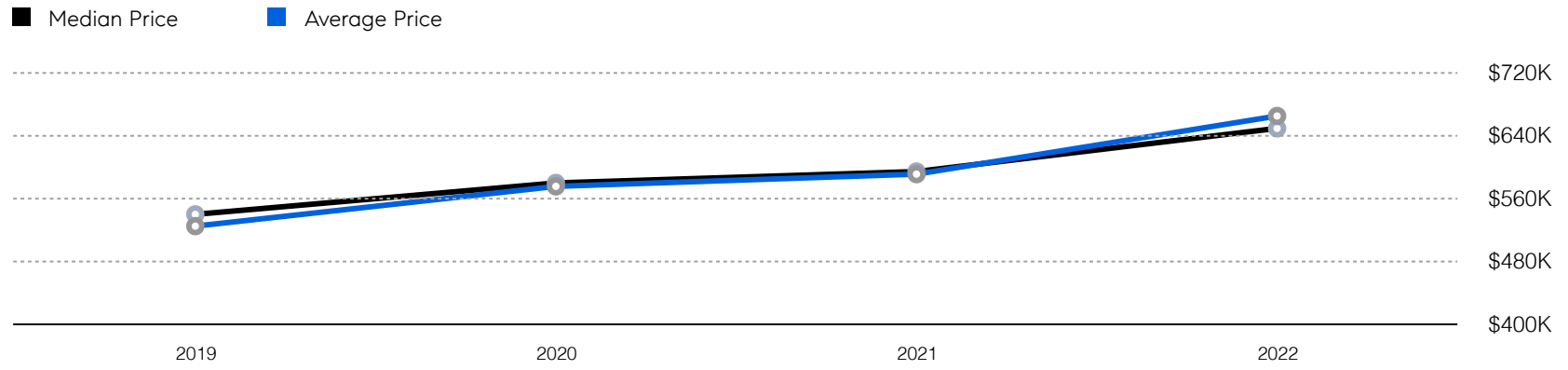
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	65	65	0.0%
	SALES VOLUME	\$43,229,132	\$46,264,301	7.0%
	MEDIAN PRICE	\$660,000	\$665,000	0.8%
	AVERAGE PRICE	\$665,064	\$711,758	7.0%
	AVERAGE DOM	39	46	17.9%
	# OF CONTRACTS	76	64	-15.8%
	# NEW LISTINGS	93	68	-26.9%
Condo/Co-op/Townhouse	# OF SALES	18	11	-38.9%
	SALES VOLUME	\$5,769,638	\$4,293,450	-25.6%
	MEDIAN PRICE	\$283,000	\$335,000	18.4%
	AVERAGE PRICE	\$320,535	\$390,314	21.8%
	AVERAGE DOM	51	34	-33.3%
	# OF CONTRACTS	17	10	-41.2%
	# NEW LISTINGS	15	14	-6.7%

Leonia

Historic Sales



Historic Sales Prices

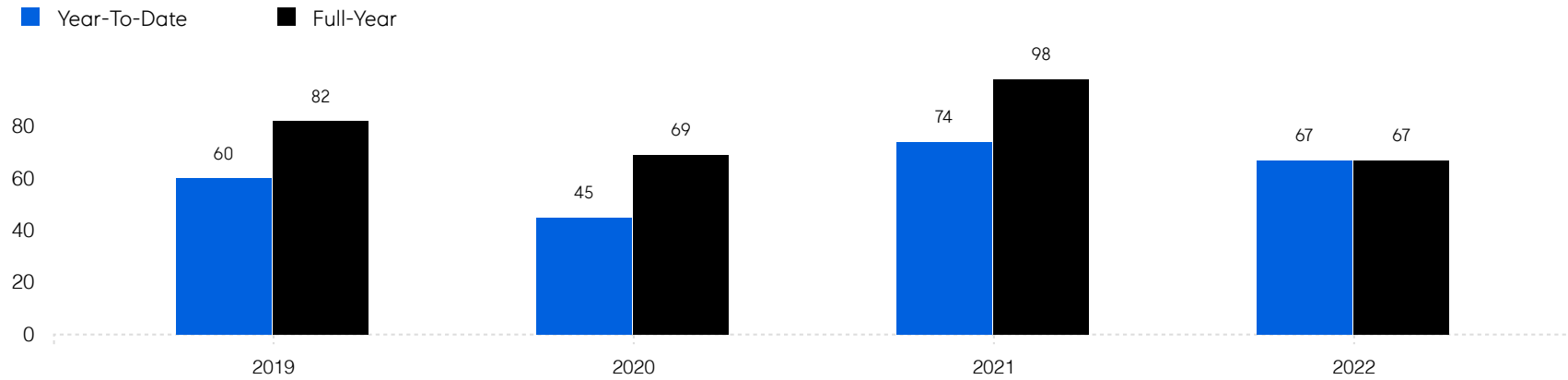


Little Ferry

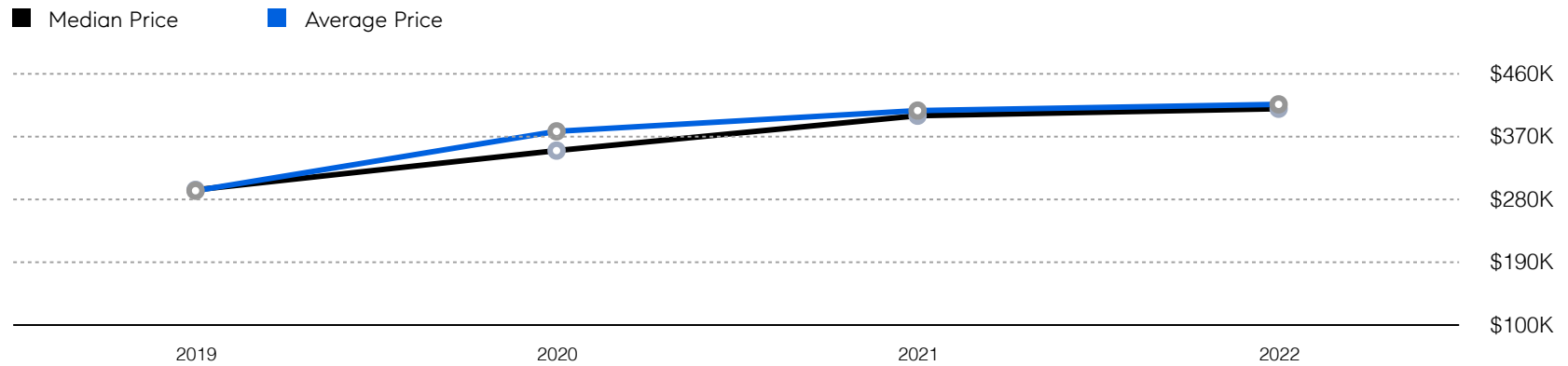
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	53	43	-18.9%
	SALES VOLUME	\$24,530,948	\$21,335,023	-13.0%
	MEDIAN PRICE	\$432,500	\$500,000	15.6%
	AVERAGE PRICE	\$462,848	\$496,163	7.2%
	AVERAGE DOM	48	41	-14.6%
	# OF CONTRACTS	56	55	-1.8%
	# NEW LISTINGS	53	47	-11.3%
Condo/Co-op/Townhouse	# OF SALES	21	24	14.3%
	SALES VOLUME	\$5,907,900	\$6,555,349	11.0%
	MEDIAN PRICE	\$239,000	\$270,000	13.0%
	AVERAGE PRICE	\$281,329	\$273,140	-2.9%
	AVERAGE DOM	17	28	64.7%
	# OF CONTRACTS	29	19	-34.5%
	# NEW LISTINGS	31	21	-32.3%

Little Ferry

Historic Sales



Historic Sales Prices

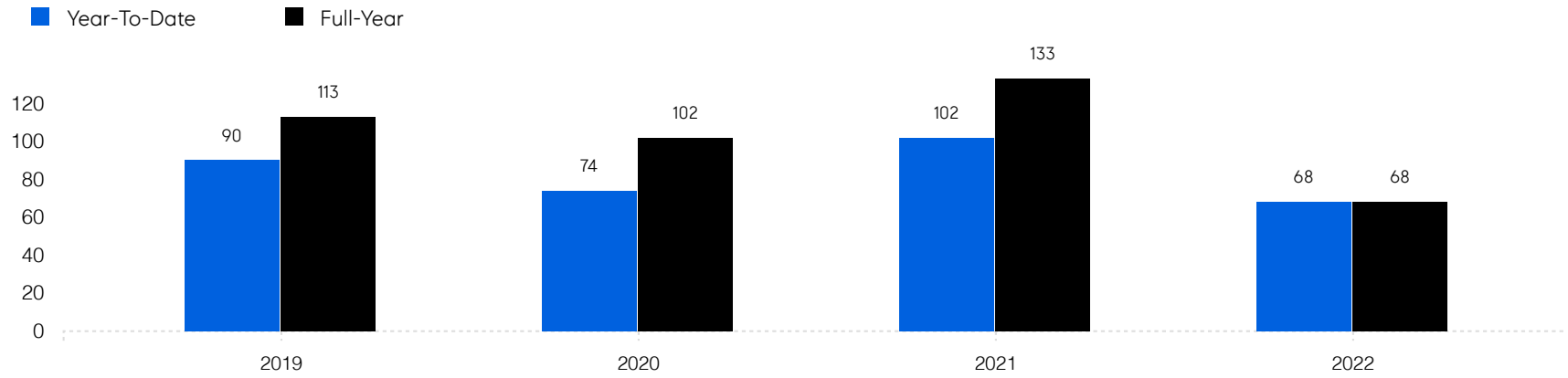


Lodi

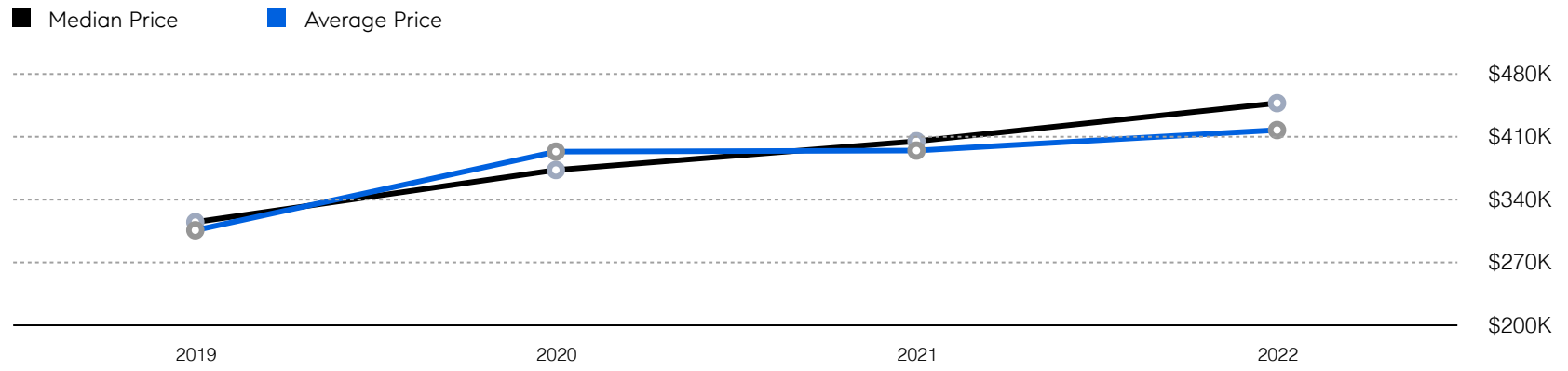
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	61	49	-19.7%
	SALES VOLUME	\$28,522,000	\$23,449,291	-17.8%
	MEDIAN PRICE	\$450,000	\$475,000	5.6%
	AVERAGE PRICE	\$467,574	\$478,557	2.3%
	AVERAGE DOM	30	29	-3.3%
	# OF CONTRACTS	71	56	-21.1%
	# NEW LISTINGS	74	57	-23.0%
Condo/Co-op/Townhouse	# OF SALES	41	19	-53.7%
	SALES VOLUME	\$11,235,900	\$4,940,000	-56.0%
	MEDIAN PRICE	\$242,500	\$262,000	8.0%
	AVERAGE PRICE	\$274,046	\$260,000	-5.1%
	AVERAGE DOM	37	24	-35.1%
	# OF CONTRACTS	36	22	-38.9%
	# NEW LISTINGS	32	23	-28.1%

Lodi

Historic Sales



Historic Sales Prices

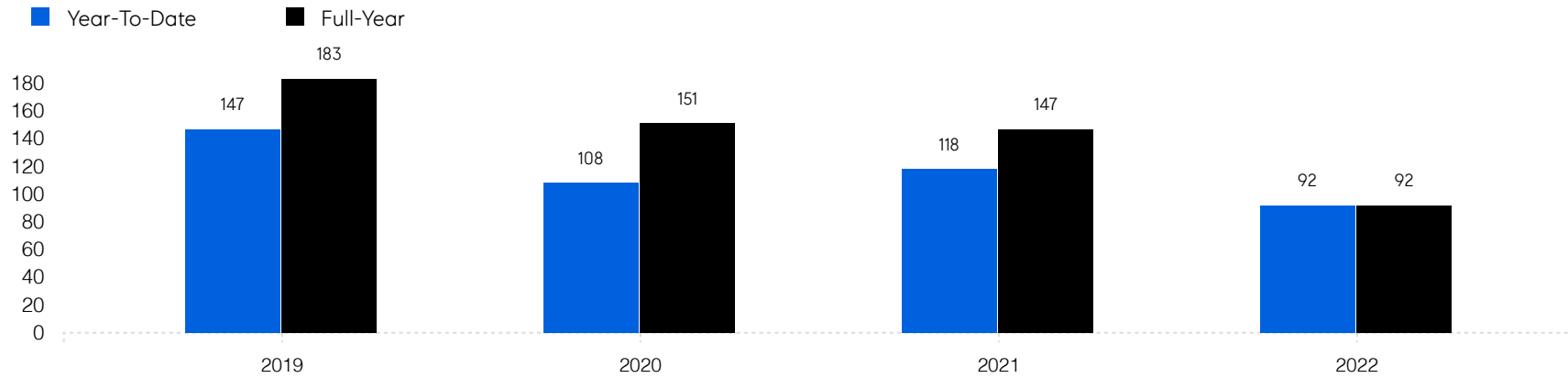


Lyndhurst

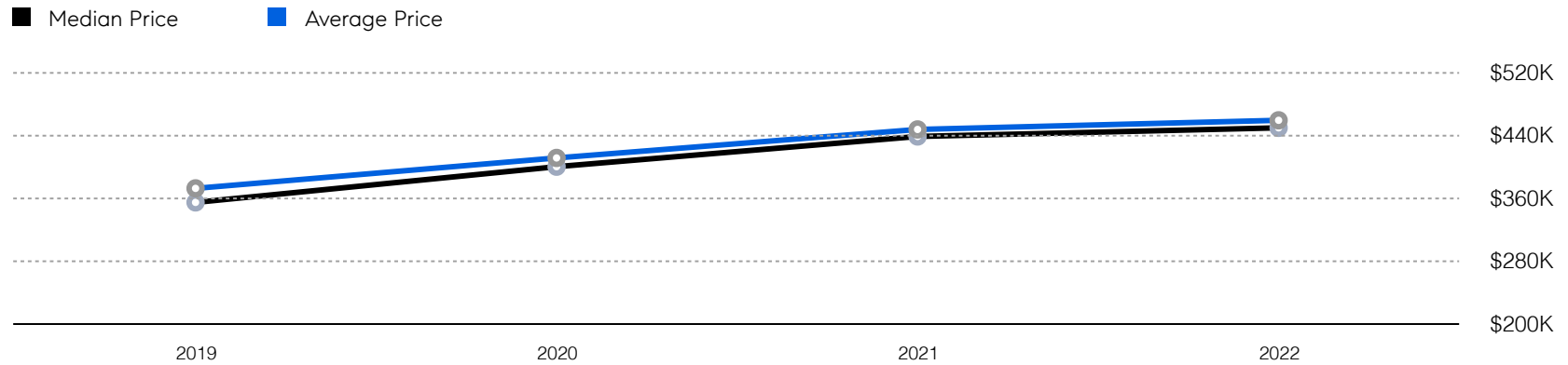
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	92	76	-17.4%
	SALES VOLUME	\$43,267,198	\$37,450,965	-13.4%
	MEDIAN PRICE	\$461,500	\$470,000	1.8%
	AVERAGE PRICE	\$470,296	\$492,776	4.8%
	AVERAGE DOM	31	32	3.2%
	# OF CONTRACTS	106	85	-19.8%
	# NEW LISTINGS	113	96	-15.0%
Condo/Co-op/Townhouse	# OF SALES	26	16	-38.5%
	SALES VOLUME	\$8,672,150	\$4,831,900	-44.3%
	MEDIAN PRICE	\$311,000	\$278,500	-10.5%
	AVERAGE PRICE	\$333,544	\$301,994	-9.5%
	AVERAGE DOM	31	54	74.2%
	# OF CONTRACTS	27	16	-40.7%
	# NEW LISTINGS	31	11	-64.5%

Lyndhurst

Historic Sales



Historic Sales Prices

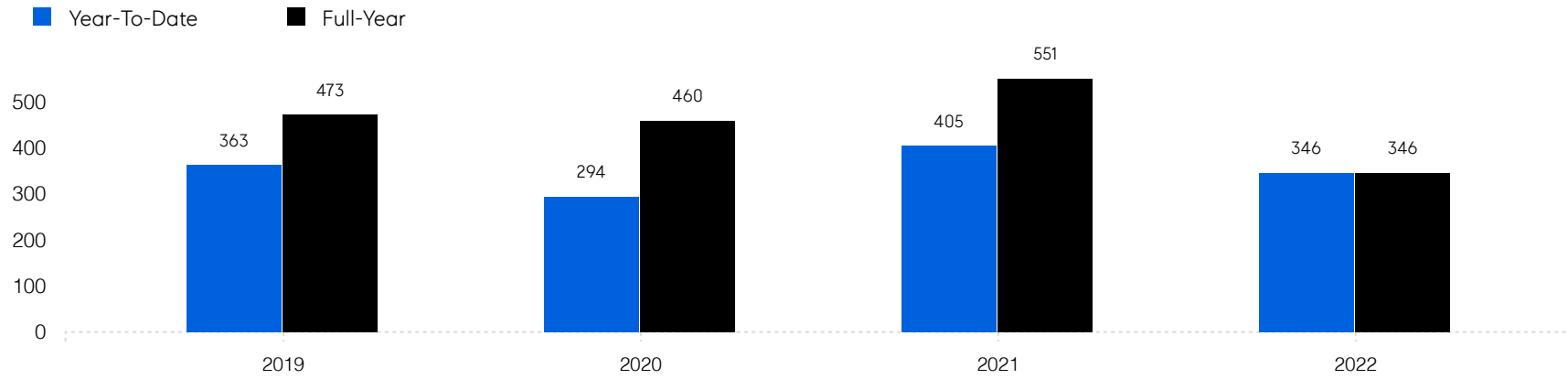


Mahwah

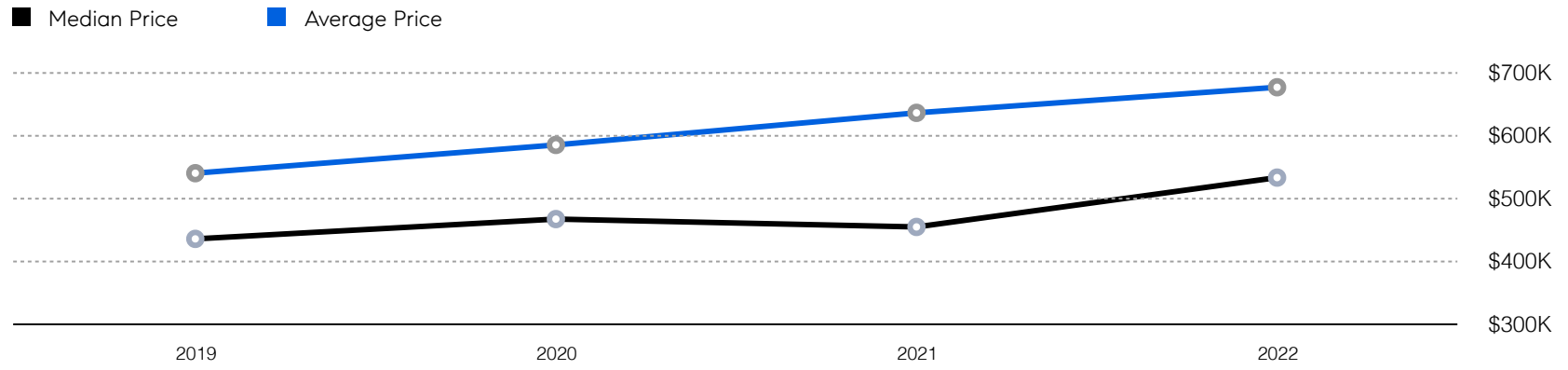
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	161	132	-18.0%
	SALES VOLUME	\$140,891,755	\$136,819,823	-2.9%
	MEDIAN PRICE	\$850,000	\$942,500	10.9%
	AVERAGE PRICE	\$875,104	\$1,036,514	18.4%
	AVERAGE DOM	43	42	-2.3%
	# OF CONTRACTS	198	145	-26.8%
	# NEW LISTINGS	221	155	-29.9%
Condo/Co-op/Townhouse	# OF SALES	244	214	-12.3%
	SALES VOLUME	\$97,071,112	\$97,517,654	0.5%
	MEDIAN PRICE	\$368,500	\$415,000	12.6%
	AVERAGE PRICE	\$397,832	\$455,690	14.5%
	AVERAGE DOM	31	26	-16.1%
	# OF CONTRACTS	264	229	-13.3%
	# NEW LISTINGS	289	222	-23.2%

Mahwah

Historic Sales



Historic Sales Prices

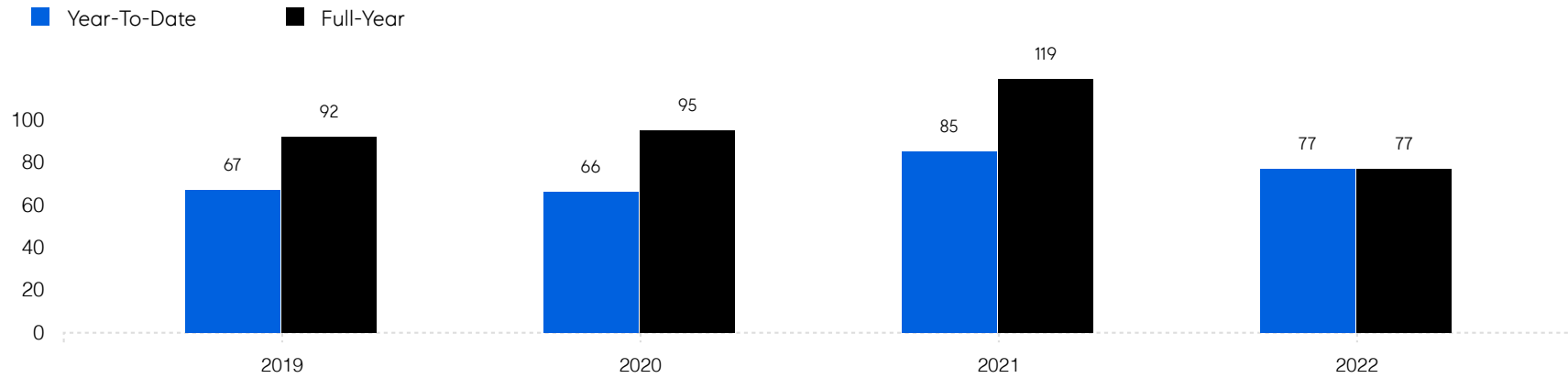


Maywood

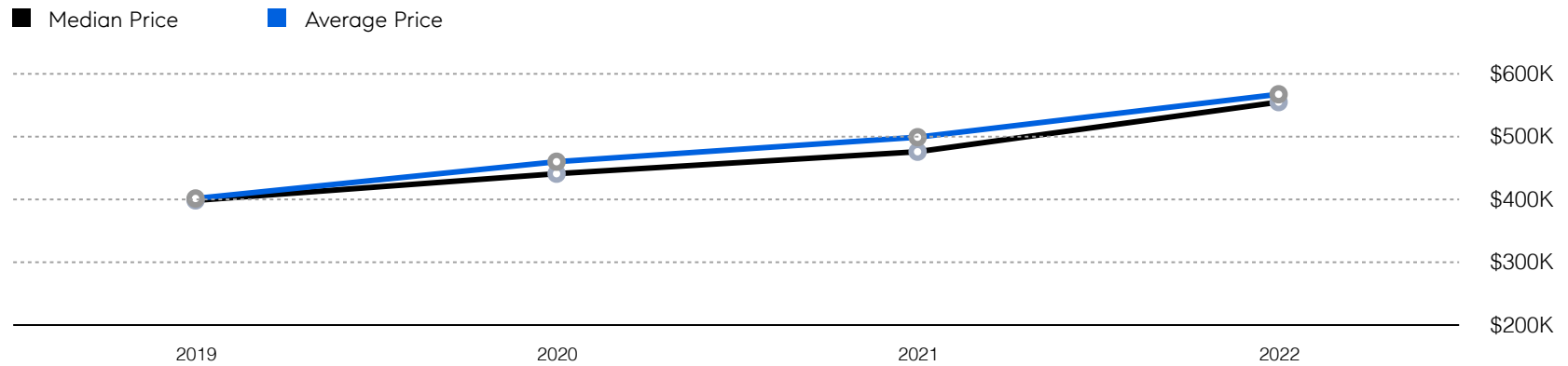
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	85	77	-9.4%
	SALES VOLUME	\$42,222,840	\$43,696,933	3.5%
	MEDIAN PRICE	\$465,000	\$555,000	19.4%
	AVERAGE PRICE	\$496,739	\$567,493	14.2%
	AVERAGE DOM	27	23	-14.8%
	# OF CONTRACTS	104	82	-21.2%
	# NEW LISTINGS	111	85	-23.4%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	0	0	0.0%

Maywood

Historic Sales



Historic Sales Prices

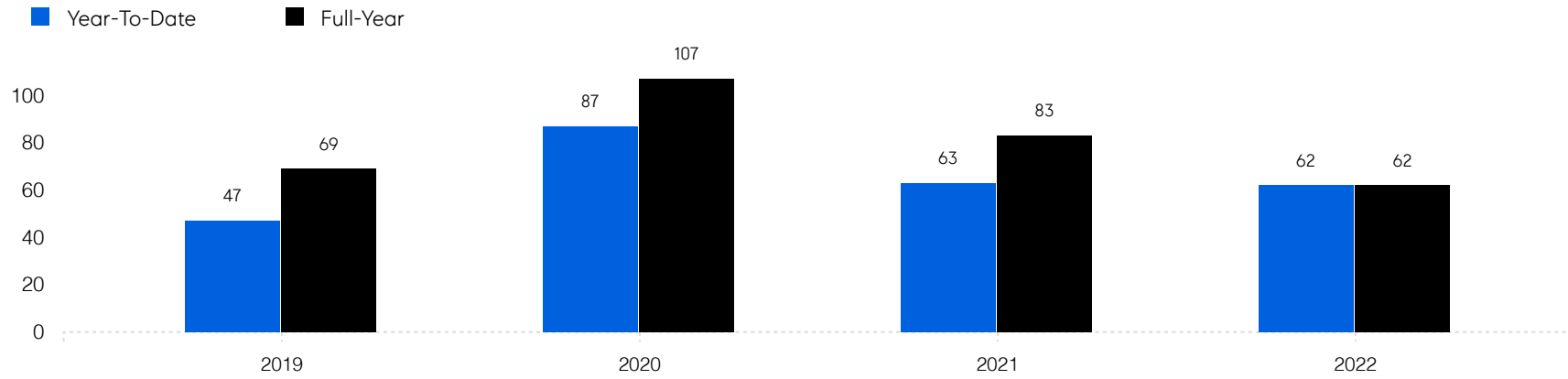


Midland Park

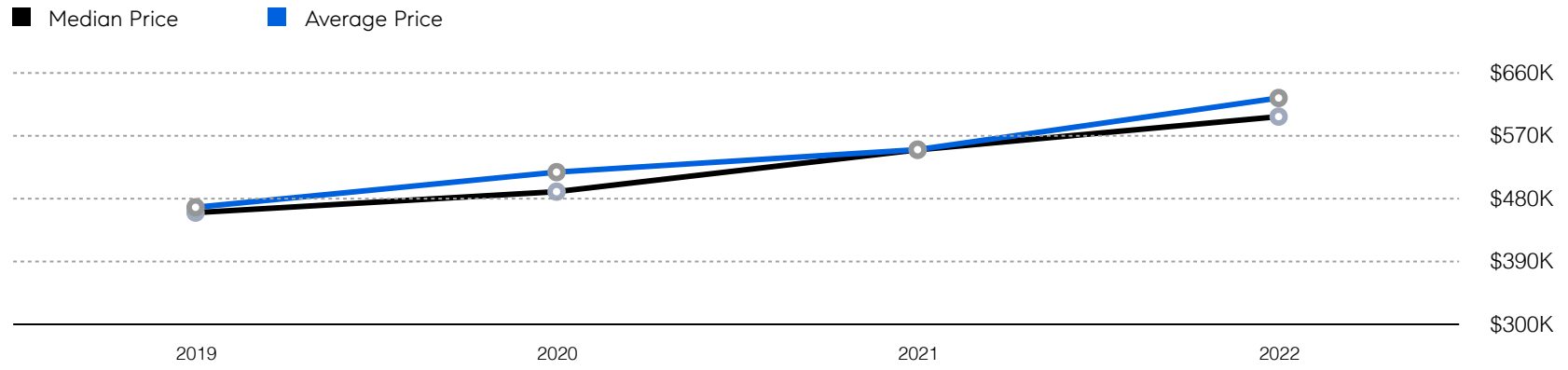
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	60	60	0.0%
	SALES VOLUME	\$33,136,393	\$38,198,706	15.3%
	MEDIAN PRICE	\$535,000	\$607,500	13.6%
	AVERAGE PRICE	\$552,273	\$636,645	15.3%
	AVERAGE DOM	42	33	-21.4%
	# OF CONTRACTS	62	66	6.5%
	# NEW LISTINGS	71	62	-12.7%
Condo/Co-op/Townhouse	# OF SALES	3	2	-33.3%
	SALES VOLUME	\$735,000	\$500,000	-32.0%
	MEDIAN PRICE	\$245,000	\$250,000	2.0%
	AVERAGE PRICE	\$245,000	\$250,000	2.0%
	AVERAGE DOM	34	28	-17.6%
	# OF CONTRACTS	3	2	-33.3%
	# NEW LISTINGS	3	2	-33.3%

Midland Park

Historic Sales



Historic Sales Prices

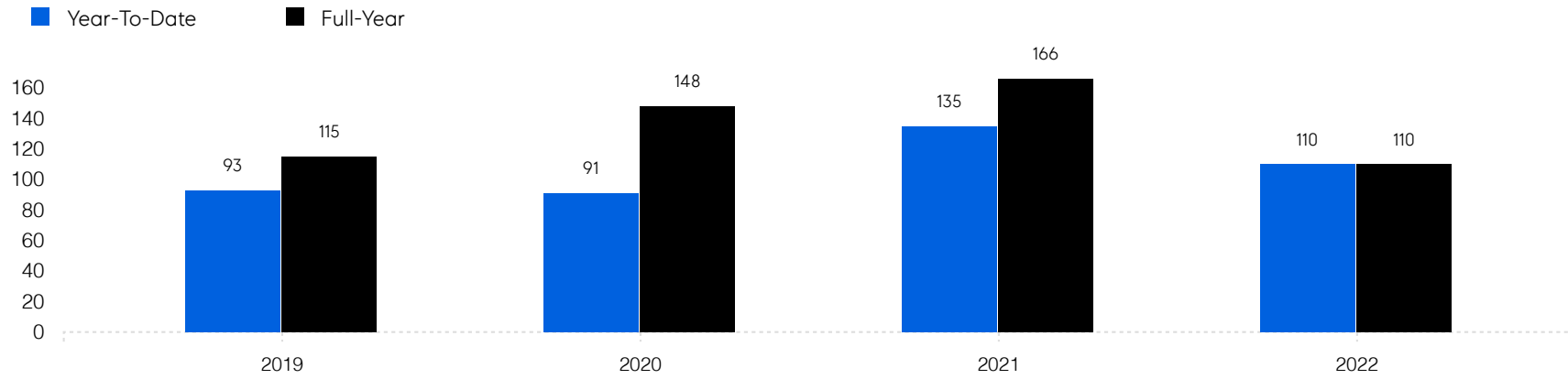


Montvale

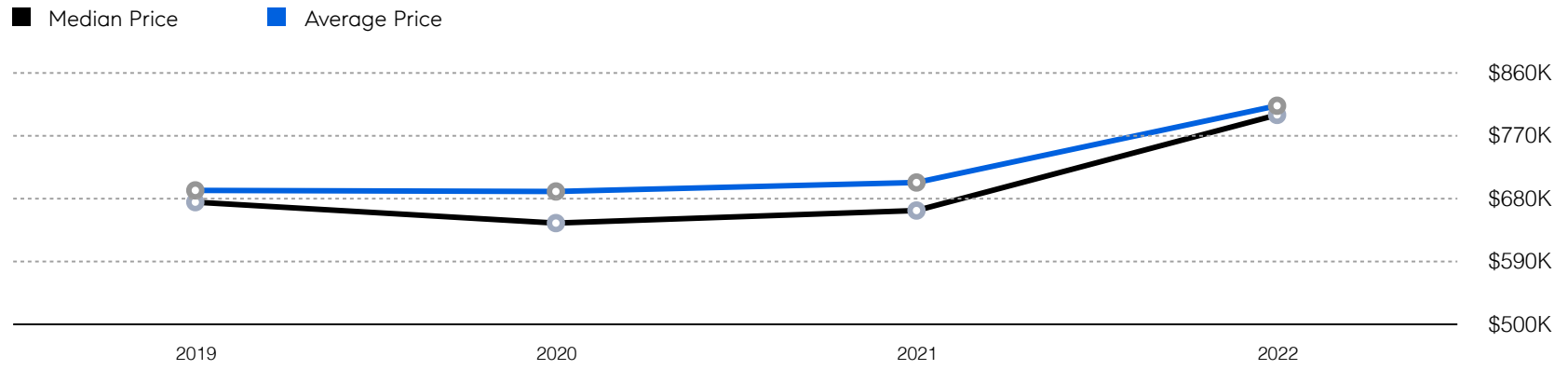
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	84	63	-25.0%
	SALES VOLUME	\$63,791,900	\$49,987,614	-21.6%
	MEDIAN PRICE	\$735,000	\$700,000	-4.8%
	AVERAGE PRICE	\$759,427	\$793,454	4.5%
	AVERAGE DOM	40	36	-10.0%
	# OF CONTRACTS	81	76	-6.2%
	# NEW LISTINGS	87	79	-9.2%
Condo/Co-op/Townhouse	# OF SALES	51	47	-7.8%
	SALES VOLUME	\$32,067,883	\$39,451,208	23.0%
	MEDIAN PRICE	\$619,000	\$900,000	45.4%
	AVERAGE PRICE	\$628,782	\$839,387	33.5%
	AVERAGE DOM	37	84	127.0%
	# OF CONTRACTS	62	55	-11.3%
	# NEW LISTINGS	96	59	-38.5%

Montvale

Historic Sales



Historic Sales Prices

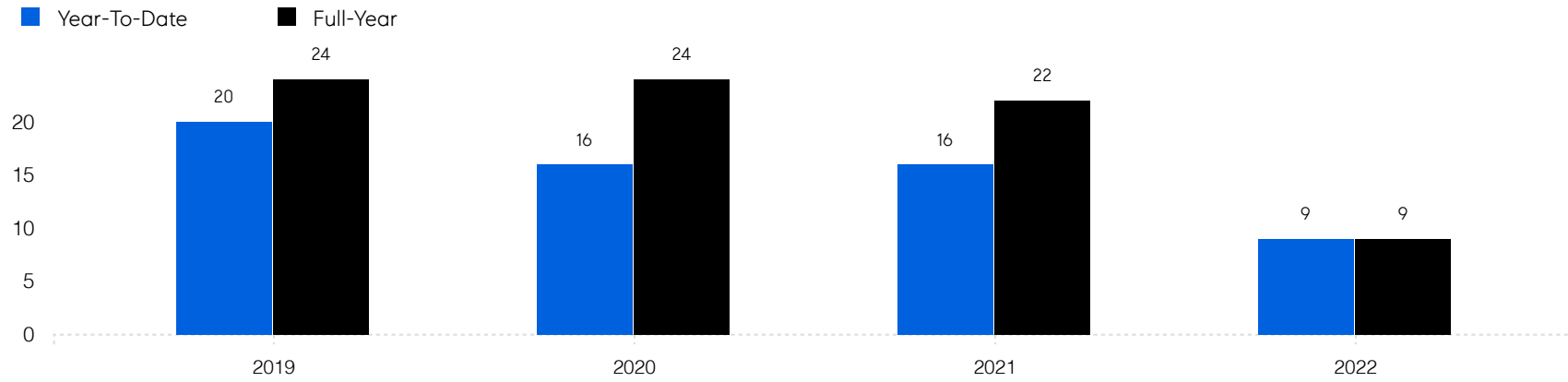


Moonachie

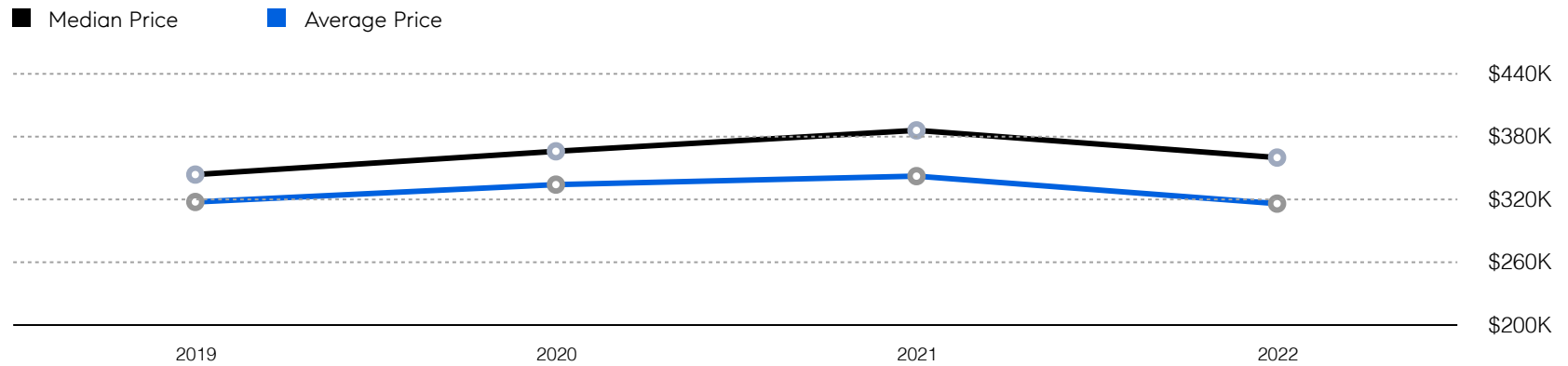
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	16	9	-43.7%
	SALES VOLUME	\$6,482,000	\$2,843,900	-56.1%
	MEDIAN PRICE	\$418,000	\$360,000	-13.9%
	AVERAGE PRICE	\$405,125	\$315,989	-22.0%
	AVERAGE DOM	28	53	89.3%
	# OF CONTRACTS	15	12	-20.0%
	# NEW LISTINGS	23	19	-17.4%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	0	0	0.0%

Moonachie

Historic Sales



Historic Sales Prices

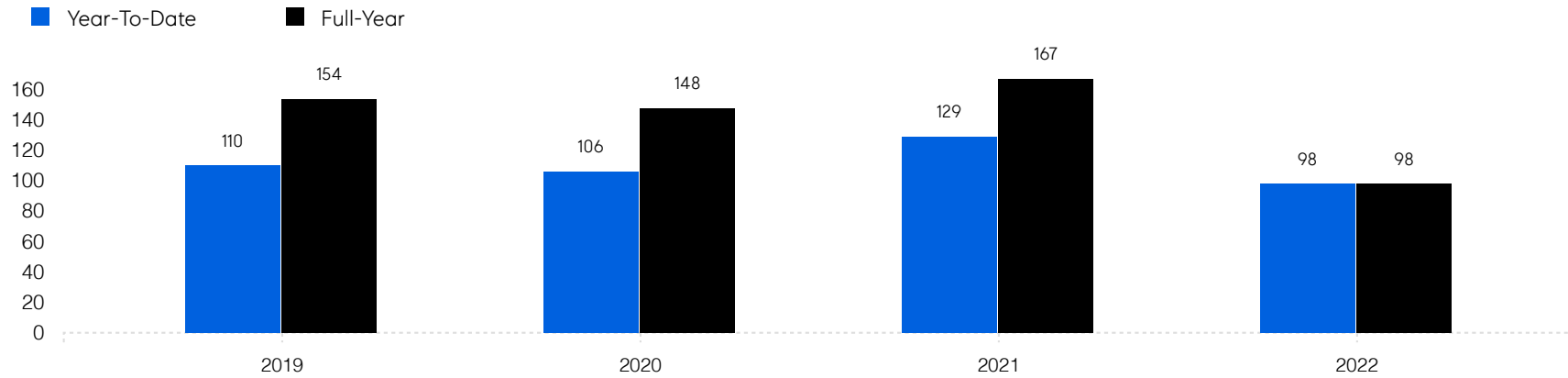


New Milford

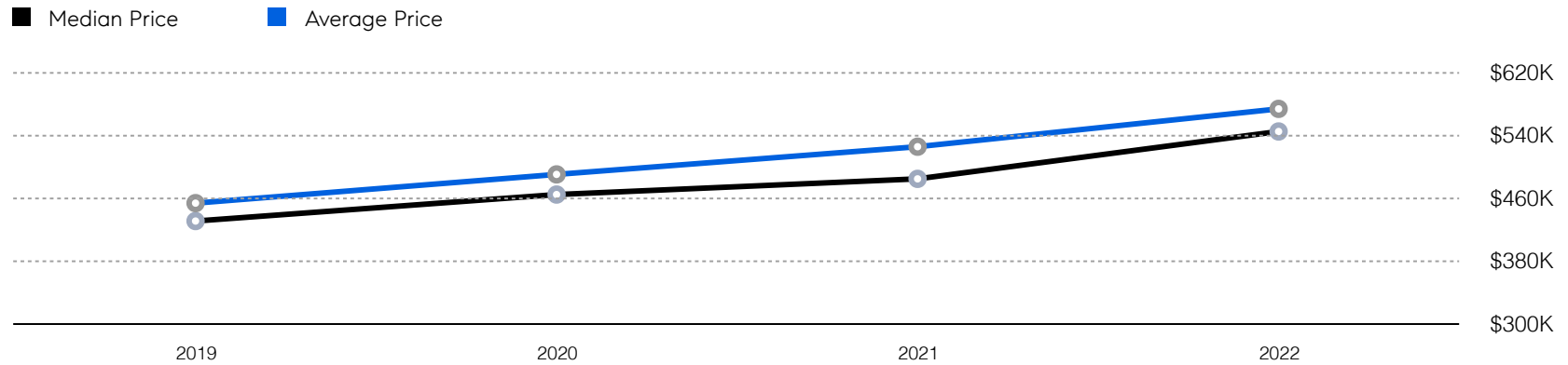
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	119	91	-23.5%
	SALES VOLUME	\$62,774,036	\$53,217,402	-15.2%
	MEDIAN PRICE	\$495,000	\$550,000	11.1%
	AVERAGE PRICE	\$527,513	\$584,807	10.9%
	AVERAGE DOM	31	28	-9.7%
	# OF CONTRACTS	138	106	-23.2%
	# NEW LISTINGS	144	125	-13.2%
Condo/Co-op/Townhouse	# OF SALES	10	7	-30.0%
	SALES VOLUME	\$4,164,500	\$3,051,338	-26.7%
	MEDIAN PRICE	\$446,000	\$515,000	15.5%
	AVERAGE PRICE	\$416,450	\$435,905	4.7%
	AVERAGE DOM	32	50	56.3%
	# OF CONTRACTS	8	11	37.5%
	# NEW LISTINGS	10	8	-20.0%

New Milford

Historic Sales



Historic Sales Prices

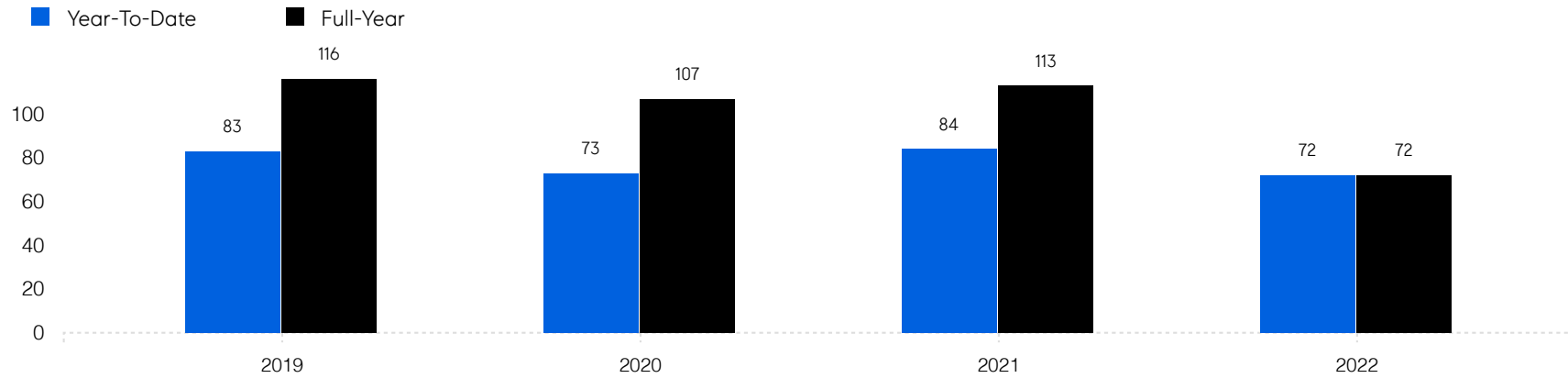


North Arlington

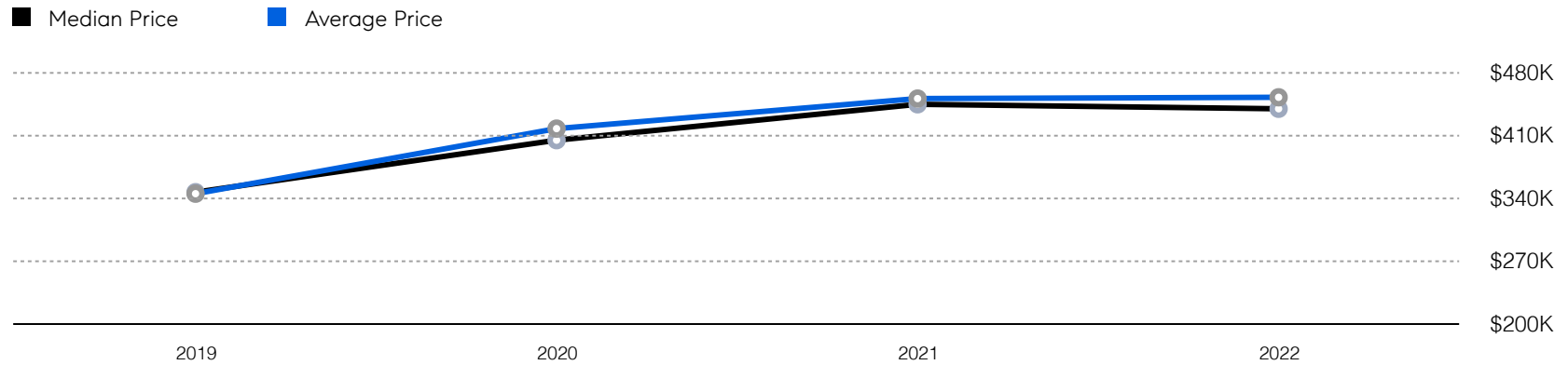
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	83	66	-20.5%
	SALES VOLUME	\$37,747,123	\$31,027,300	-17.8%
	MEDIAN PRICE	\$445,000	\$445,000	-
	AVERAGE PRICE	\$454,785	\$470,111	3.4%
	AVERAGE DOM	36	38	5.6%
	# OF CONTRACTS	96	70	-27.1%
	# NEW LISTINGS	107	81	-24.3%
Condo/Co-op/Townhouse	# OF SALES	1	6	500.0%
	SALES VOLUME	\$200,000	\$1,575,000	687.5%
	MEDIAN PRICE	\$200,000	\$262,500	31.3%
	AVERAGE PRICE	\$200,000	\$262,500	31.3%
	AVERAGE DOM	8	57	612.5%
	# OF CONTRACTS	1	6	500.0%
	# NEW LISTINGS	1	7	600.0%

North Arlington

Historic Sales



Historic Sales Prices

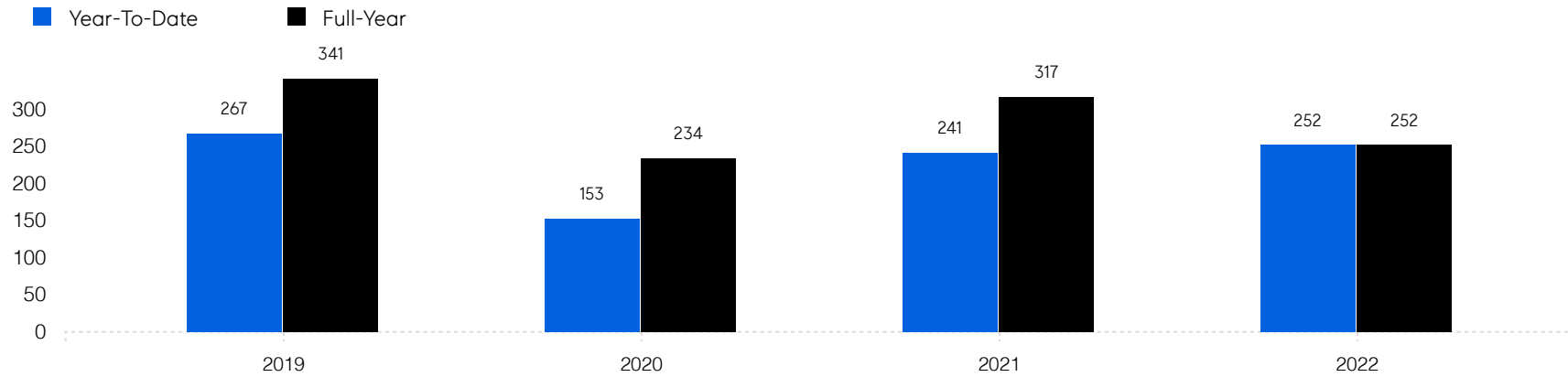


North Bergen

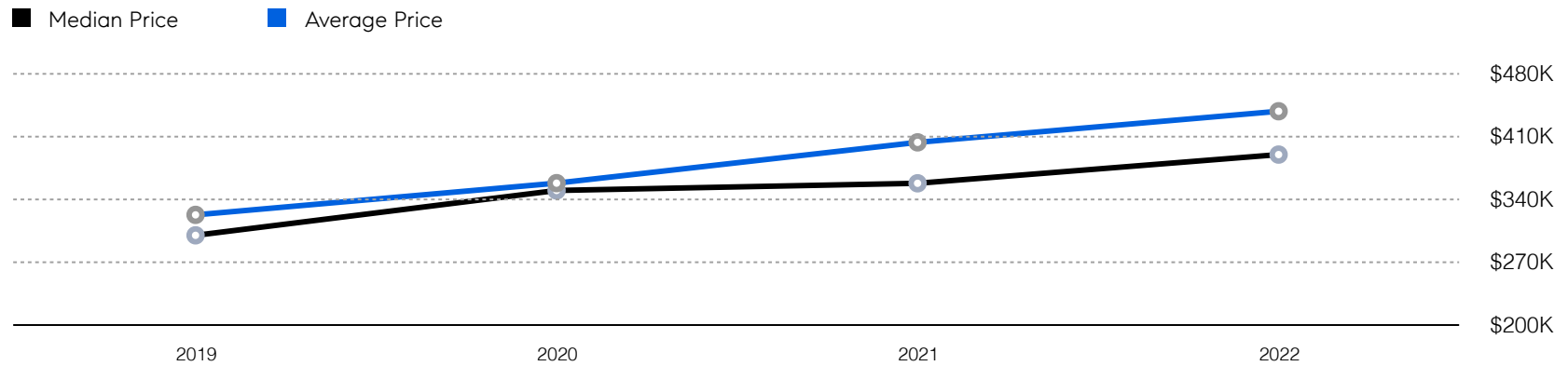
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	69	70	1.4%
	SALES VOLUME	\$32,016,199	\$37,829,661	18.2%
	MEDIAN PRICE	\$428,000	\$515,000	20.3%
	AVERAGE PRICE	\$464,003	\$540,424	16.5%
	AVERAGE DOM	40	38	-5.0%
	# OF CONTRACTS	74	58	-21.6%
	# NEW LISTINGS	145	108	-25.5%
Condo/Co-op/Townhouse	# OF SALES	172	182	5.8%
	SALES VOLUME	\$60,811,688	\$72,623,687	19.4%
	MEDIAN PRICE	\$300,000	\$320,000	6.7%
	AVERAGE PRICE	\$353,556	\$399,031	12.9%
	AVERAGE DOM	50	48	-4.0%
	# OF CONTRACTS	165	185	12.1%
	# NEW LISTINGS	336	307	-8.6%

North Bergen

Historic Sales



Historic Sales Prices

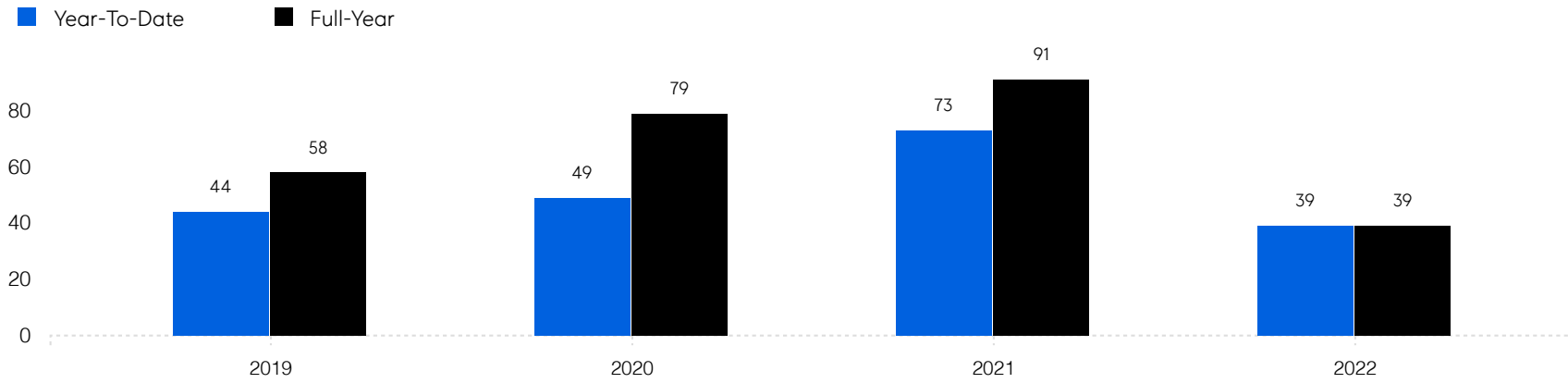


Northvale

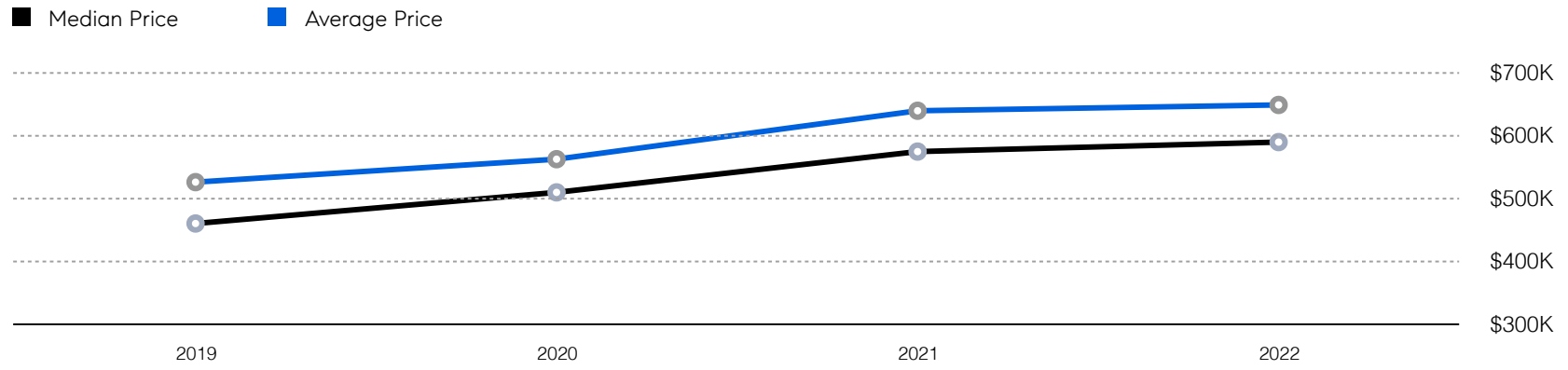
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	60	39	-35.0%
	SALES VOLUME	\$41,416,499	\$25,316,000	-38.9%
	MEDIAN PRICE	\$587,500	\$590,000	0.4%
	AVERAGE PRICE	\$690,275	\$649,128	-6.0%
	AVERAGE DOM	39	45	15.4%
	# OF CONTRACTS	64	36	-43.7%
	# NEW LISTINGS	69	40	-42.0%
Condo/Co-op/Townhouse	# OF SALES	13	0	0.0%
	SALES VOLUME	\$6,085,688	-	-
	MEDIAN PRICE	\$515,000	-	-
	AVERAGE PRICE	\$468,130	-	-
	AVERAGE DOM	72	-	-
	# OF CONTRACTS	7	24	242.9%
	# NEW LISTINGS	3	27	800.0%

Northvale

Historic Sales



Historic Sales Prices

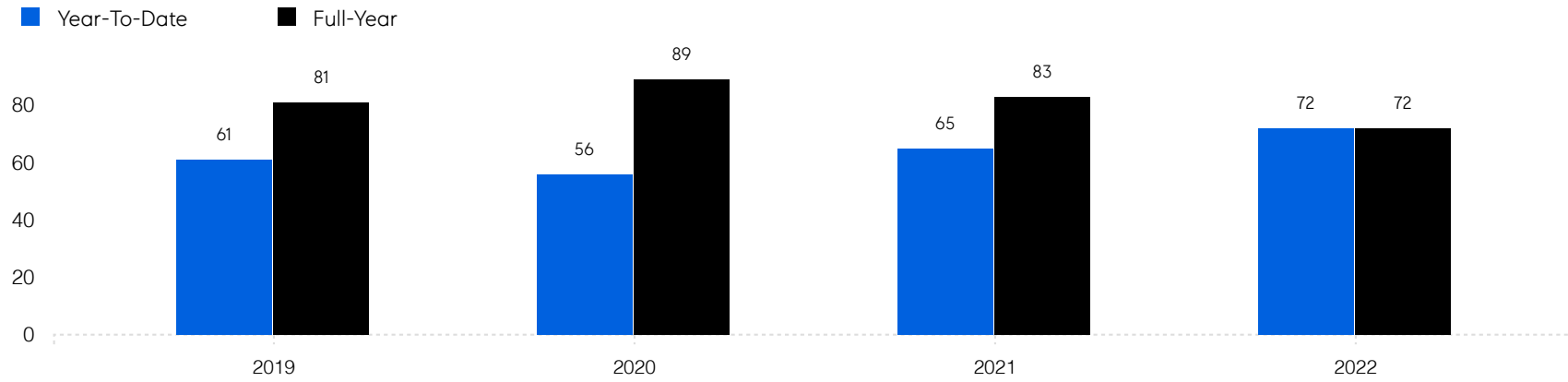


Norwood

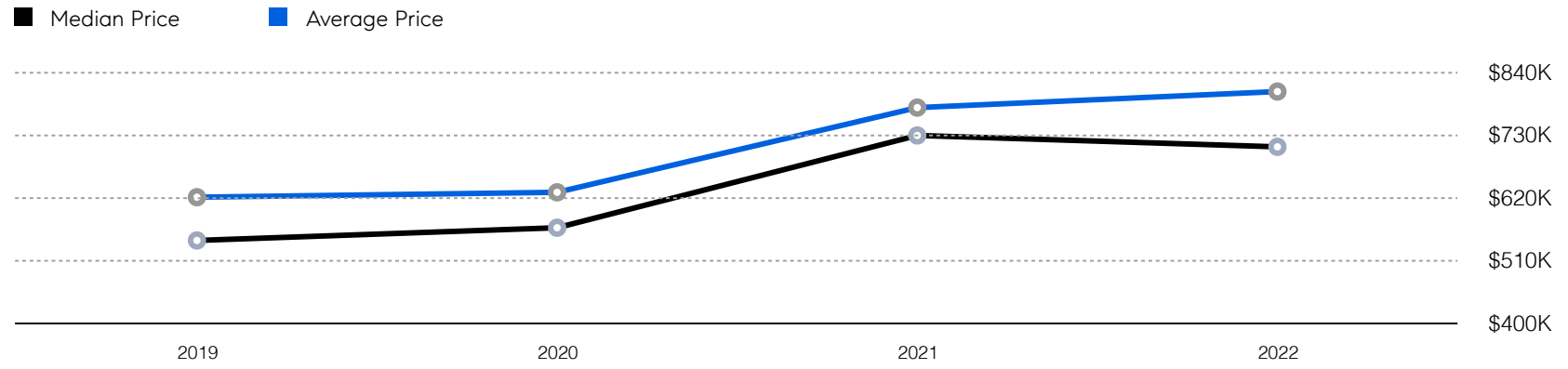
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	56	57	1.8%
	SALES VOLUME	\$44,959,963	\$47,951,554	6.7%
	MEDIAN PRICE	\$753,358	\$735,000	-2.4%
	AVERAGE PRICE	\$802,856	\$841,255	4.8%
	AVERAGE DOM	37	28	-24.3%
	# OF CONTRACTS	51	51	0.0%
	# NEW LISTINGS	60	62	3.3%
Condo/Co-op/Townhouse	# OF SALES	9	15	66.7%
	SALES VOLUME	\$4,643,432	\$10,153,990	118.7%
	MEDIAN PRICE	\$580,000	\$700,000	20.7%
	AVERAGE PRICE	\$515,937	\$676,933	31.2%
	AVERAGE DOM	25	34	36.0%
	# OF CONTRACTS	8	18	125.0%
	# NEW LISTINGS	11	20	81.8%

Norwood

Historic Sales



Historic Sales Prices

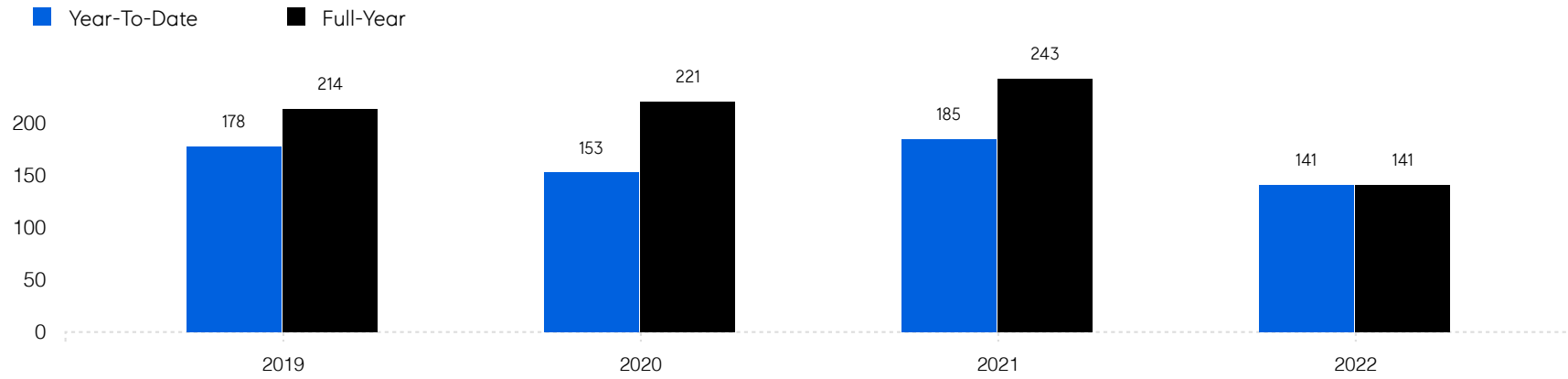


Oakland

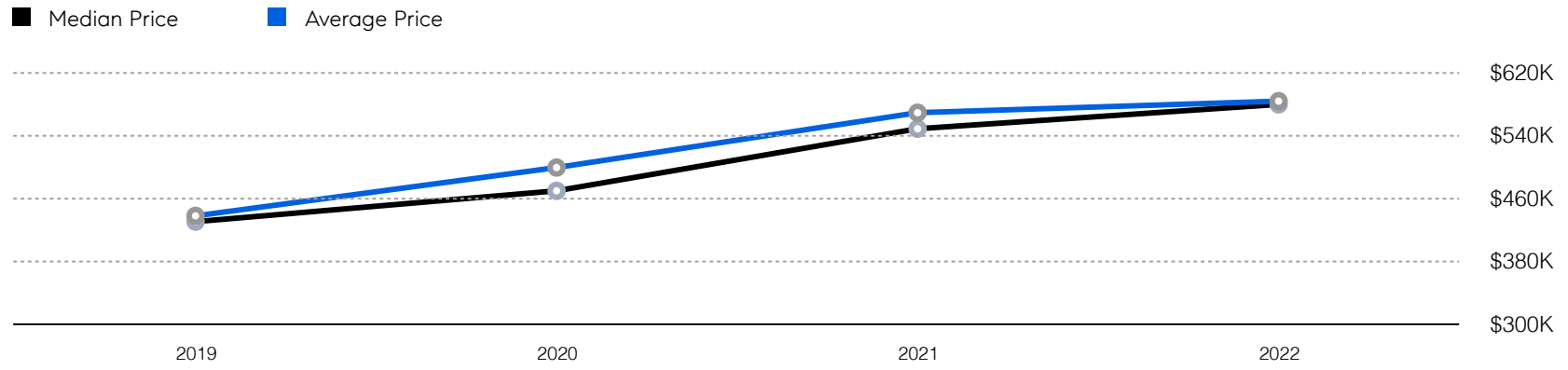
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	177	130	-26.6%
	SALES VOLUME	\$101,370,100	\$76,268,275	-24.8%
	MEDIAN PRICE	\$550,000	\$582,500	5.9%
	AVERAGE PRICE	\$572,712	\$586,679	2.4%
	AVERAGE DOM	34	28	-17.6%
	# OF CONTRACTS	201	149	-25.9%
	# NEW LISTINGS	238	179	-24.8%
Condo/Co-op/Townhouse	# OF SALES	8	11	37.5%
	SALES VOLUME	\$4,351,000	\$6,091,668	40.0%
	MEDIAN PRICE	\$637,500	\$460,000	-27.8%
	AVERAGE PRICE	\$543,875	\$553,788	1.8%
	AVERAGE DOM	52	24	-53.8%
	# OF CONTRACTS	10	9	-10.0%
	# NEW LISTINGS	10	10	0.0%

Oakland

Historic Sales



Historic Sales Prices

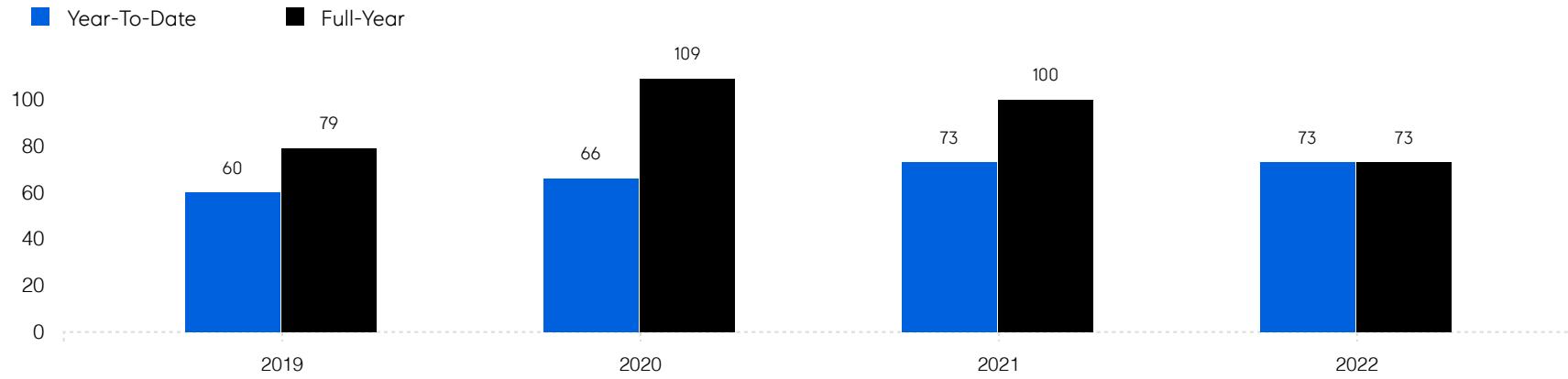


Old Tappan

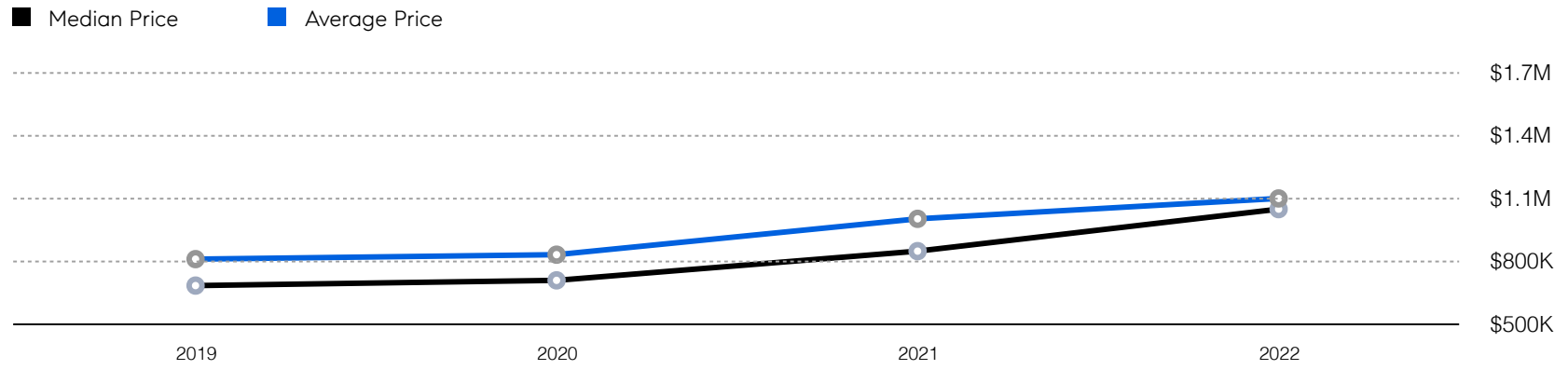
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	49	56	14.3%
	SALES VOLUME	\$54,426,074	\$68,616,694	26.1%
	MEDIAN PRICE	\$905,000	\$1,162,500	28.5%
	AVERAGE PRICE	\$1,110,736	\$1,225,298	10.3%
	AVERAGE DOM	51	49	-3.9%
	# OF CONTRACTS	60	56	-6.7%
	# NEW LISTINGS	79	64	-19.0%
Condo/Co-op/Townhouse	# OF SALES	24	17	-29.2%
	SALES VOLUME	\$16,034,000	\$11,757,296	-26.7%
	MEDIAN PRICE	\$667,000	\$745,000	11.7%
	AVERAGE PRICE	\$668,083	\$691,606	3.5%
	AVERAGE DOM	64	36	-43.7%
	# OF CONTRACTS	25	47	88.0%
	# NEW LISTINGS	22	48	118.2%

Old Tappan

Historic Sales



Historic Sales Prices

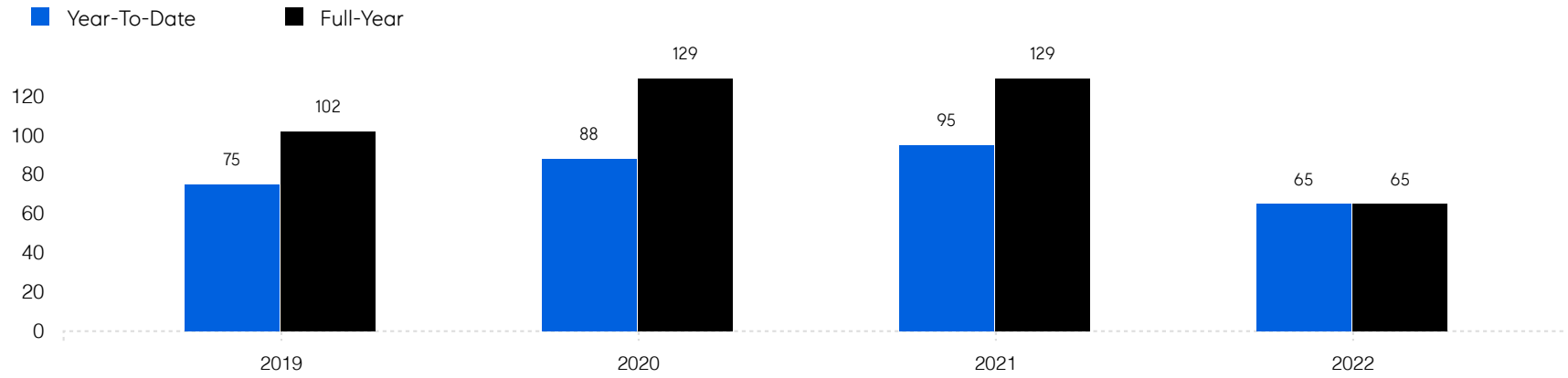


Oradell

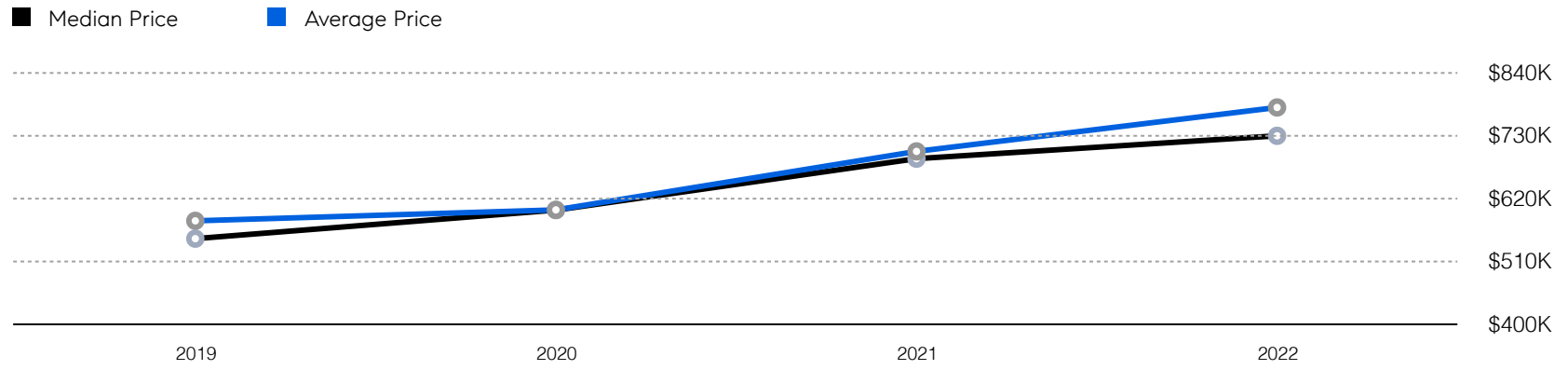
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	95	65	-31.6%
	SALES VOLUME	\$67,621,998	\$50,675,888	-25.1%
	MEDIAN PRICE	\$705,000	\$730,000	3.5%
	AVERAGE PRICE	\$711,811	\$779,629	9.5%
	AVERAGE DOM	27	29	7.4%
	# OF CONTRACTS	104	71	-31.7%
	# NEW LISTINGS	119	80	-32.8%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	1	0	0.0%
	# NEW LISTINGS	1	0	0.0%

Oradell

Historic Sales



Historic Sales Prices

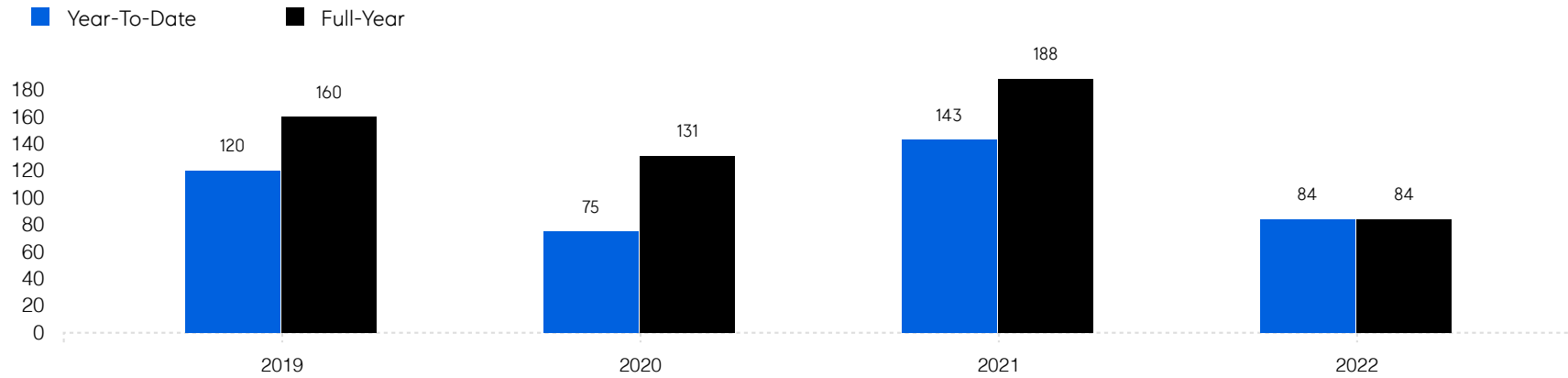


Palisades Park

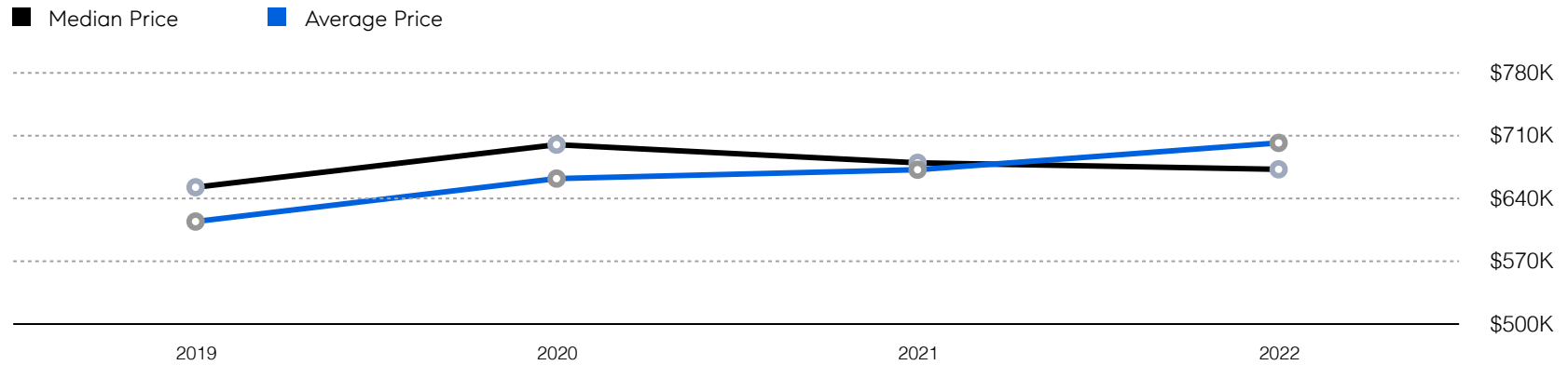
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	14	10	-28.6%
	SALES VOLUME	\$9,229,500	\$7,149,300	-22.5%
	MEDIAN PRICE	\$625,000	\$615,000	-1.6%
	AVERAGE PRICE	\$659,250	\$714,930	8.4%
	AVERAGE DOM	79	68	-13.9%
	# OF CONTRACTS	17	14	-17.6%
	# NEW LISTINGS	18	15	-16.7%
Condo/Co-op/Townhouse	# OF SALES	129	74	-42.6%
	SALES VOLUME	\$84,568,000	\$51,814,901	-38.7%
	MEDIAN PRICE	\$679,000	\$687,500	1.3%
	AVERAGE PRICE	\$655,566	\$700,201	6.8%
	AVERAGE DOM	58	46	-20.7%
	# OF CONTRACTS	140	75	-46.4%
	# NEW LISTINGS	148	88	-40.5%

Palisades Park

Historic Sales



Historic Sales Prices

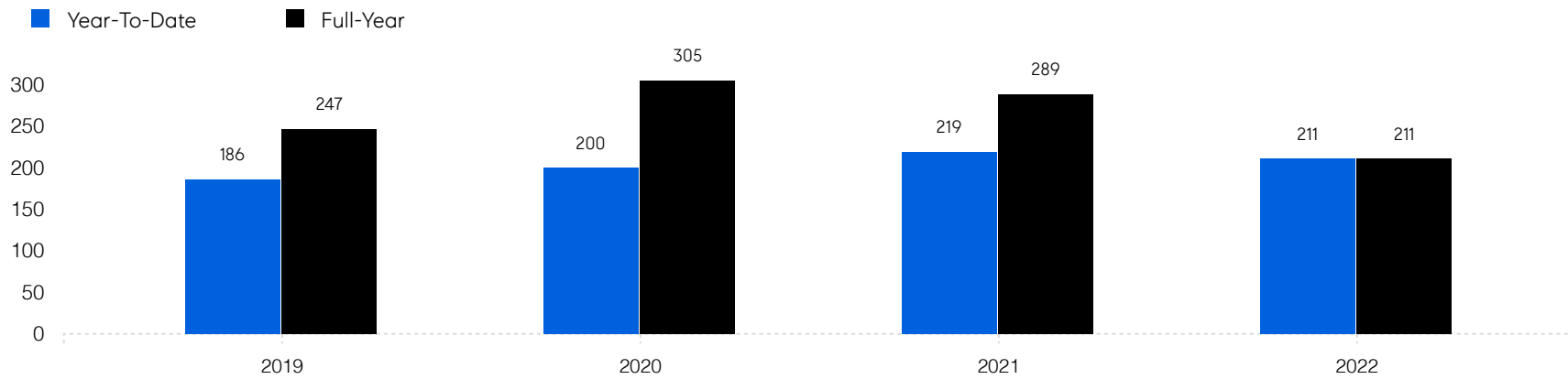


Paramus

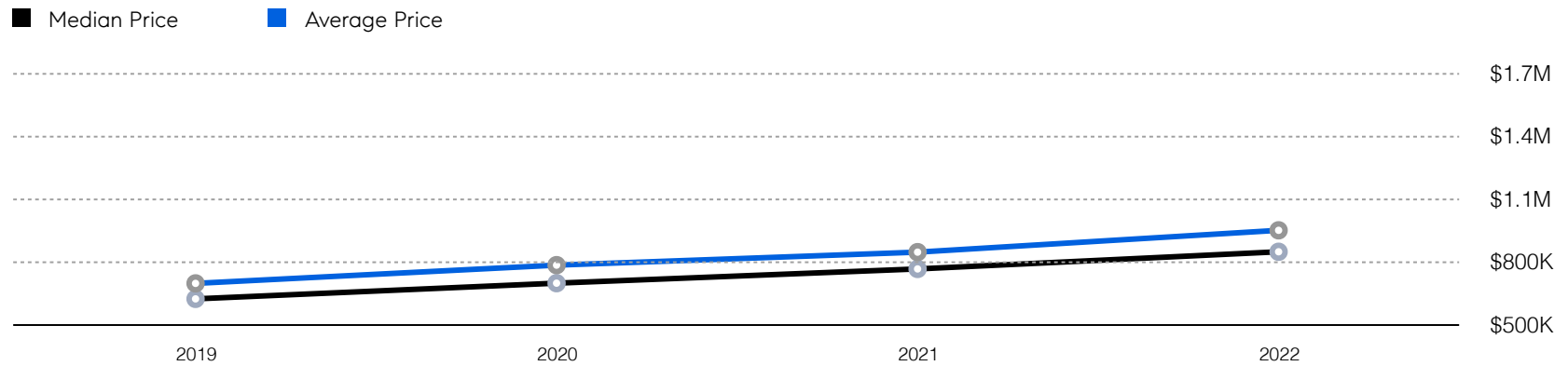
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	203	197	-3.0%
	SALES VOLUME	\$176,368,582	\$190,206,686	7.8%
	MEDIAN PRICE	\$768,000	\$830,000	8.1%
	AVERAGE PRICE	\$868,811	\$965,516	11.1%
	AVERAGE DOM	40	32	-20.0%
	# OF CONTRACTS	231	221	-4.3%
	# NEW LISTINGS	245	246	0.4%
Condo/Co-op/Townhouse	# OF SALES	16	14	-12.5%
	SALES VOLUME	\$11,808,000	\$10,770,795	-8.8%
	MEDIAN PRICE	\$775,000	\$910,000	17.4%
	AVERAGE PRICE	\$738,000	\$769,343	4.2%
	AVERAGE DOM	25	48	92.0%
	# OF CONTRACTS	16	17	6.3%
	# NEW LISTINGS	20	13	-35.0%

Paramus

Historic Sales



Historic Sales Prices

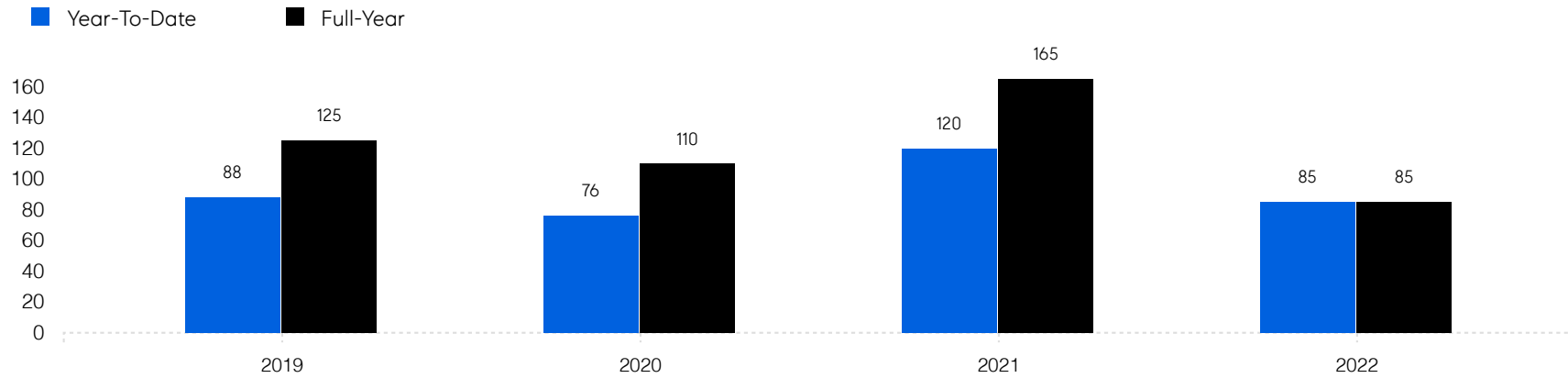


Park Ridge

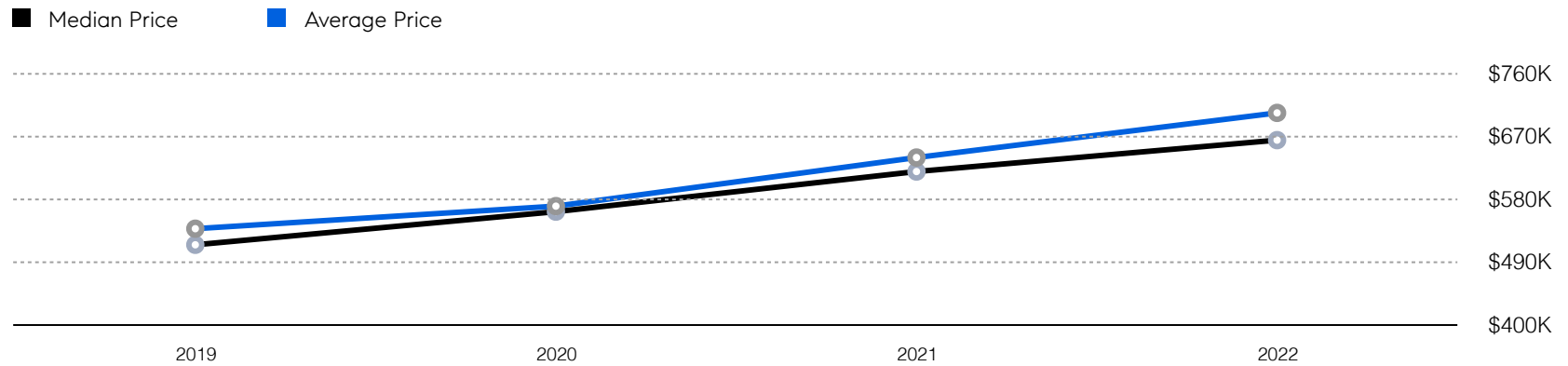
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	90	66	-26.7%
	SALES VOLUME	\$58,273,279	\$47,679,498	-18.2%
	MEDIAN PRICE	\$602,500	\$684,000	13.5%
	AVERAGE PRICE	\$647,481	\$722,417	11.6%
	AVERAGE DOM	32	25	-21.9%
	# OF CONTRACTS	97	63	-35.1%
	# NEW LISTINGS	112	75	-33.0%
Condo/Co-op/Townhouse	# OF SALES	30	19	-36.7%
	SALES VOLUME	\$17,365,000	\$12,165,000	-29.9%
	MEDIAN PRICE	\$655,000	\$536,000	-18.2%
	AVERAGE PRICE	\$578,833	\$640,263	10.6%
	AVERAGE DOM	53	18	-66.0%
	# OF CONTRACTS	35	19	-45.7%
	# NEW LISTINGS	26	23	-11.5%

Park Ridge

Historic Sales



Historic Sales Prices

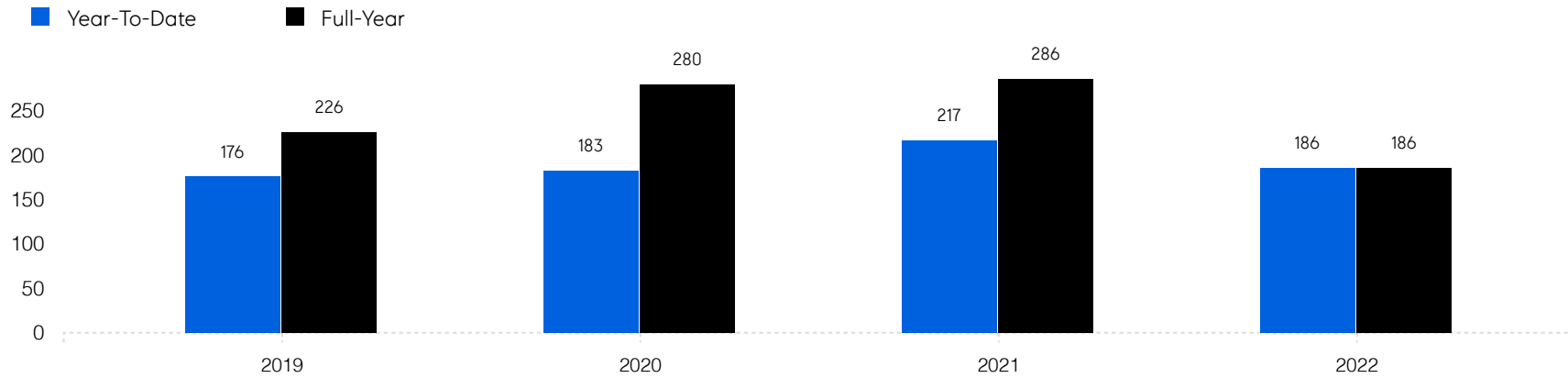


Ramsey

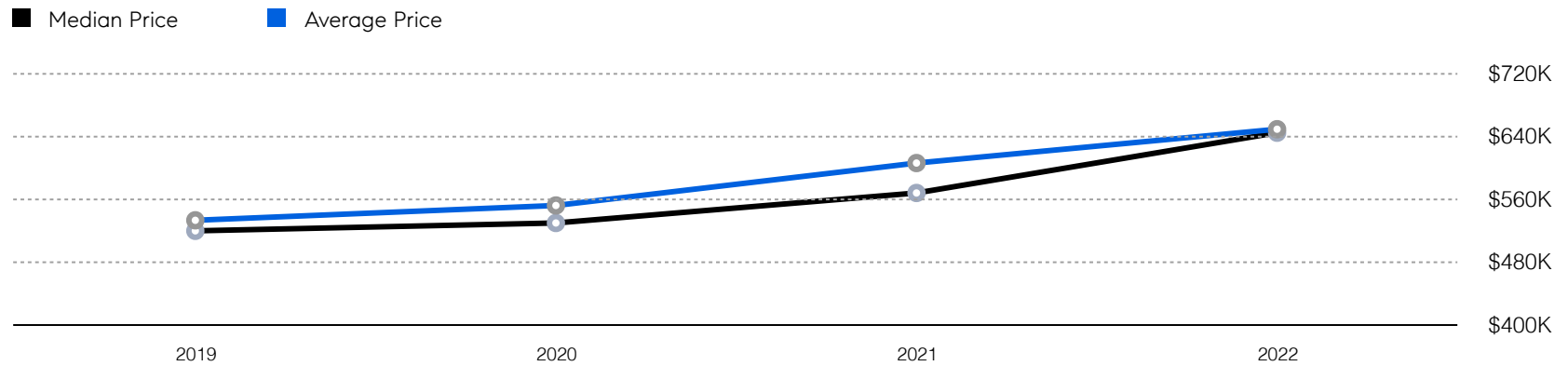
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	153	113	-26.1%
	SALES VOLUME	\$107,993,892	\$91,182,573	-15.6%
	MEDIAN PRICE	\$630,000	\$740,000	17.5%
	AVERAGE PRICE	\$705,842	\$806,925	14.3%
	AVERAGE DOM	33	26	-21.2%
	# OF CONTRACTS	174	128	-26.4%
	# NEW LISTINGS	196	157	-19.9%
Condo/Co-op/Townhouse	# OF SALES	64	73	14.1%
	SALES VOLUME	\$25,047,600	\$29,620,666	18.3%
	MEDIAN PRICE	\$366,250	\$415,000	13.3%
	AVERAGE PRICE	\$391,369	\$405,763	3.7%
	AVERAGE DOM	40	23	-42.5%
	# OF CONTRACTS	71	82	15.5%
	# NEW LISTINGS	79	87	10.1%

Ramsey

Historic Sales



Historic Sales Prices

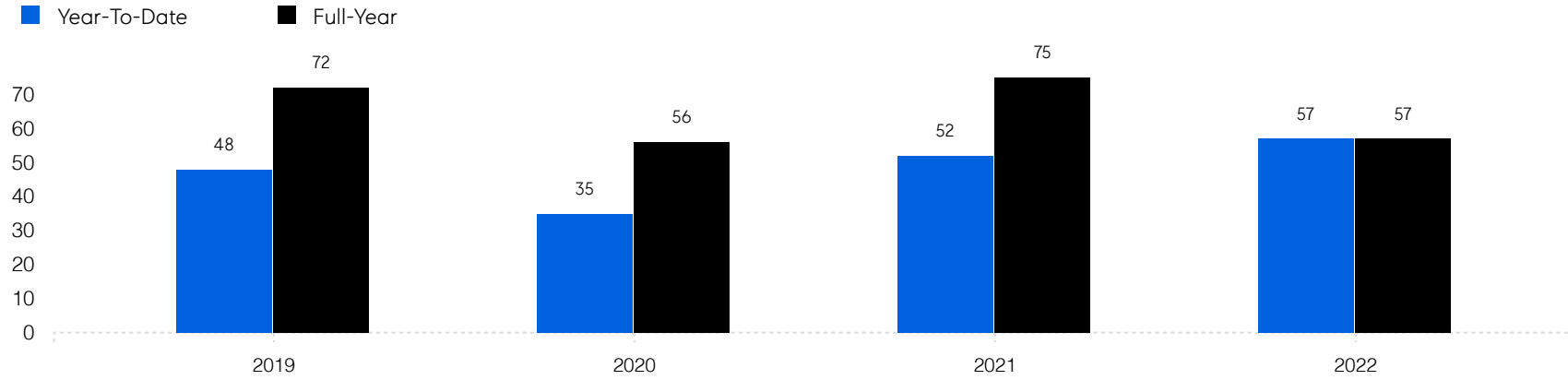


Ridgefield

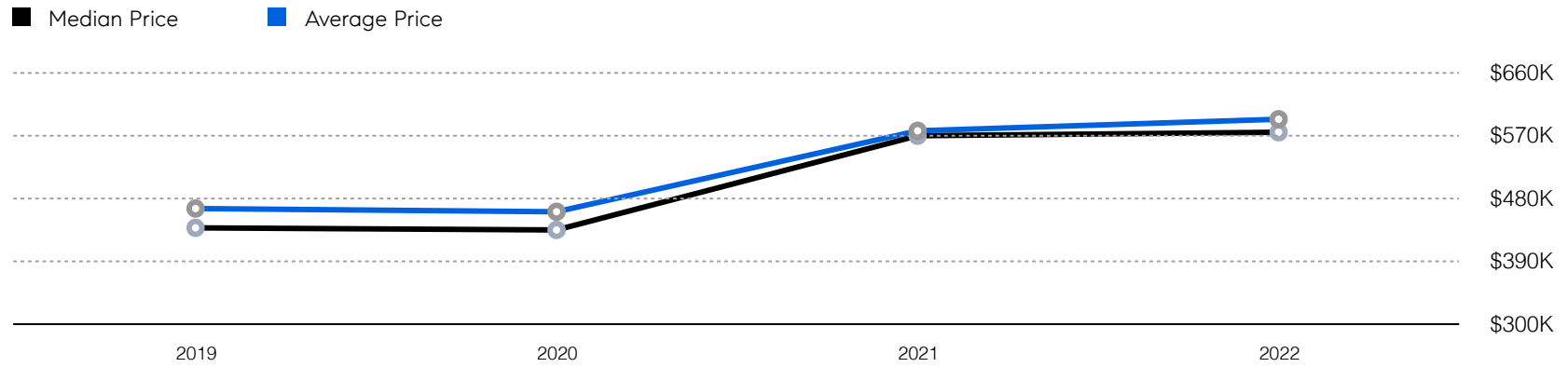
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	41	53	29.3%
	SALES VOLUME	\$23,805,500	\$32,315,750	35.7%
	MEDIAN PRICE	\$570,000	\$575,000	0.9%
	AVERAGE PRICE	\$580,622	\$609,731	5.0%
	AVERAGE DOM	46	46	0.0%
	# OF CONTRACTS	52	63	21.2%
	# NEW LISTINGS	71	67	-5.6%
Condo/Co-op/Townhouse	# OF SALES	11	4	-63.6%
	SALES VOLUME	\$6,010,500	\$1,522,000	-74.7%
	MEDIAN PRICE	\$660,500	\$300,000	-54.6%
	AVERAGE PRICE	\$546,409	\$380,500	-30.4%
	AVERAGE DOM	103	46	-55.3%
	# OF CONTRACTS	4	6	50.0%
	# NEW LISTINGS	8	8	0.0%

Ridgefield

Historic Sales



Historic Sales Prices

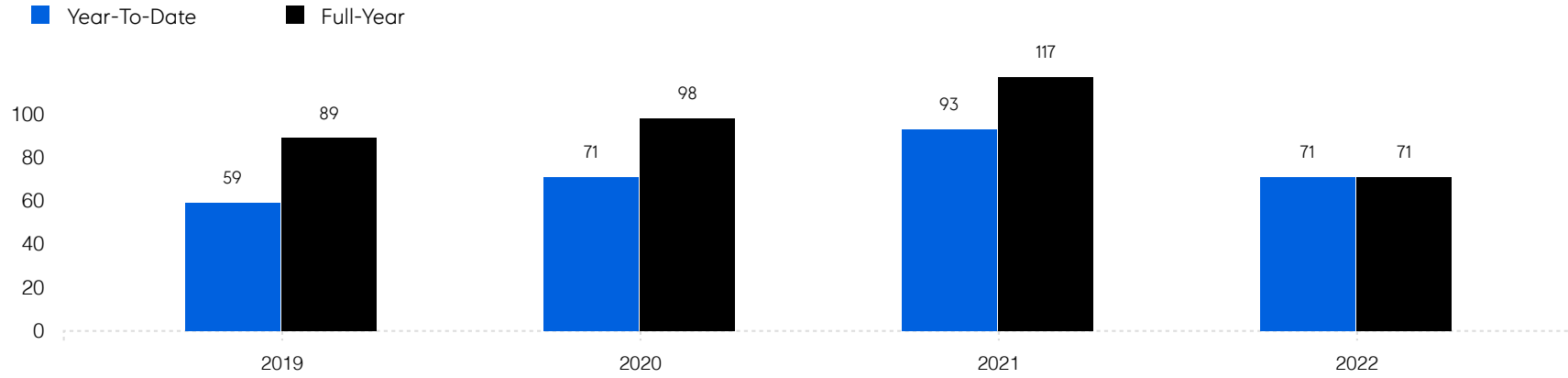


Ridgefield Park

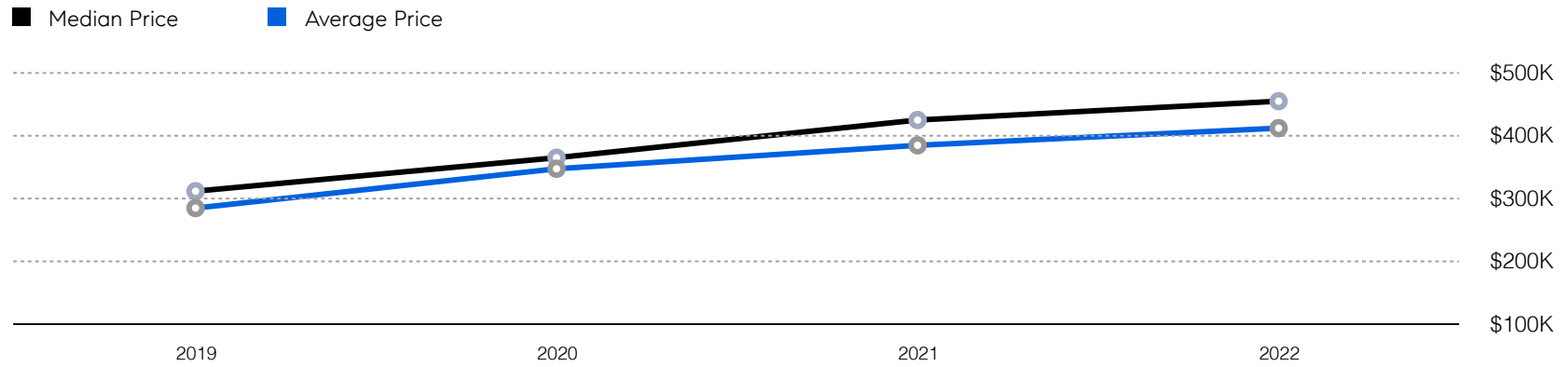
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	64	53	-17.2%
	SALES VOLUME	\$29,384,900	\$26,074,000	-11.3%
	MEDIAN PRICE	\$437,500	\$480,000	9.7%
	AVERAGE PRICE	\$459,139	\$491,962	7.1%
	AVERAGE DOM	41	28	-31.7%
	# OF CONTRACTS	81	63	-22.2%
	# NEW LISTINGS	80	60	-25.0%
Condo/Co-op/Townhouse	# OF SALES	29	18	-37.9%
	SALES VOLUME	\$5,960,900	\$3,185,500	-46.6%
	MEDIAN PRICE	\$180,000	\$199,500	10.8%
	AVERAGE PRICE	\$205,548	\$176,972	-13.9%
	AVERAGE DOM	74	38	-48.6%
	# OF CONTRACTS	28	19	-32.1%
	# NEW LISTINGS	29	23	-20.7%

Ridgefield Park

Historic Sales



Historic Sales Prices

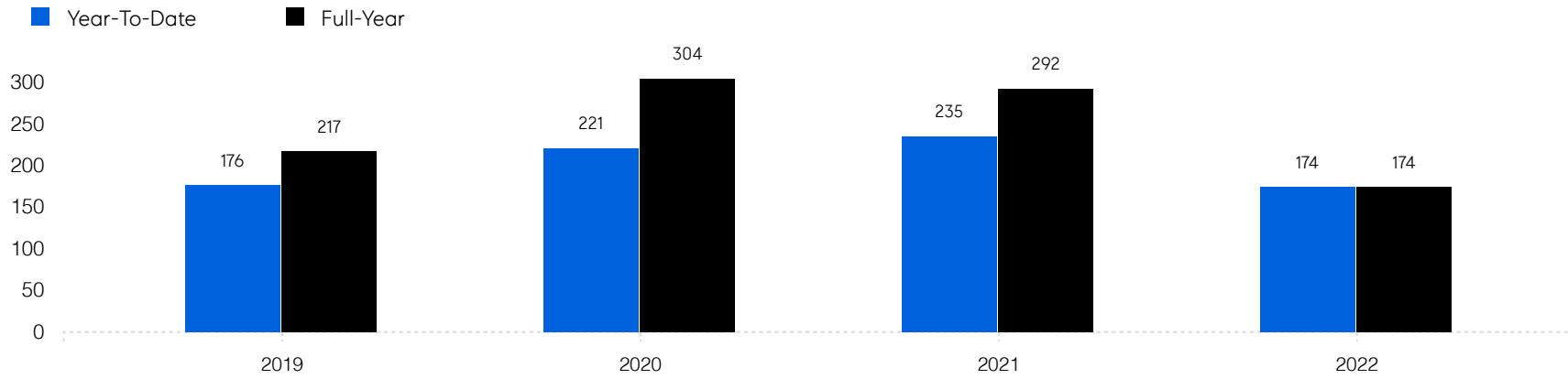


Ridgewood

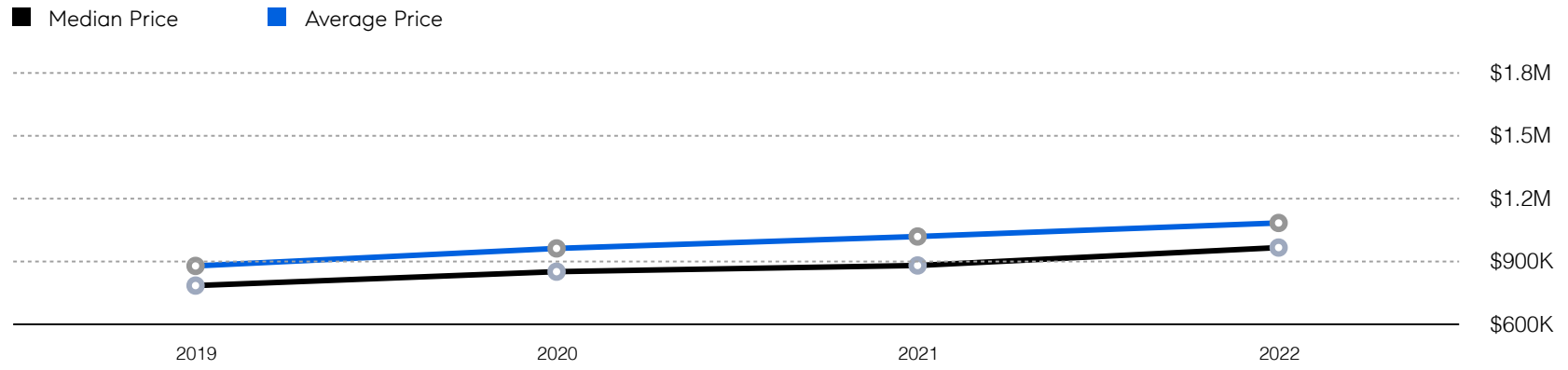
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	230	168	-27.0%
	SALES VOLUME	\$232,556,004	\$185,767,095	-20.1%
	MEDIAN PRICE	\$857,677	\$975,000	13.7%
	AVERAGE PRICE	\$1,011,113	\$1,105,757	9.4%
	AVERAGE DOM	26	29	11.5%
	# OF CONTRACTS	243	190	-21.8%
	# NEW LISTINGS	295	196	-33.6%
Condo/Co-op/Townhouse	# OF SALES	5	6	20.0%
	SALES VOLUME	\$2,079,200	\$2,846,500	36.9%
	MEDIAN PRICE	\$395,200	\$435,500	10.2%
	AVERAGE PRICE	\$415,840	\$474,417	14.1%
	AVERAGE DOM	34	17	-50.0%
	# OF CONTRACTS	5	4	-20.0%
	# NEW LISTINGS	11	4	-63.6%

Ridgewood

Historic Sales



Historic Sales Prices

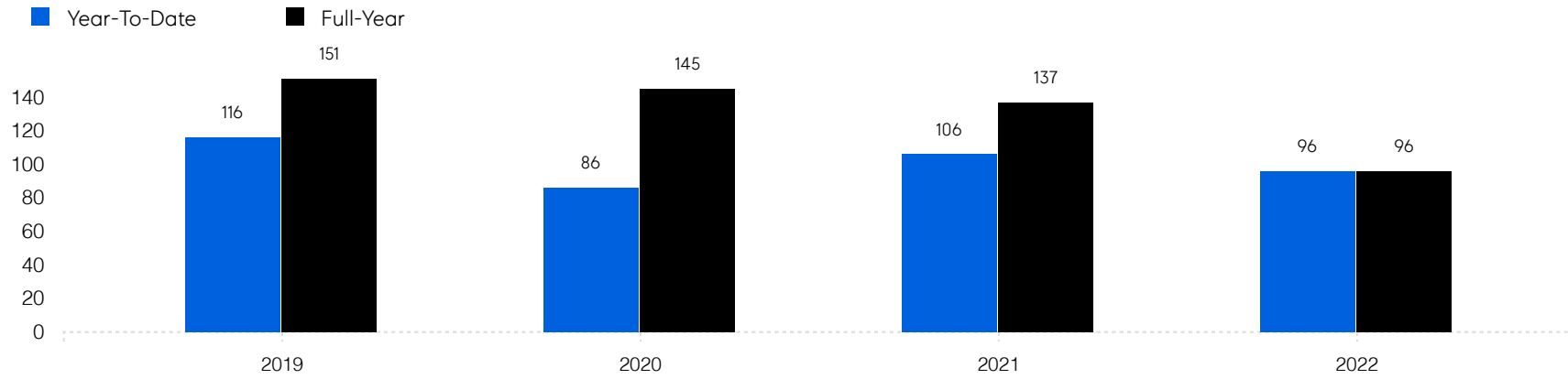


River Edge

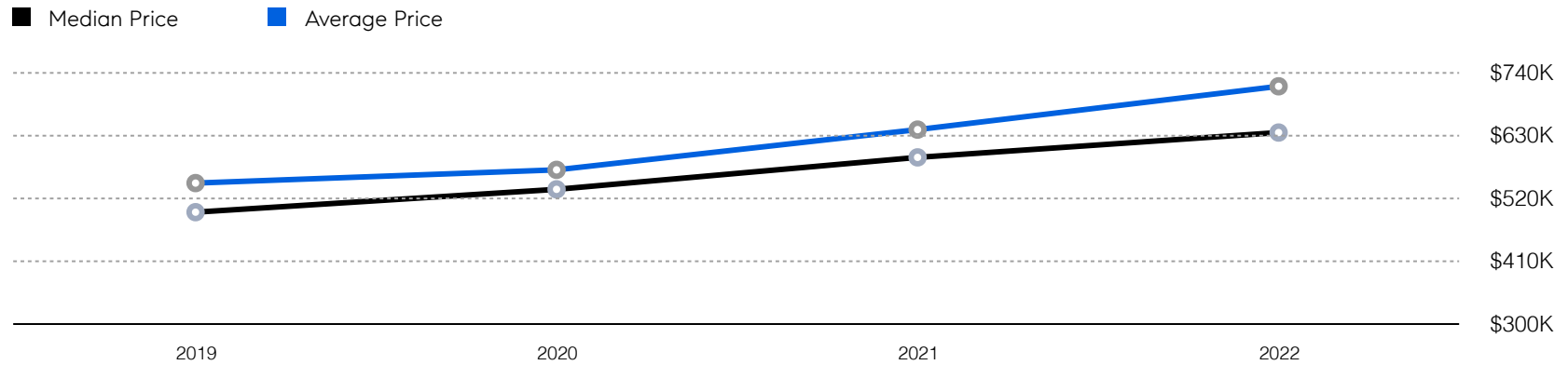
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	98	89	-9.2%
	SALES VOLUME	\$62,532,938	\$65,975,642	5.5%
	MEDIAN PRICE	\$599,000	\$655,000	9.3%
	AVERAGE PRICE	\$638,091	\$741,299	16.2%
	AVERAGE DOM	26	26	0.0%
	# OF CONTRACTS	99	93	-6.1%
	# NEW LISTINGS	120	100	-16.7%
Condo/Co-op/Townhouse	# OF SALES	8	7	-12.5%
	SALES VOLUME	\$3,863,500	\$2,811,599	-27.2%
	MEDIAN PRICE	\$516,250	\$435,000	-15.7%
	AVERAGE PRICE	\$482,938	\$401,657	-16.8%
	AVERAGE DOM	31	27	-12.9%
	# OF CONTRACTS	8	8	0.0%
	# NEW LISTINGS	10	8	-20.0%

River Edge

Historic Sales



Historic Sales Prices

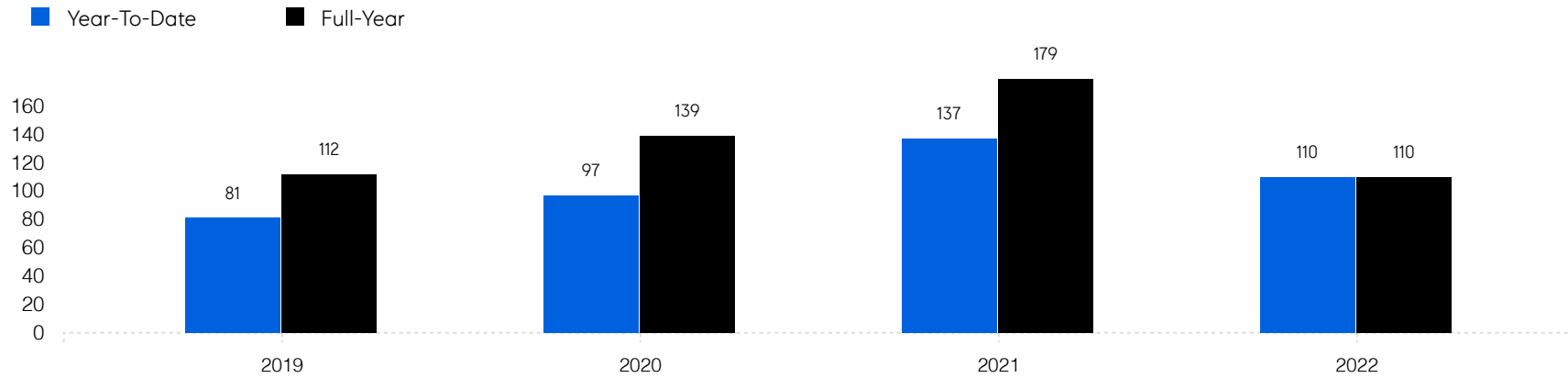


River Vale

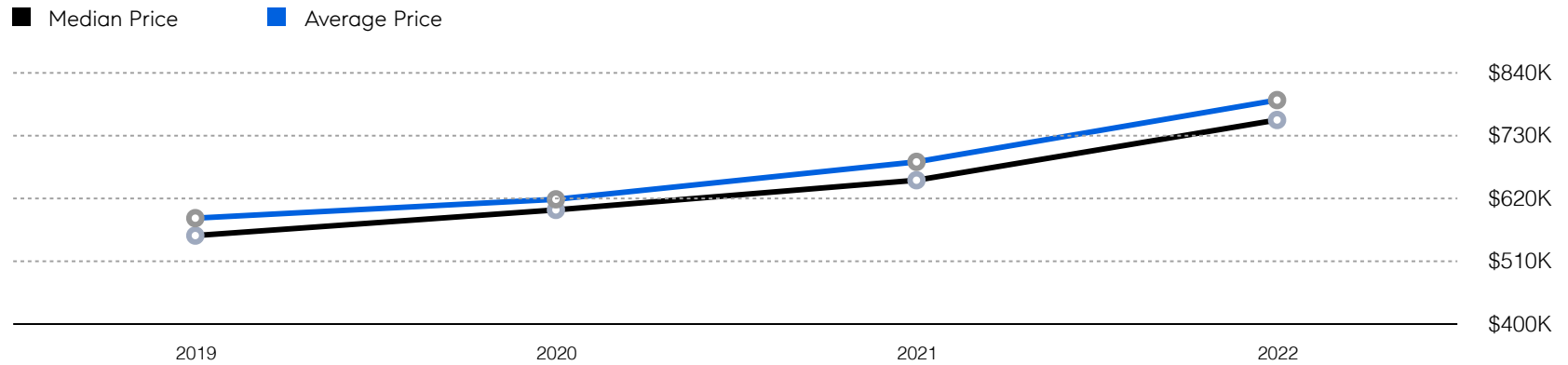
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	115	89	-22.6%
	SALES VOLUME	\$81,956,588	\$72,598,190	-11.4%
	MEDIAN PRICE	\$680,000	\$770,000	13.2%
	AVERAGE PRICE	\$712,666	\$815,710	14.5%
	AVERAGE DOM	39	32	-17.9%
	# OF CONTRACTS	138	114	-17.4%
	# NEW LISTINGS	152	112	-26.3%
Condo/Co-op/Townhouse	# OF SALES	22	21	-4.5%
	SALES VOLUME	\$10,341,900	\$14,561,020	40.8%
	MEDIAN PRICE	\$505,000	\$545,000	7.9%
	AVERAGE PRICE	\$470,086	\$693,382	47.5%
	AVERAGE DOM	64	74	15.6%
	# OF CONTRACTS	30	23	-23.3%
	# NEW LISTINGS	31	19	-38.7%

River Vale

Historic Sales



Historic Sales Prices

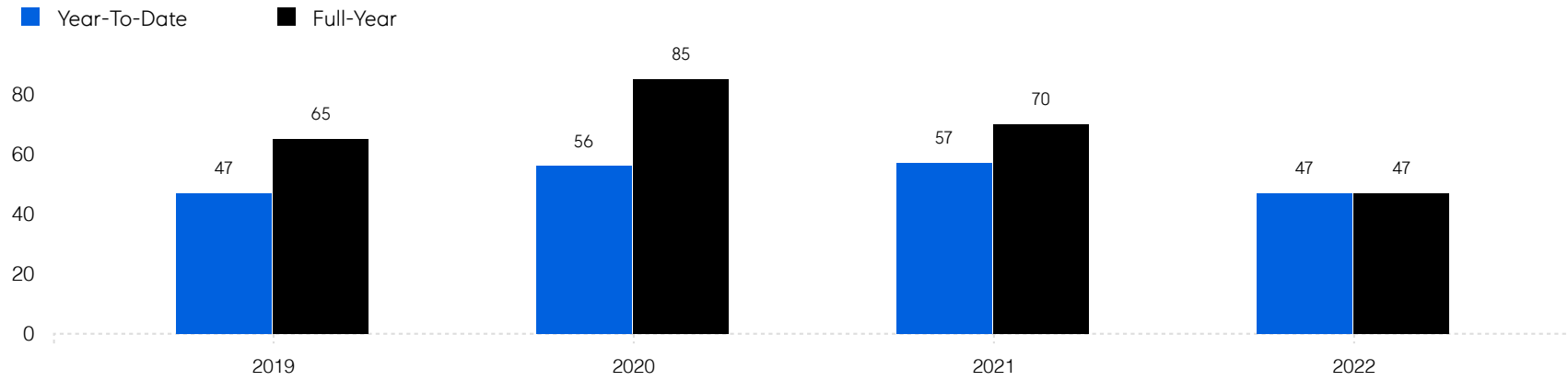


Rochelle Park

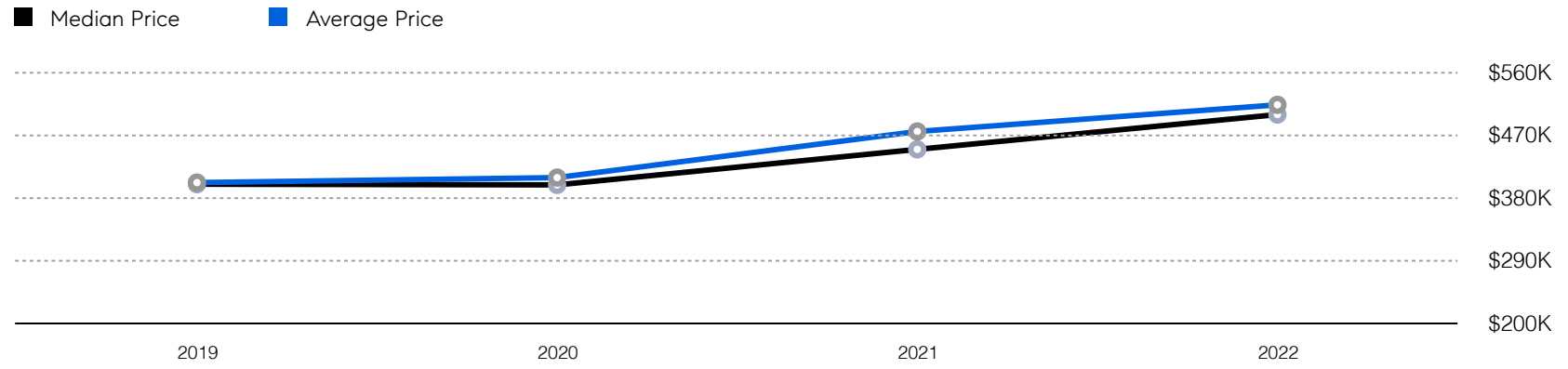
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	52	44	-15.4%
	SALES VOLUME	\$25,030,700	\$22,924,999	-8.4%
	MEDIAN PRICE	\$456,250	\$510,000	11.8%
	AVERAGE PRICE	\$481,360	\$521,023	8.2%
	AVERAGE DOM	27	23	-14.8%
	# OF CONTRACTS	54	61	13.0%
	# NEW LISTINGS	60	76	26.7%
Condo/Co-op/Townhouse	# OF SALES	5	3	-40.0%
	SALES VOLUME	\$1,900,600	\$1,231,000	-35.2%
	MEDIAN PRICE	\$415,800	\$390,000	-6.2%
	AVERAGE PRICE	\$380,120	\$410,333	7.9%
	AVERAGE DOM	11	37	236.4%
	# OF CONTRACTS	3	3	0.0%
	# NEW LISTINGS	4	4	0.0%

Rochelle Park

Historic Sales



Historic Sales Prices

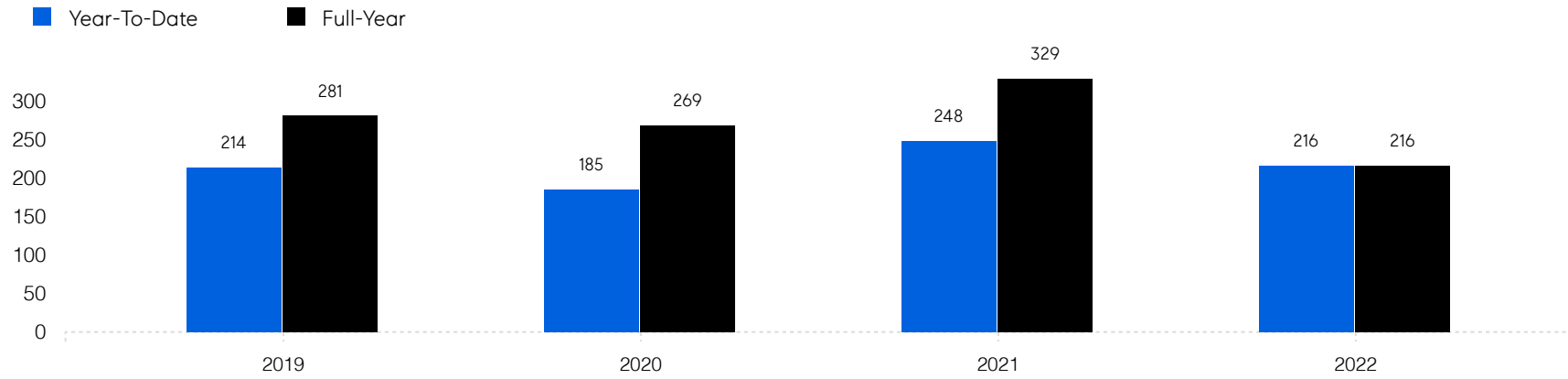


Rutherford

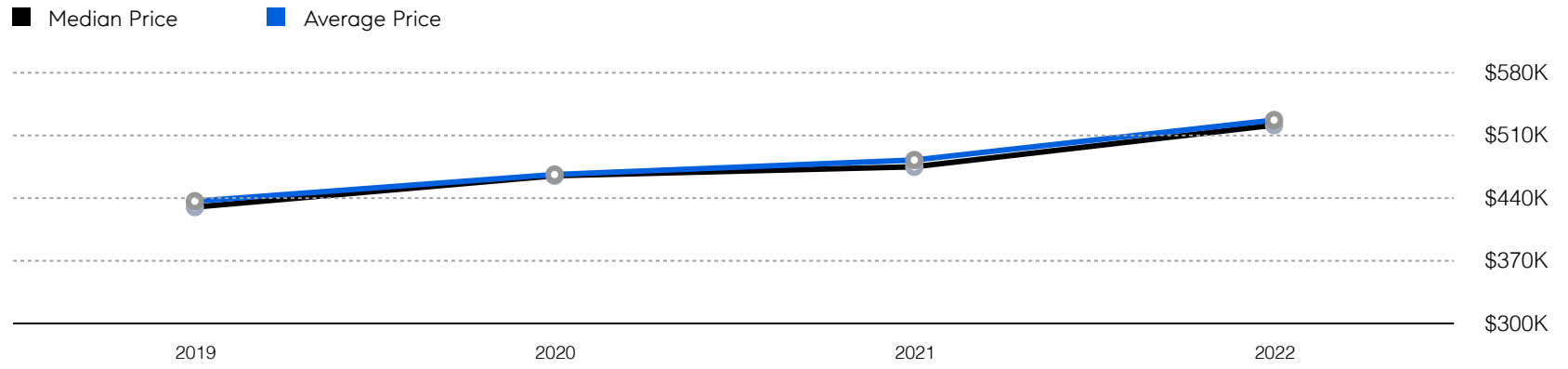
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	158	141	-10.8%
	SALES VOLUME	\$93,600,011	\$91,080,292	-2.7%
	MEDIAN PRICE	\$570,000	\$613,000	7.5%
	AVERAGE PRICE	\$592,405	\$645,960	9.0%
	AVERAGE DOM	33	42	27.3%
	# OF CONTRACTS	201	167	-16.9%
	# NEW LISTINGS	245	167	-31.8%
Condo/Co-op/Townhouse	# OF SALES	90	75	-16.7%
	SALES VOLUME	\$26,307,469	\$22,789,122	-13.4%
	MEDIAN PRICE	\$289,450	\$277,000	-4.3%
	AVERAGE PRICE	\$292,305	\$303,855	4.0%
	AVERAGE DOM	38	44	15.8%
	# OF CONTRACTS	97	75	-22.7%
	# NEW LISTINGS	103	68	-34.0%

Rutherford

Historic Sales



Historic Sales Prices

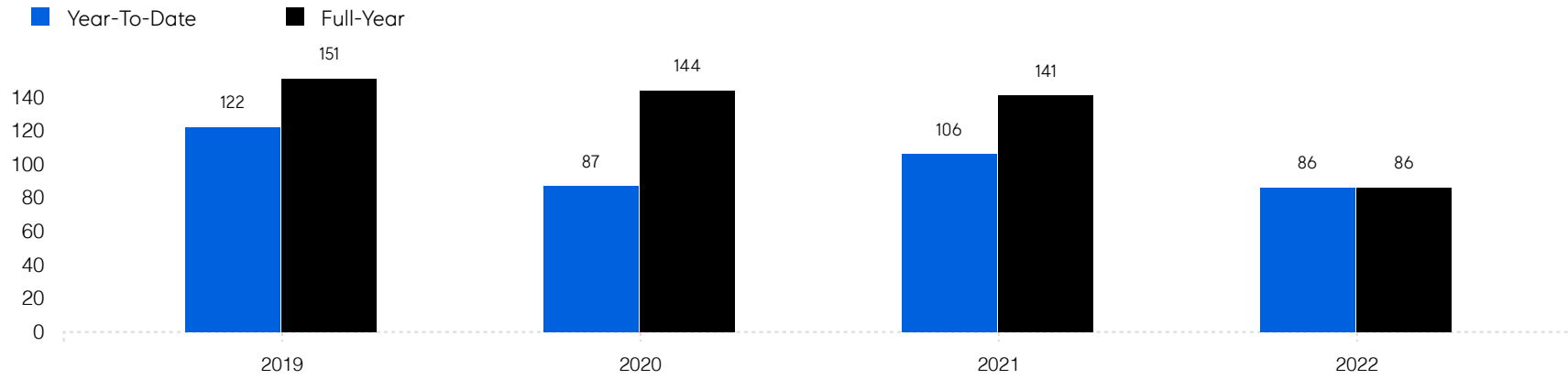


Saddle Brook

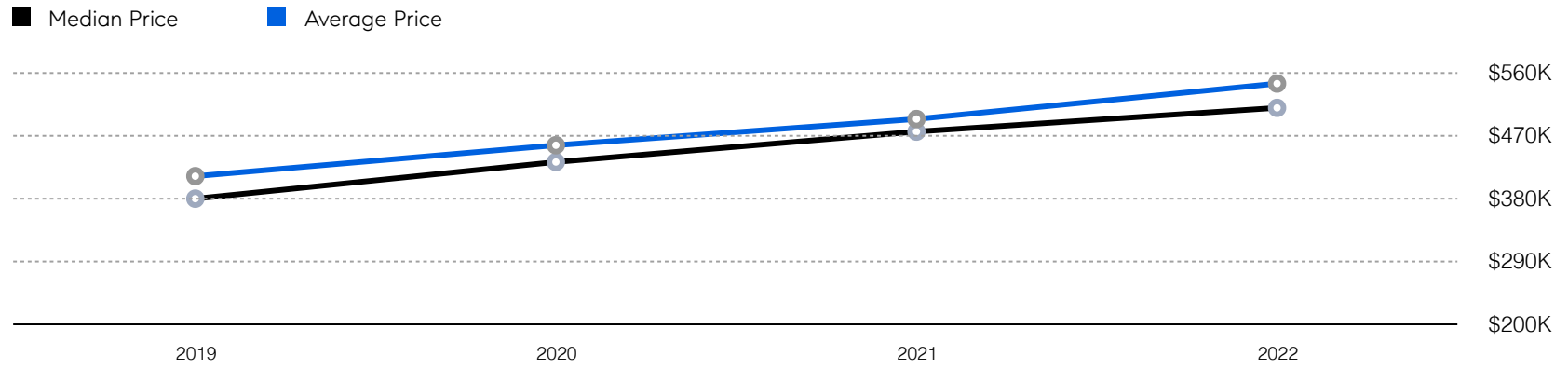
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	93	79	-15.1%
	SALES VOLUME	\$47,512,172	\$44,595,000	-6.1%
	MEDIAN PRICE	\$485,000	\$520,000	7.2%
	AVERAGE PRICE	\$510,884	\$564,494	10.5%
	AVERAGE DOM	35	32	-8.6%
	# OF CONTRACTS	101	87	-13.9%
	# NEW LISTINGS	125	102	-18.4%
Condo/Co-op/Townhouse	# OF SALES	13	7	-46.2%
	SALES VOLUME	\$3,767,550	\$2,259,000	-40.0%
	MEDIAN PRICE	\$285,000	\$319,000	11.9%
	AVERAGE PRICE	\$289,812	\$322,714	11.4%
	AVERAGE DOM	38	28	-26.3%
	# OF CONTRACTS	12	9	-25.0%
	# NEW LISTINGS	9	10	11.1%

Saddle Brook

Historic Sales



Historic Sales Prices

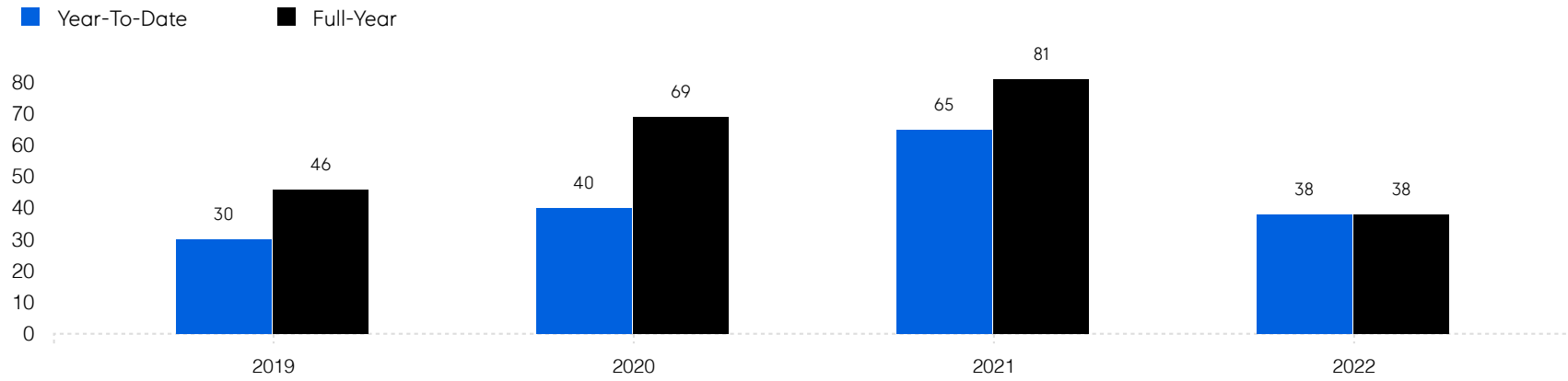


Saddle River

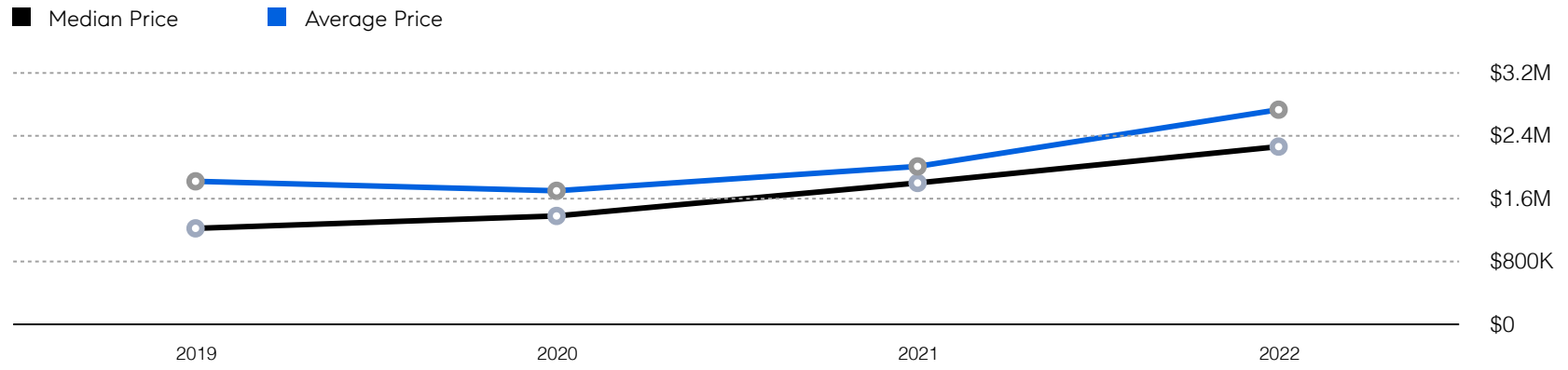
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	64	36	-43.7%
	SALES VOLUME	\$129,753,999	\$101,958,000	-21.4%
	MEDIAN PRICE	\$1,776,000	\$2,287,500	28.8%
	AVERAGE PRICE	\$2,027,406	\$2,832,167	39.7%
	AVERAGE DOM	129	86	-33.3%
	# OF CONTRACTS	66	45	-31.8%
	# NEW LISTINGS	96	67	-30.2%
Condo/Co-op/Townhouse	# OF SALES	1	2	100.0%
	SALES VOLUME	\$1,850,000	\$1,878,590	1.5%
	MEDIAN PRICE	\$1,850,000	\$939,295	-49.2%
	AVERAGE PRICE	\$1,850,000	\$939,295	-49.2%
	AVERAGE DOM	103	15	-85.4%
	# OF CONTRACTS	1	2	100.0%
	# NEW LISTINGS	2	5	150.0%

Saddle River

Historic Sales



Historic Sales Prices

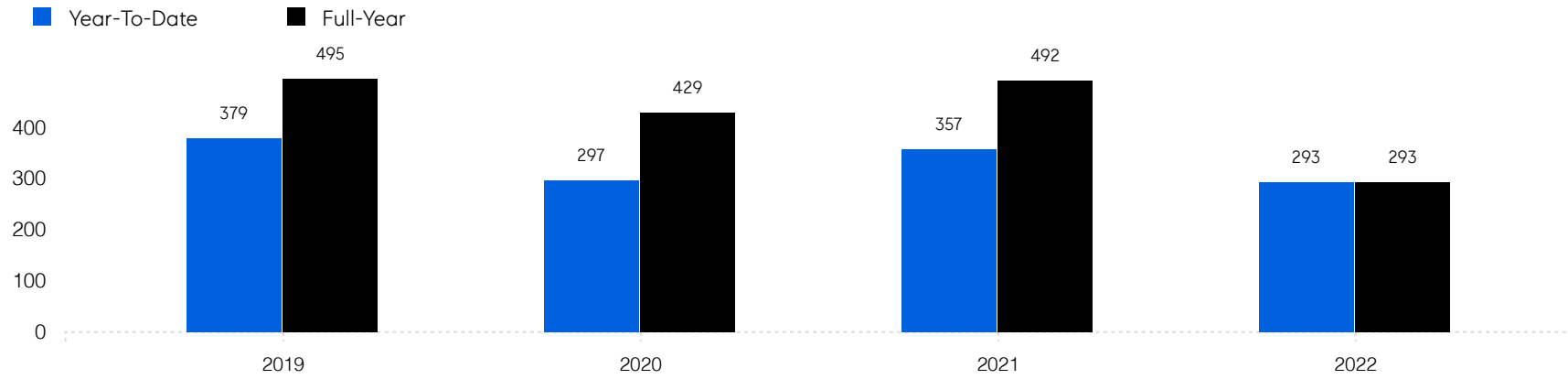


Teaneck

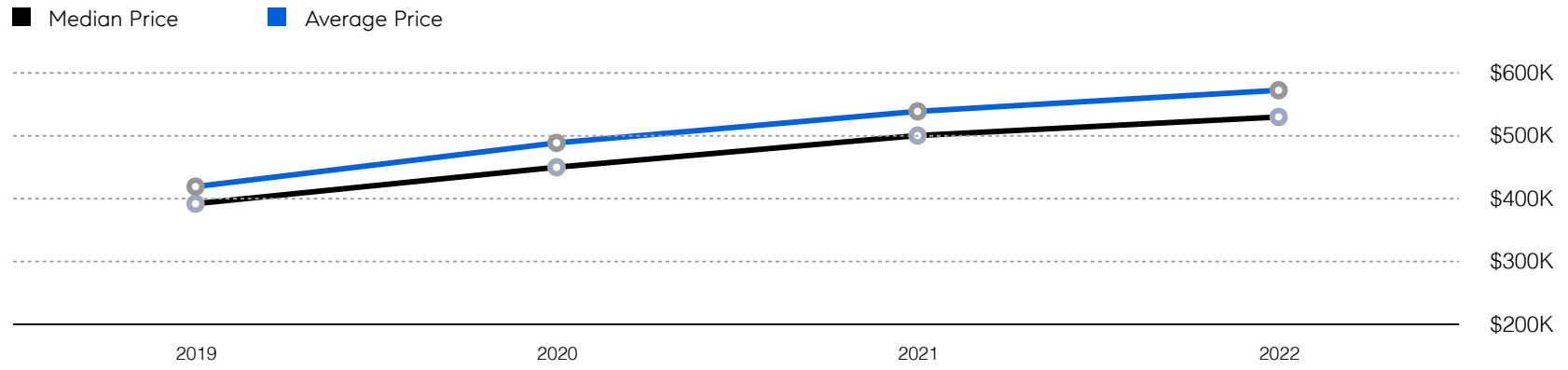
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	313	247	-21.1%
	SALES VOLUME	\$182,151,115	\$153,534,024	-15.7%
	MEDIAN PRICE	\$519,000	\$549,900	6.0%
	AVERAGE PRICE	\$581,952	\$621,595	6.8%
	AVERAGE DOM	39	38	-2.6%
	# OF CONTRACTS	357	252	-29.4%
	# NEW LISTINGS	383	269	-29.8%
Condo/Co-op/Townhouse	# OF SALES	44	46	4.5%
	SALES VOLUME	\$12,856,865	\$14,209,275	10.5%
	MEDIAN PRICE	\$282,500	\$319,250	13.0%
	AVERAGE PRICE	\$292,201	\$308,897	5.7%
	AVERAGE DOM	72	54	-25.0%
	# OF CONTRACTS	51	57	11.8%
	# NEW LISTINGS	46	57	23.9%

Teaneck

Historic Sales



Historic Sales Prices

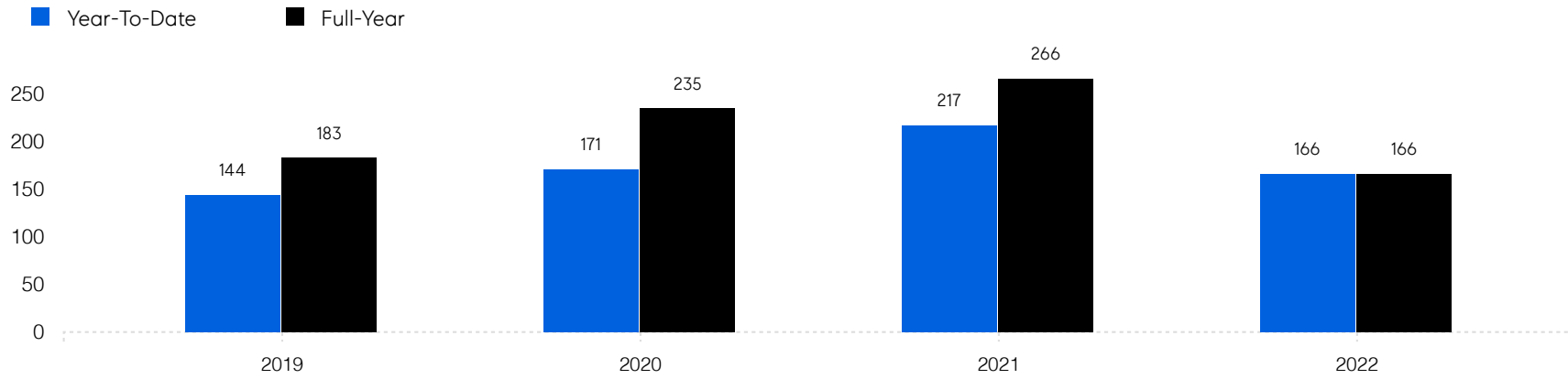


Tenafly

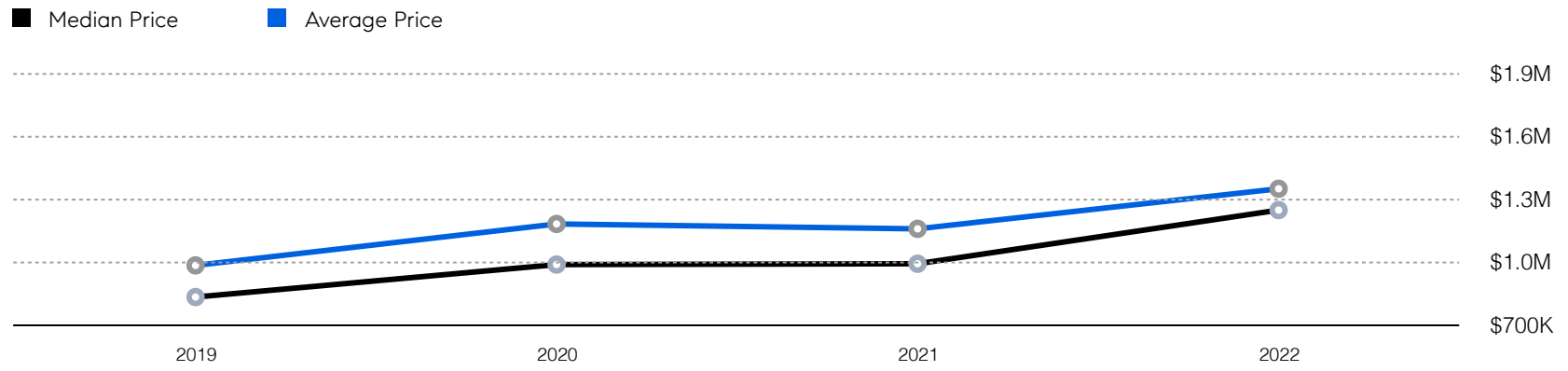
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	190	141	-25.8%
	SALES VOLUME	\$235,459,398	\$210,539,176	-10.6%
	MEDIAN PRICE	\$1,040,000	\$1,342,000	29.0%
	AVERAGE PRICE	\$1,239,260	\$1,493,186	20.5%
	AVERAGE DOM	53	48	-9.4%
	# OF CONTRACTS	213	136	-36.2%
	# NEW LISTINGS	251	160	-36.3%
Condo/Co-op/Townhouse	# OF SALES	27	25	-7.4%
	SALES VOLUME	\$18,013,000	\$13,866,500	-23.0%
	MEDIAN PRICE	\$600,000	\$459,000	-23.5%
	AVERAGE PRICE	\$667,148	\$554,660	-16.9%
	AVERAGE DOM	79	41	-48.1%
	# OF CONTRACTS	31	26	-16.1%
	# NEW LISTINGS	38	33	-13.2%

Tenaflly

Historic Sales



Historic Sales Prices

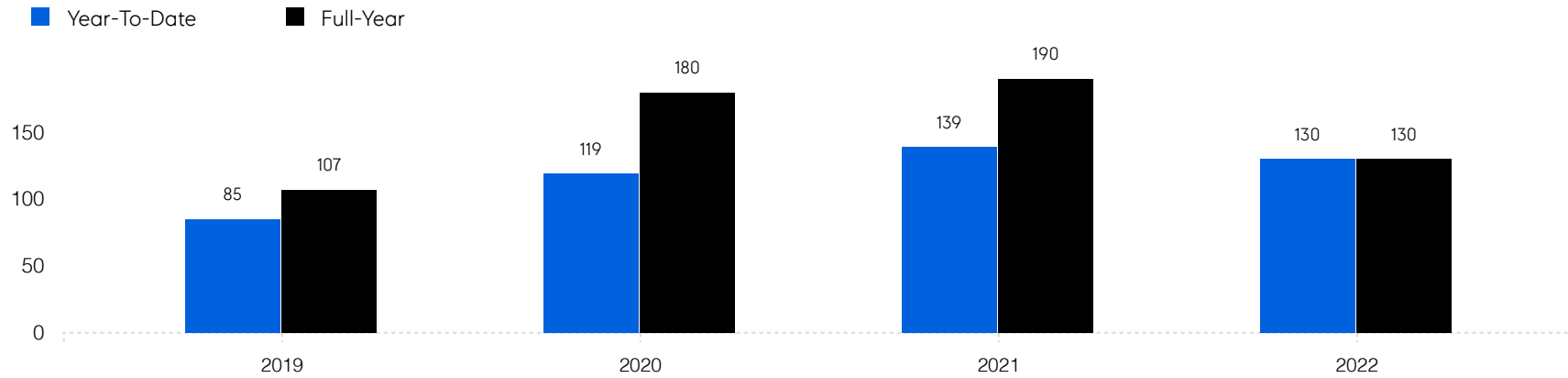


Upper Saddle River

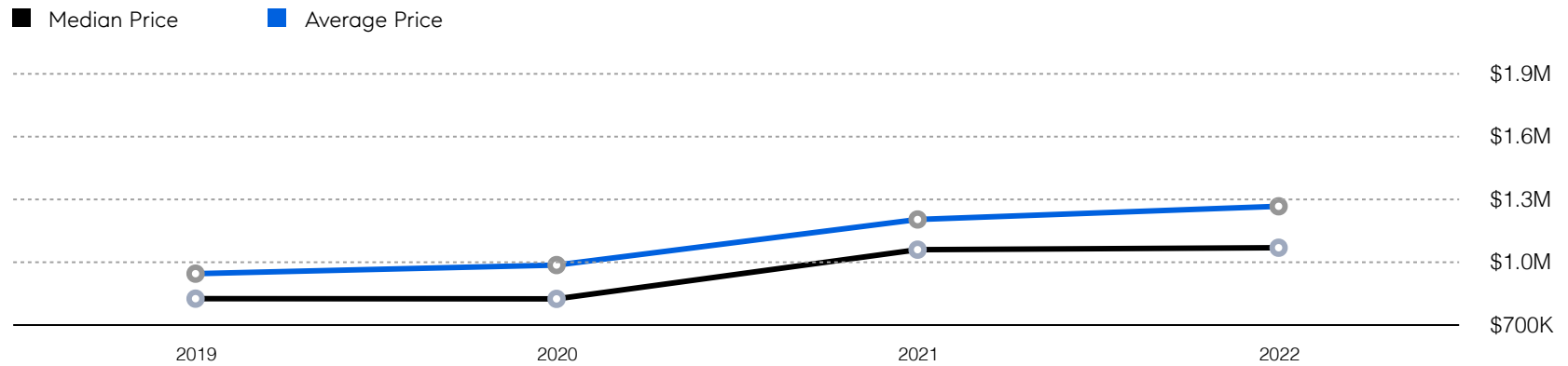
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	135	96	-28.9%
	SALES VOLUME	\$159,585,520	\$132,072,450	-17.2%
	MEDIAN PRICE	\$1,065,000	\$1,199,500	12.6%
	AVERAGE PRICE	\$1,182,115	\$1,375,755	16.4%
	AVERAGE DOM	39	40	2.6%
	# OF CONTRACTS	146	98	-32.9%
	# NEW LISTINGS	178	128	-28.1%
Condo/Co-op/Townhouse	# OF SALES	4	34	750.0%
	SALES VOLUME	\$3,736,345	\$32,670,565	774.4%
	MEDIAN PRICE	\$930,689	\$991,498	6.5%
	AVERAGE PRICE	\$934,086	\$960,899	2.9%
	AVERAGE DOM	41	32	-22.0%
	# OF CONTRACTS	30	32	6.7%
	# NEW LISTINGS	42	30	-28.6%

Upper Saddle River

Historic Sales



Historic Sales Prices

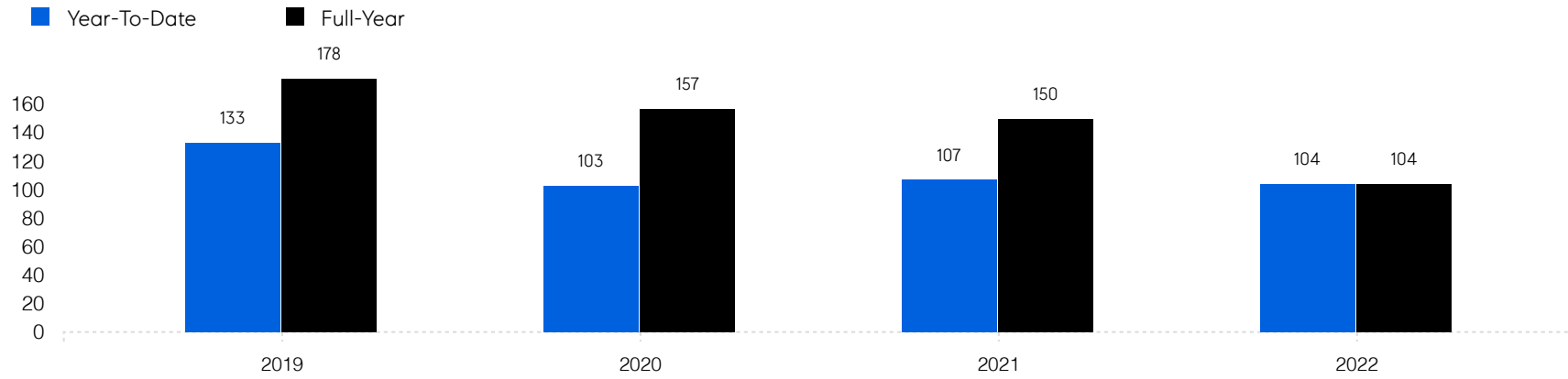


Waldwick

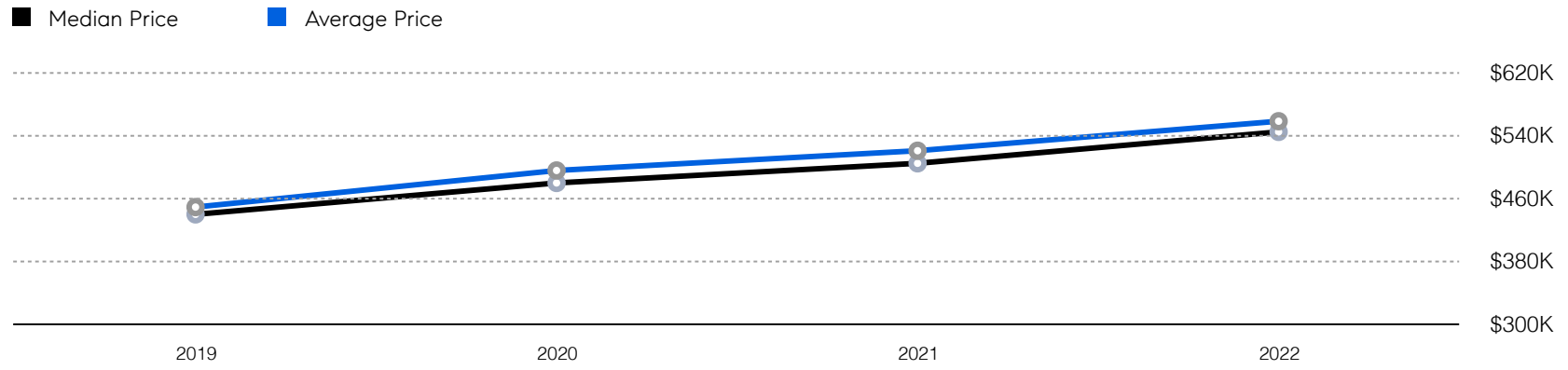
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	91	92	1.1%
	SALES VOLUME	\$47,955,275	\$53,187,370	10.9%
	MEDIAN PRICE	\$505,000	\$571,250	13.1%
	AVERAGE PRICE	\$526,981	\$578,124	9.7%
	AVERAGE DOM	20	19	-5.0%
	# OF CONTRACTS	122	87	-28.7%
	# NEW LISTINGS	138	98	-29.0%
Condo/Co-op/Townhouse	# OF SALES	16	12	-25.0%
	SALES VOLUME	\$7,588,900	\$4,904,900	-35.4%
	MEDIAN PRICE	\$442,750	\$383,000	-13.5%
	AVERAGE PRICE	\$474,306	\$408,742	-13.8%
	AVERAGE DOM	23	13	-43.5%
	# OF CONTRACTS	18	8	-55.6%
	# NEW LISTINGS	19	9	-52.6%

Waldwick

Historic Sales



Historic Sales Prices

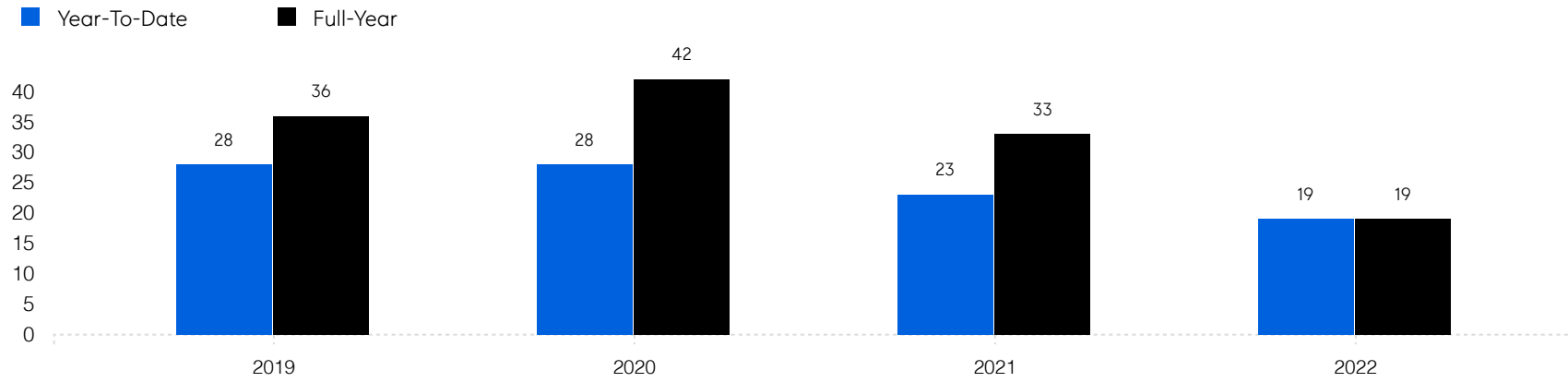


Wallington

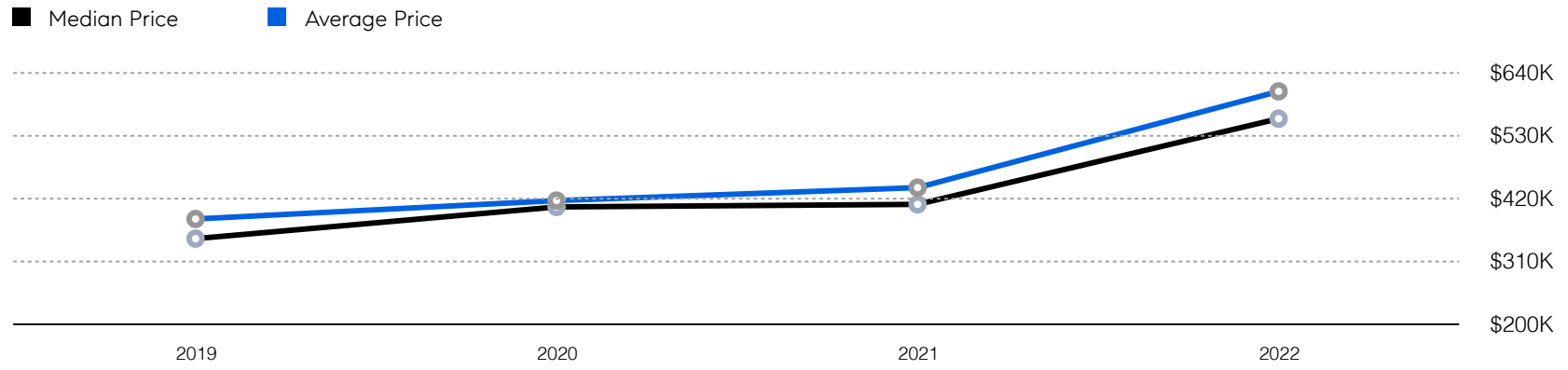
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	21	18	-14.3%
	SALES VOLUME	\$9,281,500	\$11,107,800	19.7%
	MEDIAN PRICE	\$400,000	\$579,500	44.9%
	AVERAGE PRICE	\$441,976	\$617,100	39.6%
	AVERAGE DOM	45	37	-17.8%
	# OF CONTRACTS	25	19	-24.0%
	# NEW LISTINGS	35	27	-22.9%
Condo/Co-op/Townhouse	# OF SALES	2	1	-50.0%
	SALES VOLUME	\$724,605	\$440,000	-39.3%
	MEDIAN PRICE	\$362,303	\$440,000	21.4%
	AVERAGE PRICE	\$362,303	\$440,000	21.4%
	AVERAGE DOM	79	7	-91.1%
	# OF CONTRACTS	1	3	200.0%
	# NEW LISTINGS	1	3	200.0%

Wallington

Historic Sales



Historic Sales Prices

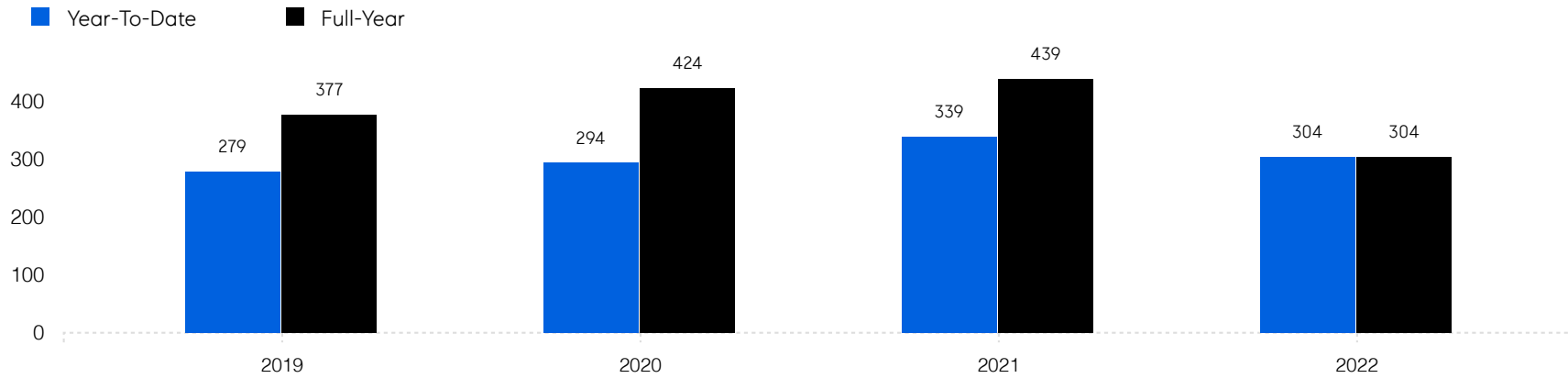


Washington Township

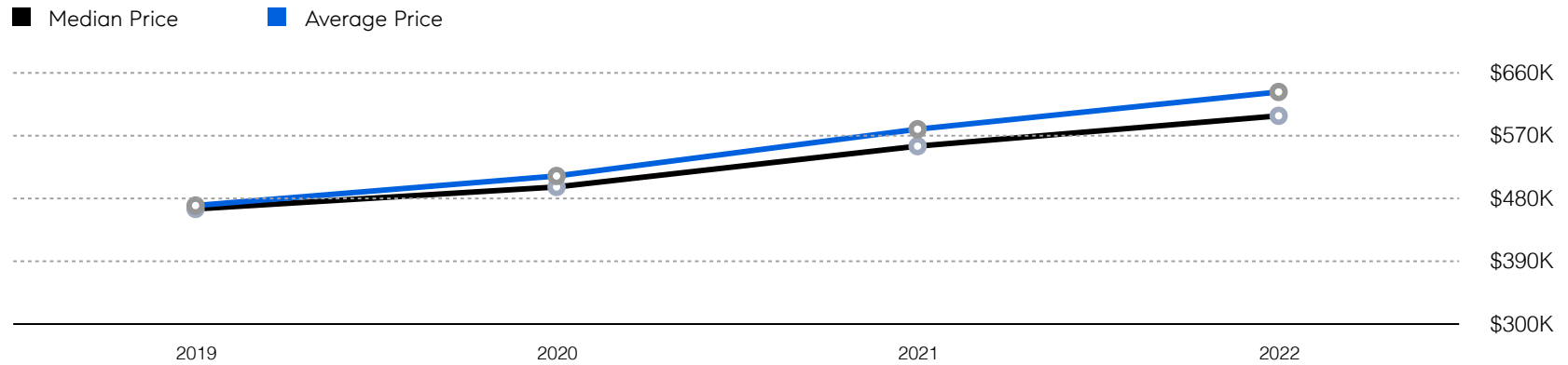
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	300	257	-14.3%
	SALES VOLUME	\$176,179,968	\$171,015,022	-2.9%
	MEDIAN PRICE	\$575,000	\$625,000	8.7%
	AVERAGE PRICE	\$587,267	\$665,428	13.3%
	AVERAGE DOM	30	29	-3.3%
	# OF CONTRACTS	321	278	-13.4%
	# NEW LISTINGS	376	311	-17.3%
Condo/Co-op/Townhouse	# OF SALES	39	47	20.5%
	SALES VOLUME	\$16,293,365	\$21,321,475	30.9%
	MEDIAN PRICE	\$410,000	\$450,000	9.8%
	AVERAGE PRICE	\$417,779	\$453,648	8.6%
	AVERAGE DOM	27	21	-22.2%
	# OF CONTRACTS	44	46	4.5%
	# NEW LISTINGS	51	50	-2.0%

Washington Township

Historic Sales



Historic Sales Prices

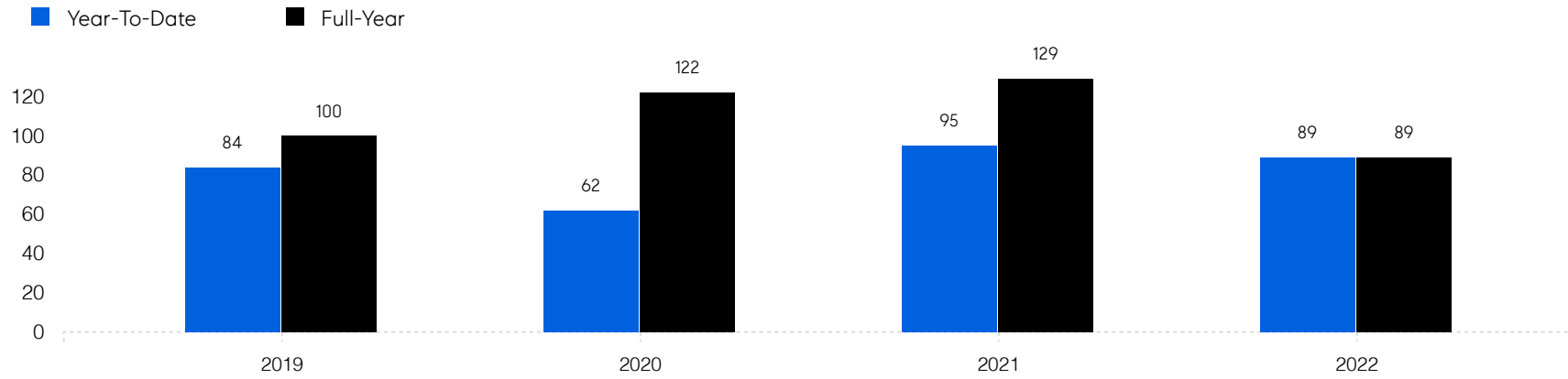


Westwood

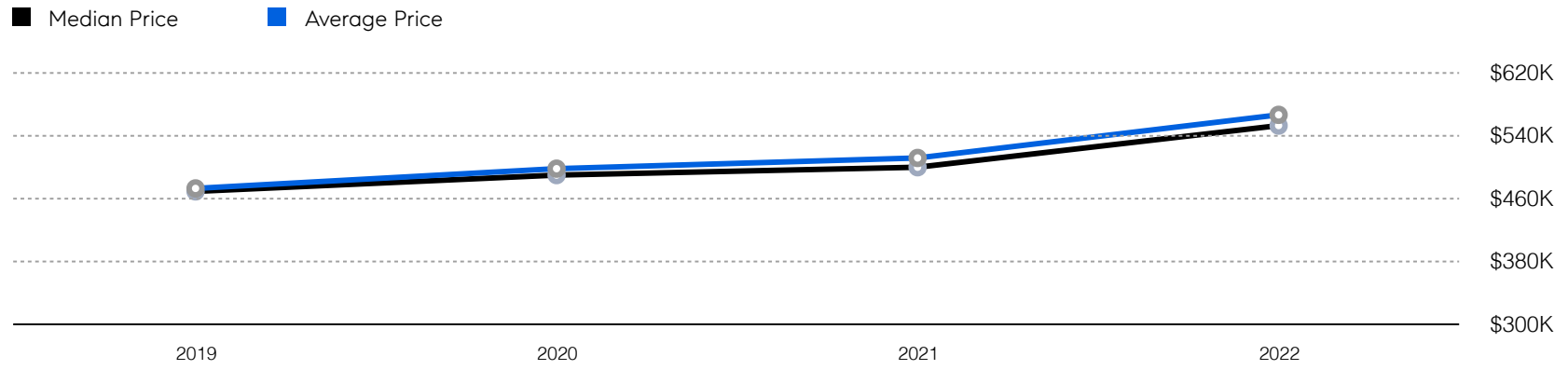
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	83	80	-3.6%
	SALES VOLUME	\$45,193,943	\$48,261,619	6.8%
	MEDIAN PRICE	\$518,000	\$582,500	12.5%
	AVERAGE PRICE	\$544,505	\$603,270	10.8%
	AVERAGE DOM	29	31	6.9%
	# OF CONTRACTS	102	88	-13.7%
	# NEW LISTINGS	121	98	-19.0%
Condo/Co-op/Townhouse	# OF SALES	12	9	-25.0%
	SALES VOLUME	\$2,869,000	\$2,175,250	-24.2%
	MEDIAN PRICE	\$235,750	\$230,000	-2.4%
	AVERAGE PRICE	\$239,083	\$241,694	1.1%
	AVERAGE DOM	28	36	28.6%
	# OF CONTRACTS	12	9	-25.0%
	# NEW LISTINGS	12	7	-41.7%

Westwood

Historic Sales



Historic Sales Prices

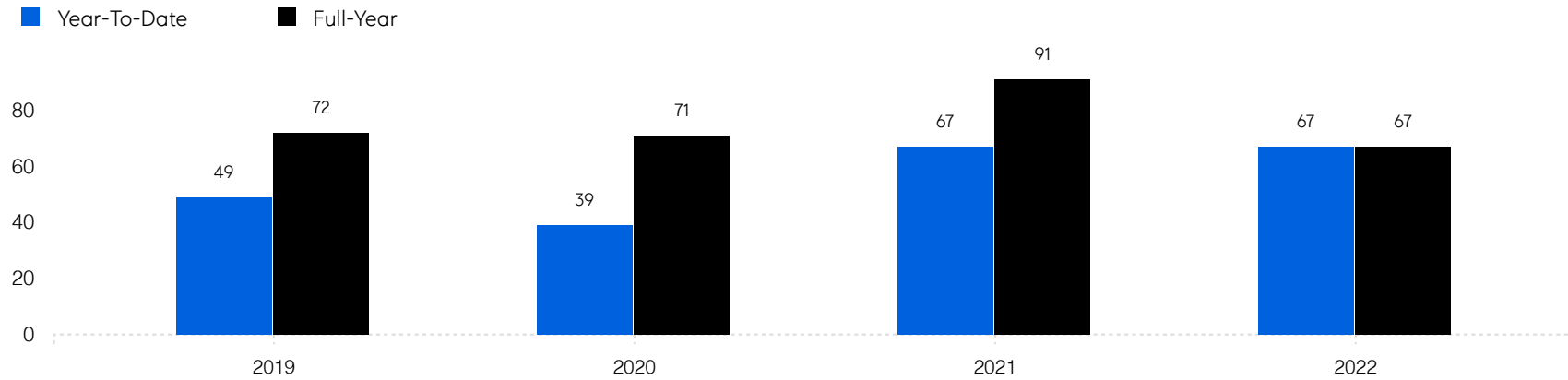


Woodcliff Lake

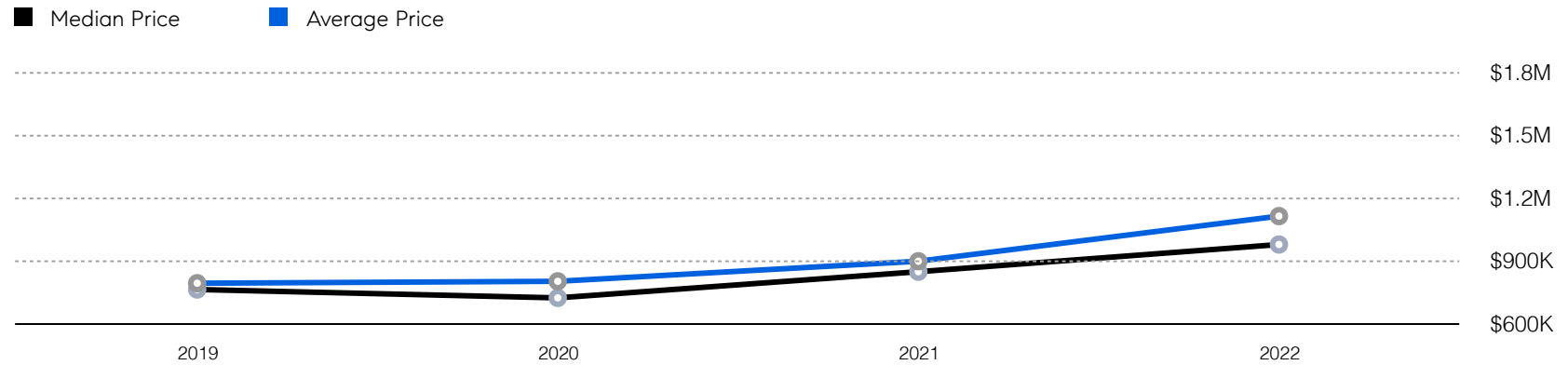
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	60	61	1.7%
	SALES VOLUME	\$54,923,190	\$69,670,976	26.9%
	MEDIAN PRICE	\$859,000	\$1,025,000	19.3%
	AVERAGE PRICE	\$915,387	\$1,142,147	24.8%
	AVERAGE DOM	50	29	-42.0%
	# OF CONTRACTS	64	69	7.8%
	# NEW LISTINGS	85	85	0.0%
Condo/Co-op/Townhouse	# OF SALES	7	6	-14.3%
	SALES VOLUME	\$5,928,000	\$5,085,000	-14.2%
	MEDIAN PRICE	\$829,000	\$860,000	3.7%
	AVERAGE PRICE	\$846,857	\$847,500	0.1%
	AVERAGE DOM	43	12	-72.1%
	# OF CONTRACTS	7	8	14.3%
	# NEW LISTINGS	7	8	14.3%

Woodcliff Lake

Historic Sales



Historic Sales Prices

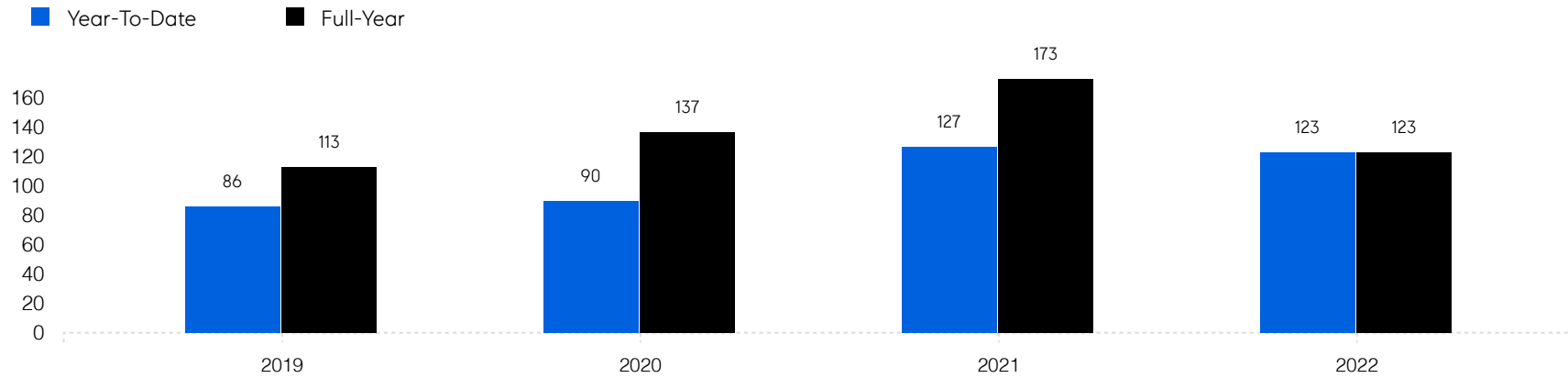


Wood-Ridge

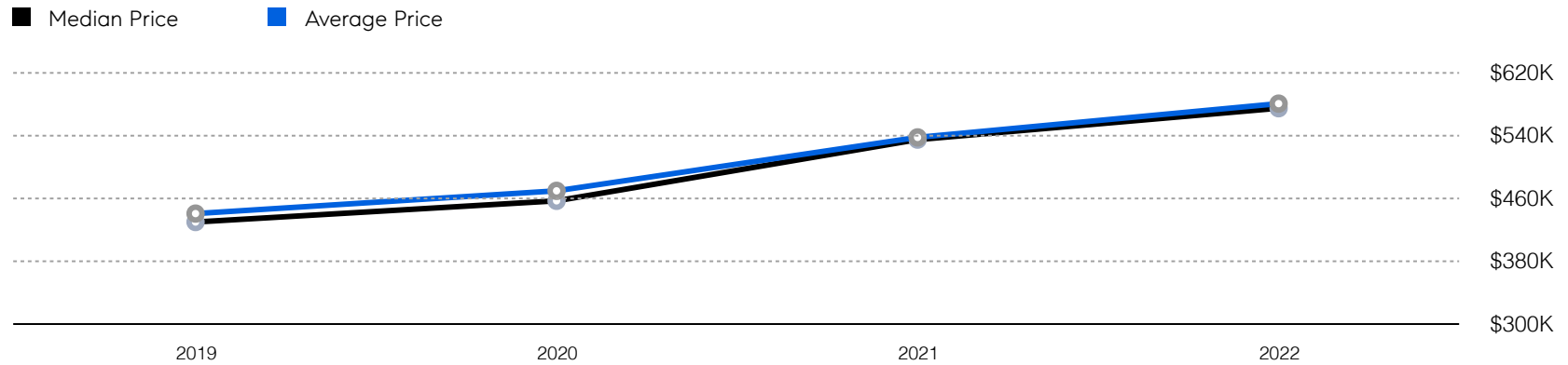
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	56	64	14.3%
	SALES VOLUME	\$31,177,499	\$35,257,577	13.1%
	MEDIAN PRICE	\$500,000	\$544,500	8.9%
	AVERAGE PRICE	\$556,741	\$550,900	-1.0%
	AVERAGE DOM	24	29	20.8%
	# OF CONTRACTS	69	80	15.9%
	# NEW LISTINGS	89	77	-13.5%
Condo/Co-op/Townhouse	# OF SALES	71	59	-16.9%
	SALES VOLUME	\$37,383,195	\$36,187,306	-3.2%
	MEDIAN PRICE	\$548,625	\$662,480	20.8%
	AVERAGE PRICE	\$526,524	\$613,344	16.5%
	AVERAGE DOM	31	32	3.2%
	# OF CONTRACTS	96	51	-46.9%
	# NEW LISTINGS	97	52	-46.4%

Wood-Ridge

Historic Sales



Historic Sales Prices

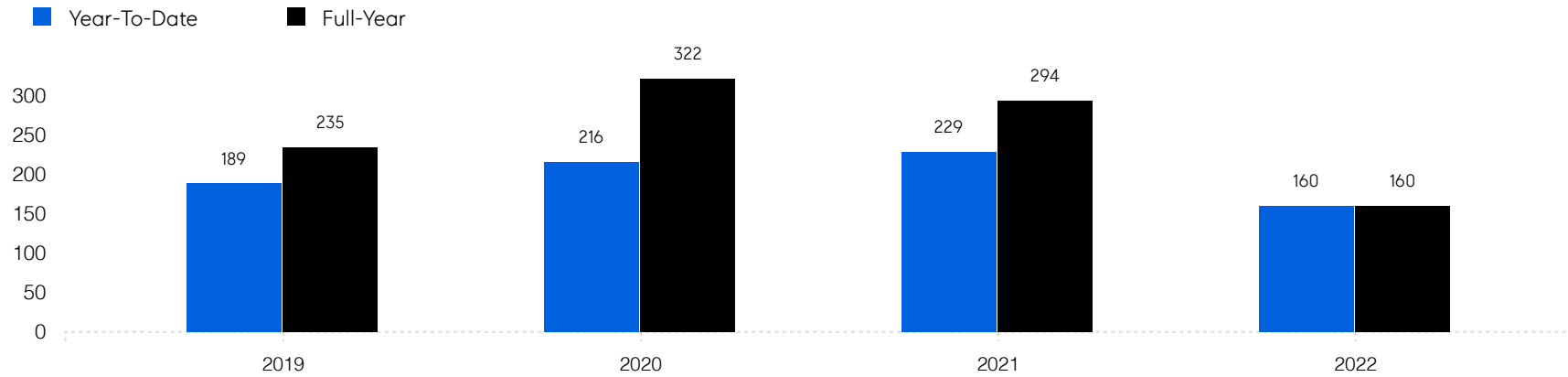


Wyckoff

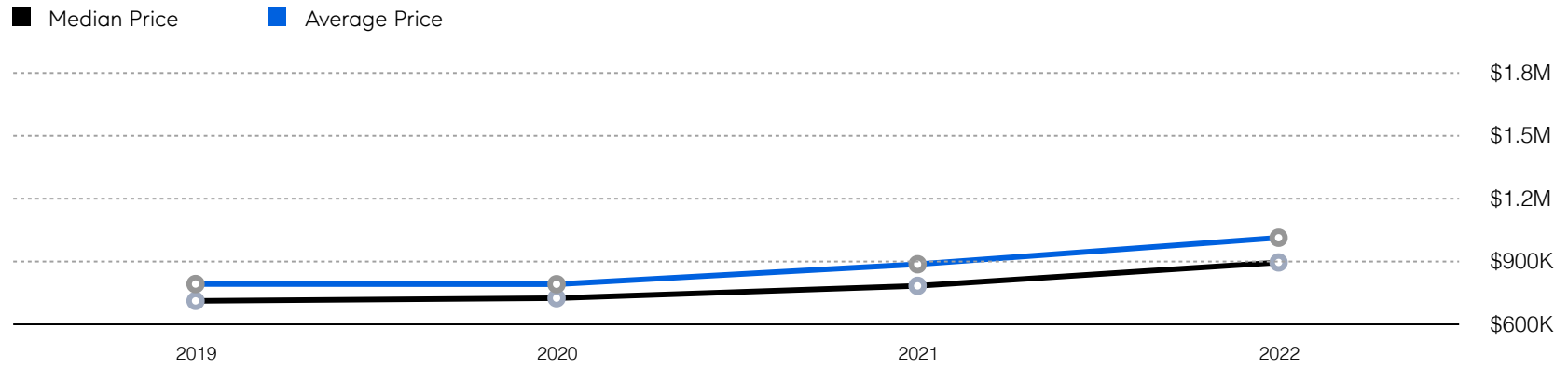
		YTD 2021	YTD 2022	% Change
Single-Family	# OF SALES	200	145	-27.5%
	SALES VOLUME	\$187,662,646	\$150,902,888	-19.6%
	MEDIAN PRICE	\$820,000	\$940,000	14.6%
	AVERAGE PRICE	\$938,313	\$1,040,710	10.9%
	AVERAGE DOM	43	27	-37.2%
	# OF CONTRACTS	242	147	-39.3%
	# NEW LISTINGS	272	169	-37.9%
Condo/Co-op/Townhouse	# OF SALES	29	15	-48.3%
	SALES VOLUME	\$19,524,200	\$11,273,800	-42.3%
	MEDIAN PRICE	\$689,000	\$750,000	8.9%
	AVERAGE PRICE	\$673,248	\$751,587	11.6%
	AVERAGE DOM	76	23	-69.7%
	# OF CONTRACTS	30	16	-46.7%
	# NEW LISTINGS	27	16	-40.7%

Wyckoff

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2020 to 09/30/2022
Source: NJMLS, 01/01/2020 to 09/30/2022
Source: Hudson MLS, 01/01/2020 to 09/30/2022

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.