



COMPASS

April 2023

Bergen Market Insights

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APRIL 2023

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Allendale

APRIL 2023

UNDER CONTRACT

9	\$897K	\$725K
Total Properties	Average Price	Median Price
-36%	-12%	-19%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

2	\$832K	\$832K
Total Properties	Average Price	Median Price
-71%	-24%	-21%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

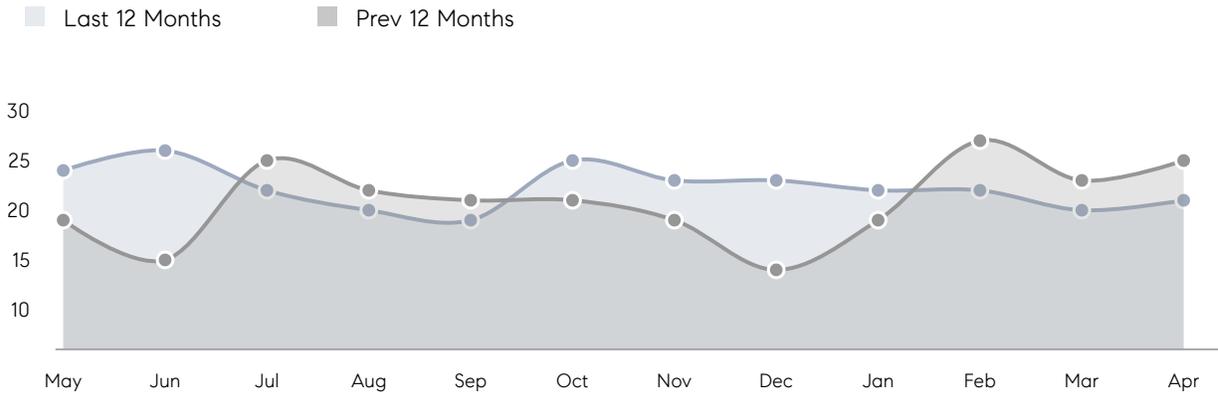
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	10	15	-33%
	% OF ASKING PRICE	104%	102%	
	AVERAGE SOLD PRICE	\$832,500	\$1,095,786	-24.0%
	# OF CONTRACTS	9	14	-35.7%
	NEW LISTINGS	11	13	-15%
Houses	AVERAGE DOM	6	13	-54%
	% OF ASKING PRICE	106%	103%	
	AVERAGE SOLD PRICE	\$950,000	\$1,181,917	-20%
	# OF CONTRACTS	6	11	-45%
	NEW LISTINGS	9	12	-25%
Condo/Co-op/TH	AVERAGE DOM	13	28	-54%
	% OF ASKING PRICE	103%	97%	
	AVERAGE SOLD PRICE	\$715,000	\$579,000	23%
	# OF CONTRACTS	3	3	0%
	NEW LISTINGS	2	1	100%

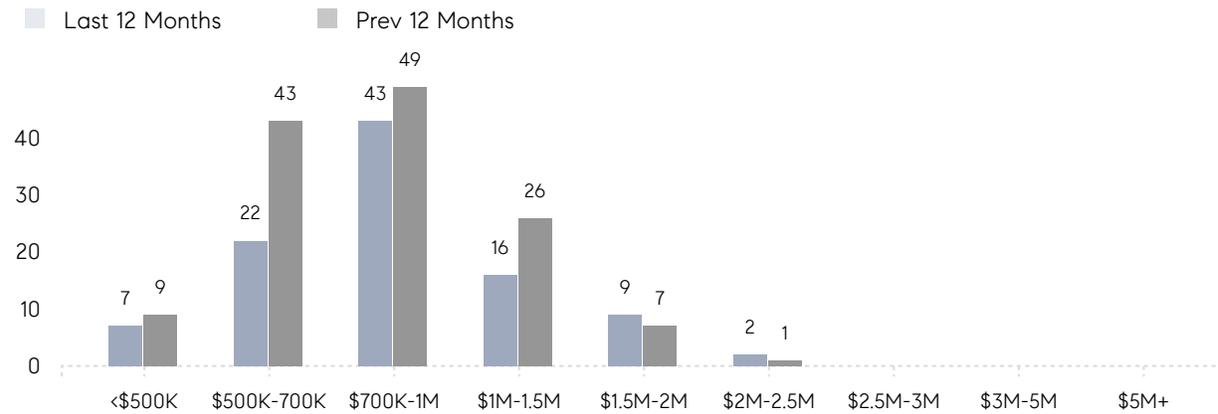
Allendale

APRIL 2023

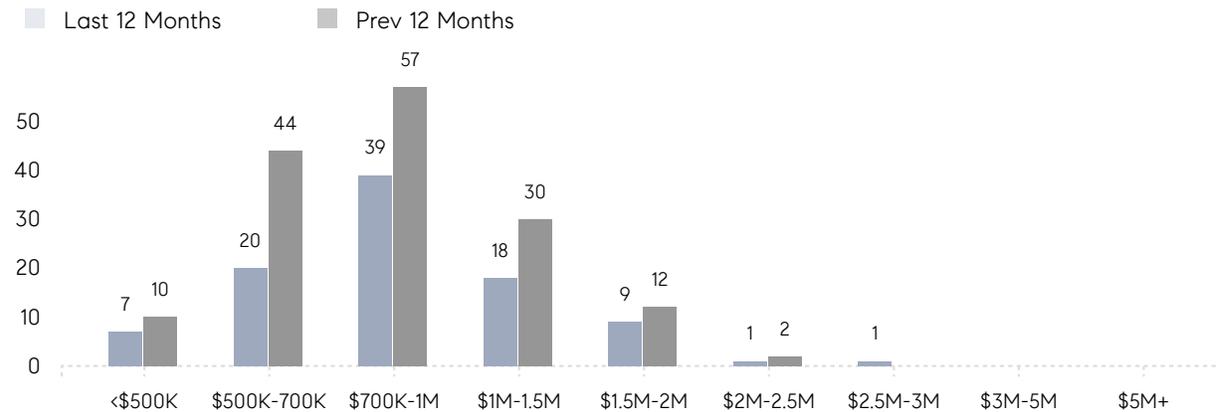
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Alpine

APRIL 2023

UNDER CONTRACT

2
Total
Properties

\$2.4M
Average
Price

\$2.4M
Median
Price

100%
Increase From
Apr 2022

23%
Increase From
Apr 2022

23%
Increase From
Apr 2022

UNITS SOLD

1
Total
Properties

\$2.2M
Average
Price

\$2.2M
Median
Price

0%
Change From
Apr 2022

0%
Change From
Apr 2022

0%
Change From
Apr 2022

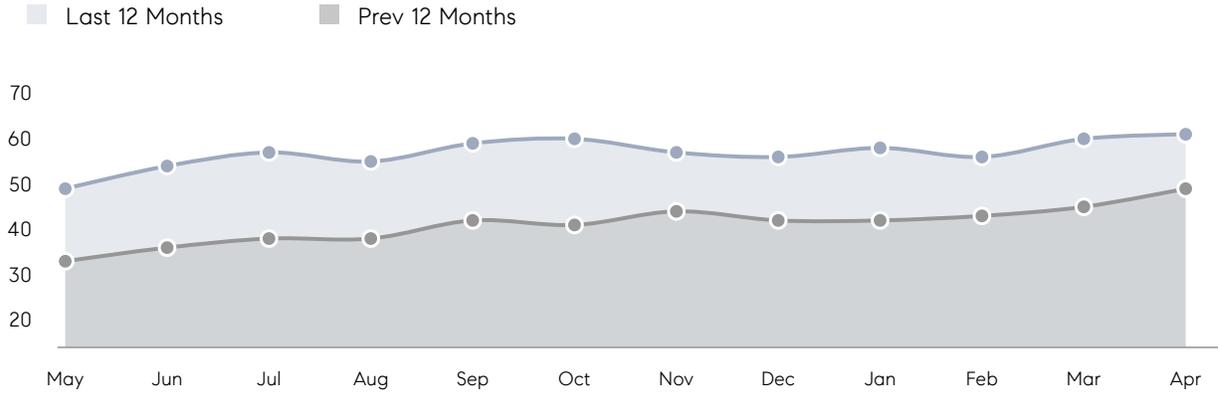
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	94	424	-78%
	% OF ASKING PRICE	100%	90%	
	AVERAGE SOLD PRICE	\$2,240,000	\$2,250,000	-0.4%
	# OF CONTRACTS	2	1	100.0%
	NEW LISTINGS	4	9	-56%
Houses	AVERAGE DOM	94	424	-78%
	% OF ASKING PRICE	100%	90%	
	AVERAGE SOLD PRICE	\$2,240,000	\$2,250,000	0%
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	4	9	-56%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

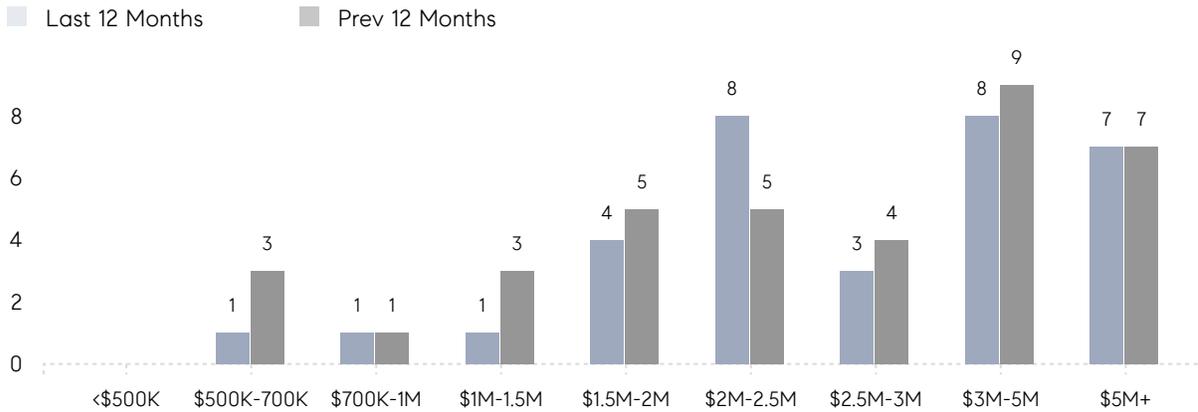
Alpine

APRIL 2023

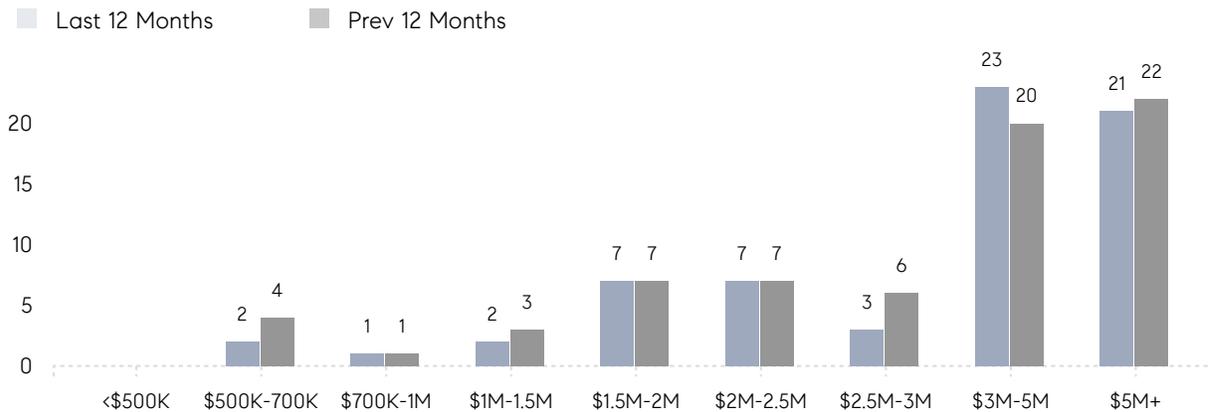
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Bergenfield

APRIL 2023

UNDER CONTRACT

16
Total
Properties

\$542K
Average
Price

\$533K
Median
Price

-36%
Decrease From
Apr 2022

0%
Change From
Apr 2022

9%
Increase From
Apr 2022

UNITS SOLD

3
Total
Properties

\$490K
Average
Price

\$495K
Median
Price

-85%
Decrease From
Apr 2022

-9%
Decrease From
Apr 2022

3%
Increase From
Apr 2022

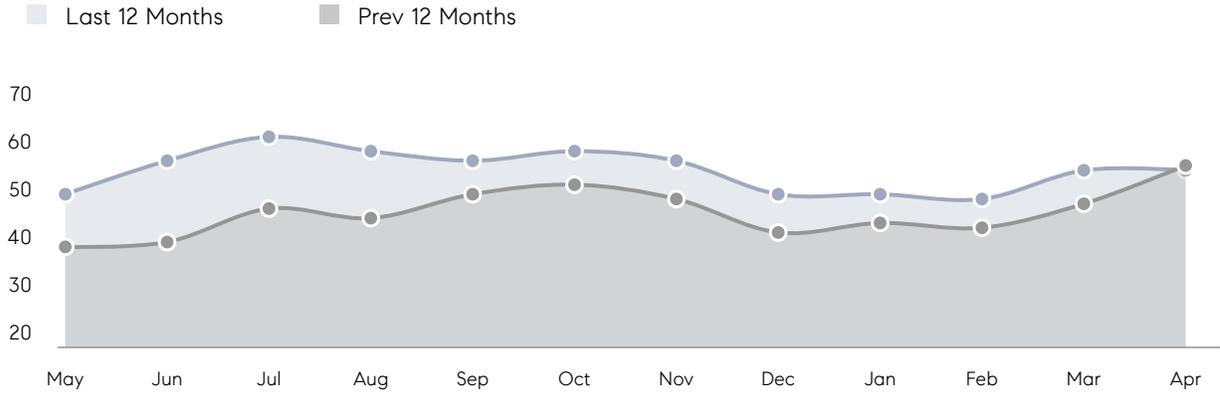
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	26	30	-13%
	% OF ASKING PRICE	100%	104%	
	AVERAGE SOLD PRICE	\$490,667	\$541,525	-9.4%
	# OF CONTRACTS	16	25	-36.0%
	NEW LISTINGS	16	33	-52%
Houses	AVERAGE DOM	26	33	-21%
	% OF ASKING PRICE	100%	105%	
	AVERAGE SOLD PRICE	\$490,667	\$579,472	-15%
	# OF CONTRACTS	14	24	-42%
	NEW LISTINGS	15	33	-55%
Condo/Co-op/TH	AVERAGE DOM	-	7	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$200,000	-
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	1	0	0%

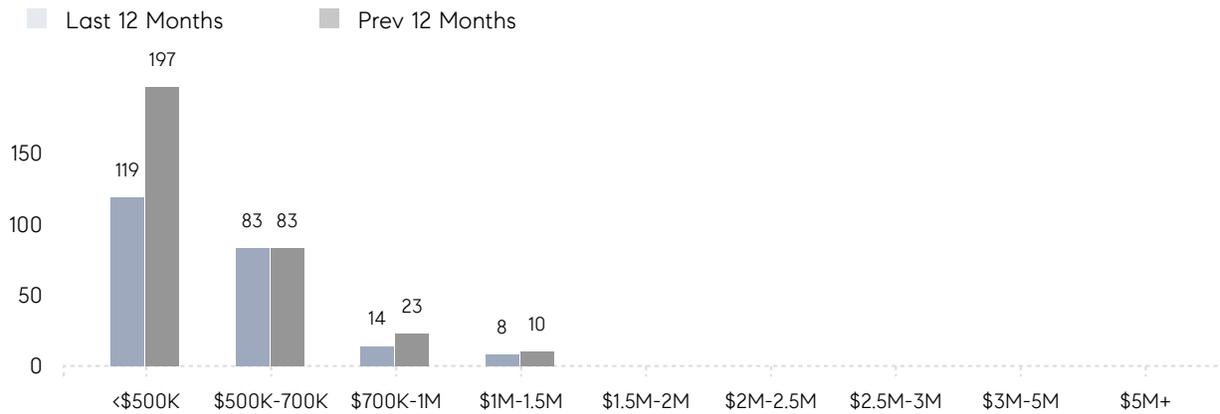
Bergenfield

APRIL 2023

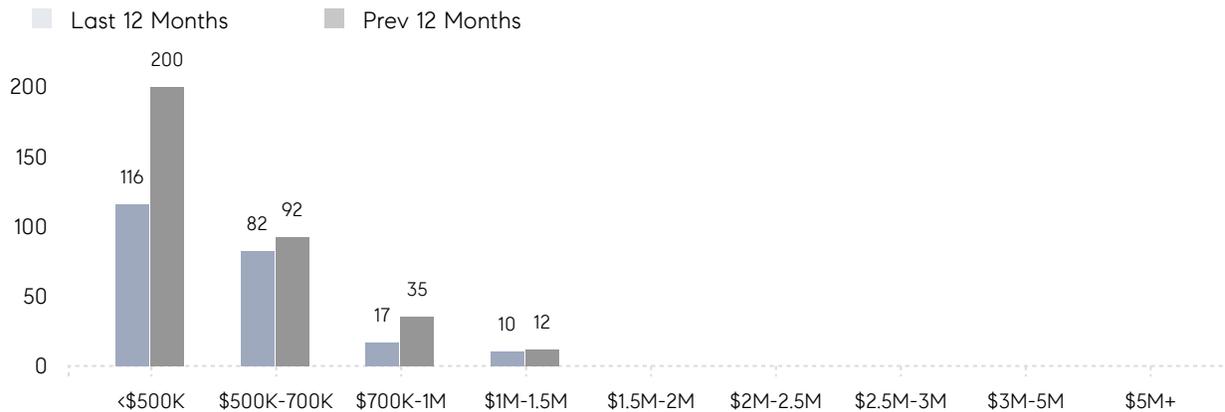
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Bogota

APRIL 2023

UNDER CONTRACT

5
Total
Properties

\$545K
Average
Price

\$552K
Median
Price

0%
Change From
Apr 2022

39%
Increase From
Apr 2022

23%
Increase From
Apr 2022

UNITS SOLD

6
Total
Properties

\$470K
Average
Price

\$475K
Median
Price

20%
Increase From
Apr 2022

-1%
Change From
Apr 2022

2%
Increase From
Apr 2022

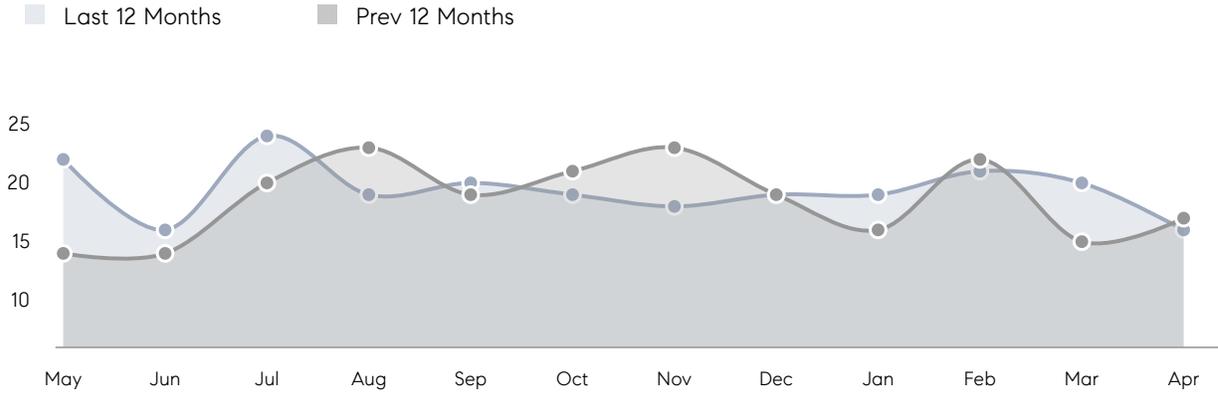
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	36	27	33%
	% OF ASKING PRICE	100%	106%	
	AVERAGE SOLD PRICE	\$470,167	\$474,800	-1.0%
	# OF CONTRACTS	5	5	0.0%
	NEW LISTINGS	2	5	-60%
Houses	AVERAGE DOM	36	27	33%
	% OF ASKING PRICE	100%	106%	
	AVERAGE SOLD PRICE	\$470,167	\$474,800	-1%
	# OF CONTRACTS	5	4	25%
	NEW LISTINGS	2	4	-50%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	1	0%

Bogota

APRIL 2023

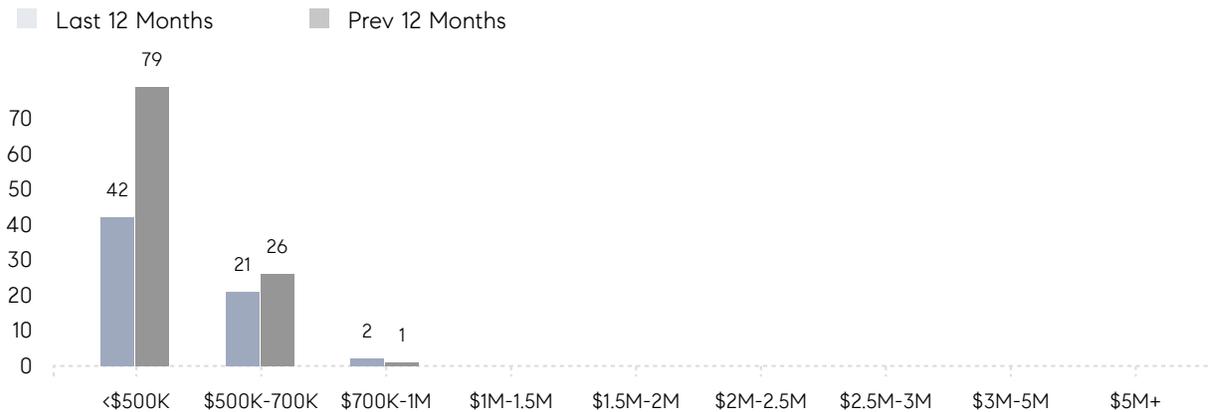
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Carlstadt

APRIL 2023

UNDER CONTRACT

2
Total
Properties

\$408K
Average
Price

\$408K
Median
Price

0%
Change From
Apr 2022

-23%
Decrease From
Apr 2022

-23%
Decrease From
Apr 2022

UNITS SOLD

2
Total
Properties

\$425K
Average
Price

\$425K
Median
Price

100%
Increase From
Apr 2022

-10%
Decrease From
Apr 2022

-10%
Decrease From
Apr 2022

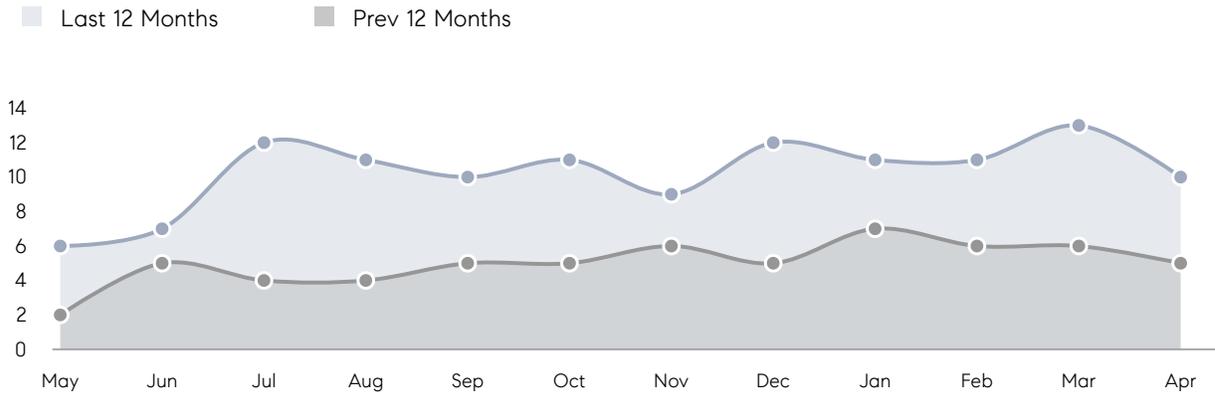
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	150	13	1,054%
	% OF ASKING PRICE	88%	111%	
	AVERAGE SOLD PRICE	\$425,625	\$471,000	-9.6%
	# OF CONTRACTS	2	2	0.0%
	NEW LISTINGS	1	0	0%
Houses	AVERAGE DOM	150	13	1,054%
	% OF ASKING PRICE	88%	111%	
	AVERAGE SOLD PRICE	\$425,625	\$471,000	-10%
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	1	0	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

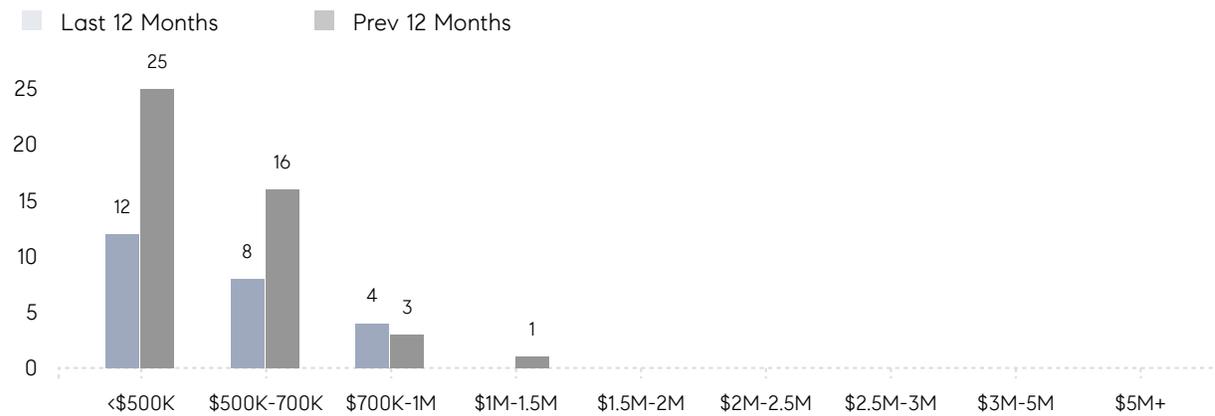
Carlstadt

APRIL 2023

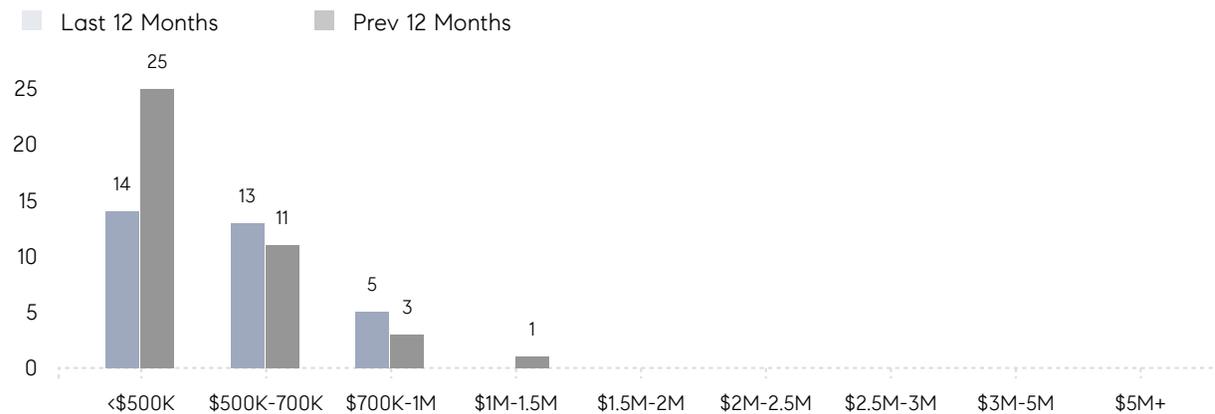
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Cliffside Park

APRIL 2023

UNDER CONTRACT

26
Total
Properties

\$666K
Average
Price

\$542K
Median
Price

-13%
Decrease From
Apr 2022

8%
Increase From
Apr 2022

11%
Increase From
Apr 2022

UNITS SOLD

28
Total
Properties

\$661K
Average
Price

\$540K
Median
Price

17%
Increase From
Apr 2022

13%
Increase From
Apr 2022

3%
Increase From
Apr 2022

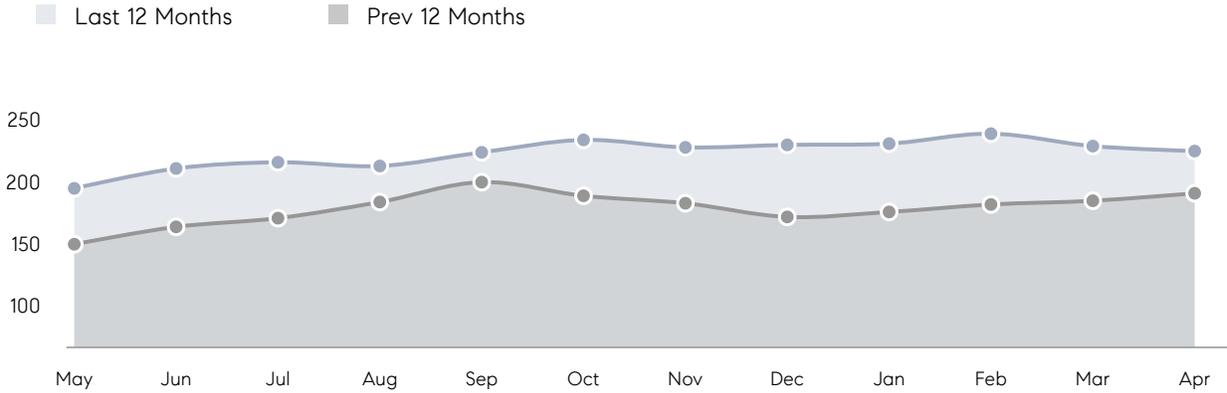
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	80	65	23%
	% OF ASKING PRICE	96%	97%	
	AVERAGE SOLD PRICE	\$661,343	\$586,504	12.8%
	# OF CONTRACTS	26	30	-13.3%
	NEW LISTINGS	19	40	-52%
Houses	AVERAGE DOM	100	19	426%
	% OF ASKING PRICE	95%	100%	
	AVERAGE SOLD PRICE	\$796,429	\$638,750	25%
	# OF CONTRACTS	5	5	0%
	NEW LISTINGS	4	9	-56%
Condo/Co-op/TH	AVERAGE DOM	73	74	-1%
	% OF ASKING PRICE	97%	97%	
	AVERAGE SOLD PRICE	\$616,314	\$576,055	7%
	# OF CONTRACTS	21	25	-16%
	NEW LISTINGS	15	31	-52%

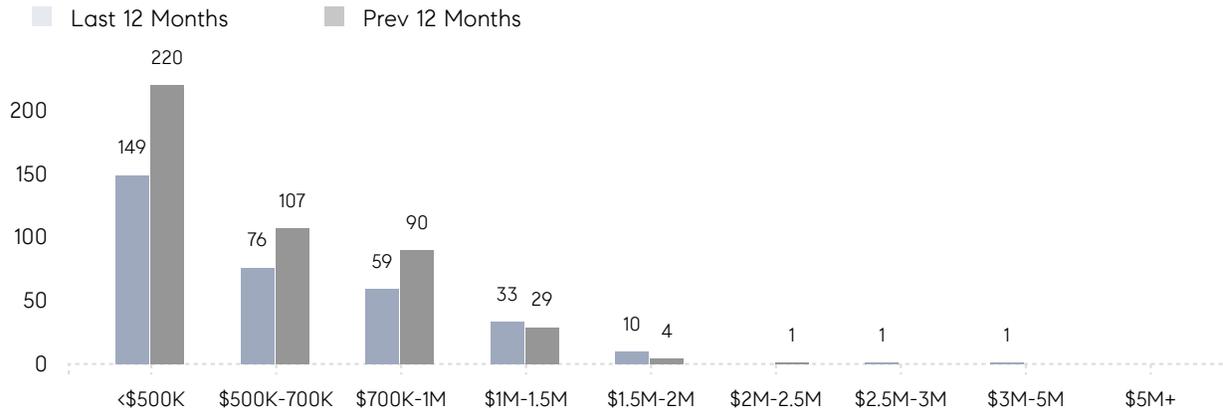
Cliffside Park

APRIL 2023

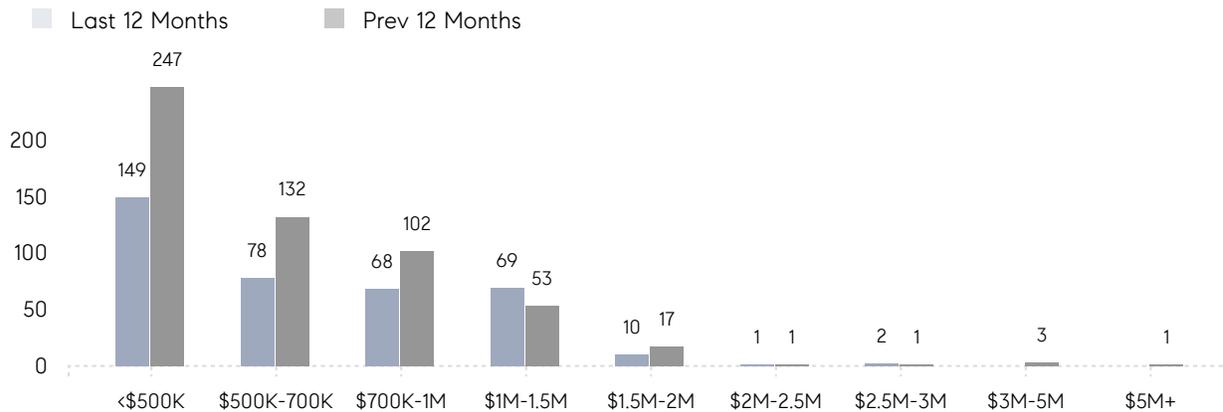
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Cluster

APRIL 2023

UNDER CONTRACT

9	\$1.0M	\$965K
Total Properties	Average Price	Median Price
-36%	-14%	-12%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

5	\$781K	\$600K
Total Properties	Average Price	Median Price
-50%	-12%	-19%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

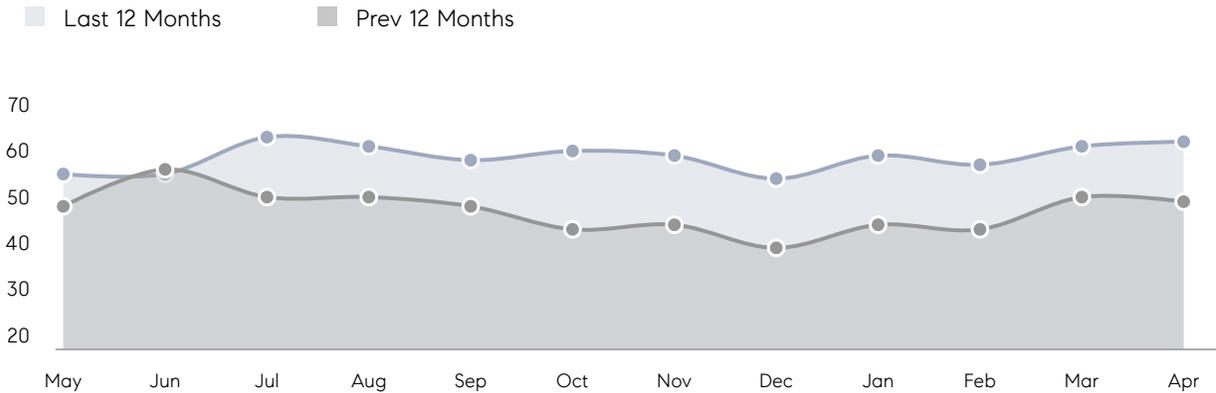
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	48	22	118%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$781,800	\$890,120	-12.2%
	# OF CONTRACTS	9	14	-35.7%
	NEW LISTINGS	9	14	-36%
Houses	AVERAGE DOM	48	22	118%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$781,800	\$890,120	-12%
	# OF CONTRACTS	9	14	-36%
	NEW LISTINGS	9	14	-36%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

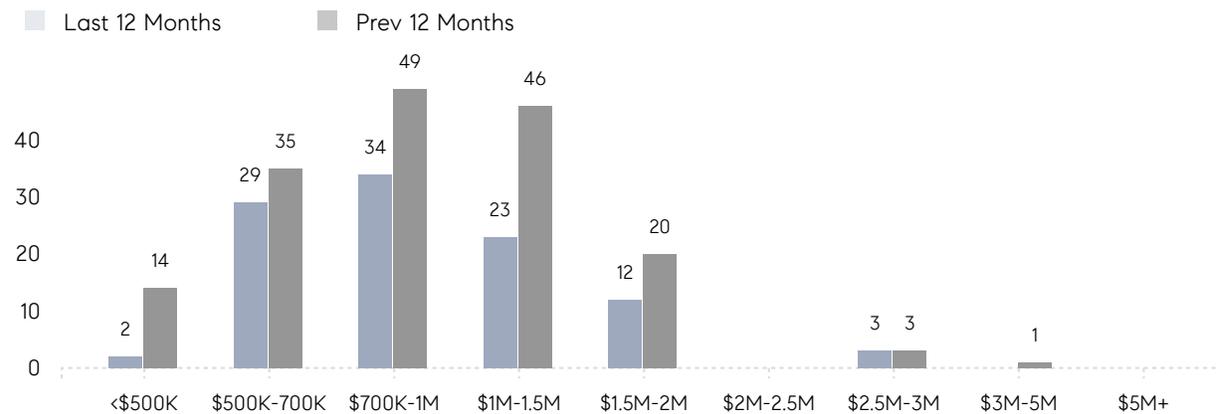
Cluster

APRIL 2023

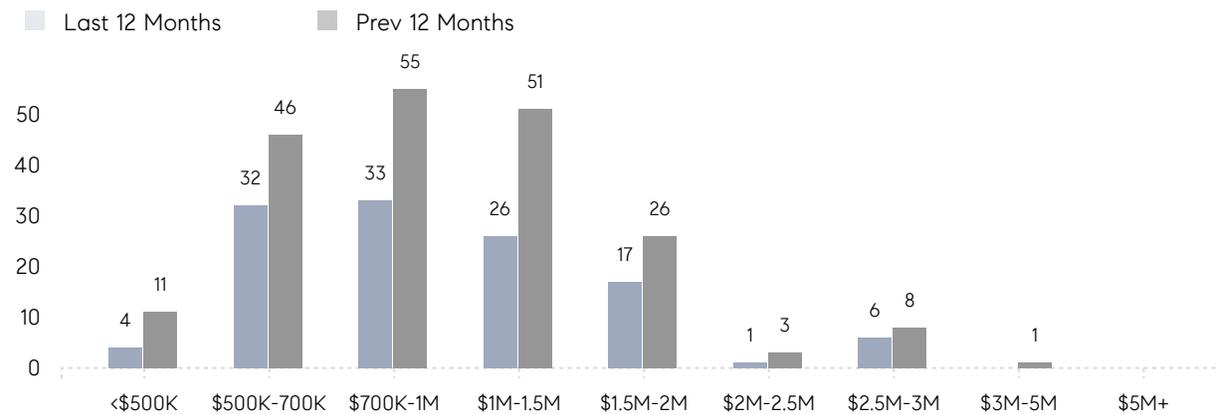
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Cresskill

APRIL 2023

UNDER CONTRACT

8	\$1.7M	\$724K
Total Properties	Average Price	Median Price
-50%	66%	-18%
Decrease From Apr 2022	Increase From Apr 2022	Decrease From Apr 2022

UNITS SOLD

2	\$891K	\$891K
Total Properties	Average Price	Median Price
-83%	-8%	25%
Decrease From Apr 2022	Decrease From Apr 2022	Increase From Apr 2022

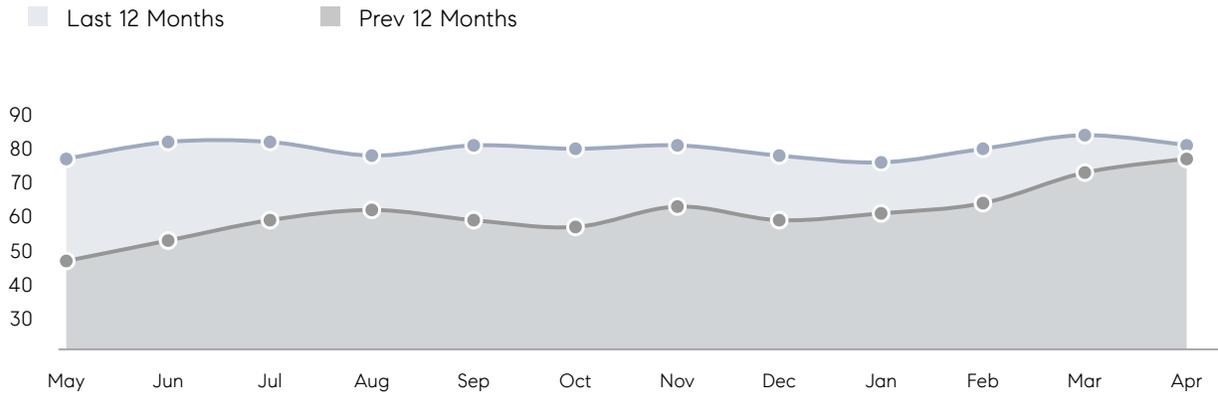
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	29	49	-41%
	% OF ASKING PRICE	92%	99%	
	AVERAGE SOLD PRICE	\$891,000	\$973,000	-8.4%
	# OF CONTRACTS	8	16	-50.0%
	NEW LISTINGS	4	22	-82%
Houses	AVERAGE DOM	29	49	-41%
	% OF ASKING PRICE	92%	99%	
	AVERAGE SOLD PRICE	\$891,000	\$973,000	-8%
	# OF CONTRACTS	7	12	-42%
	NEW LISTINGS	3	20	-85%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	4	-75%
	NEW LISTINGS	1	2	-50%

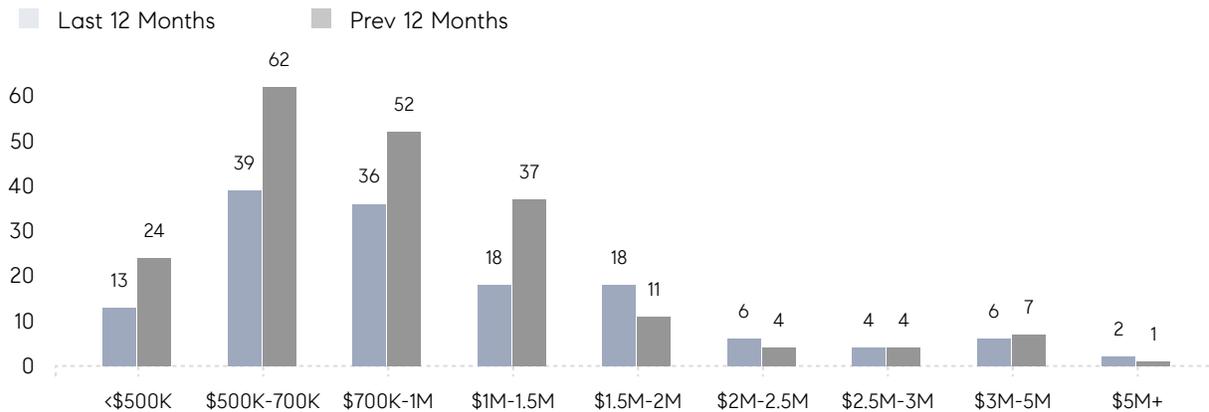
Cresskill

APRIL 2023

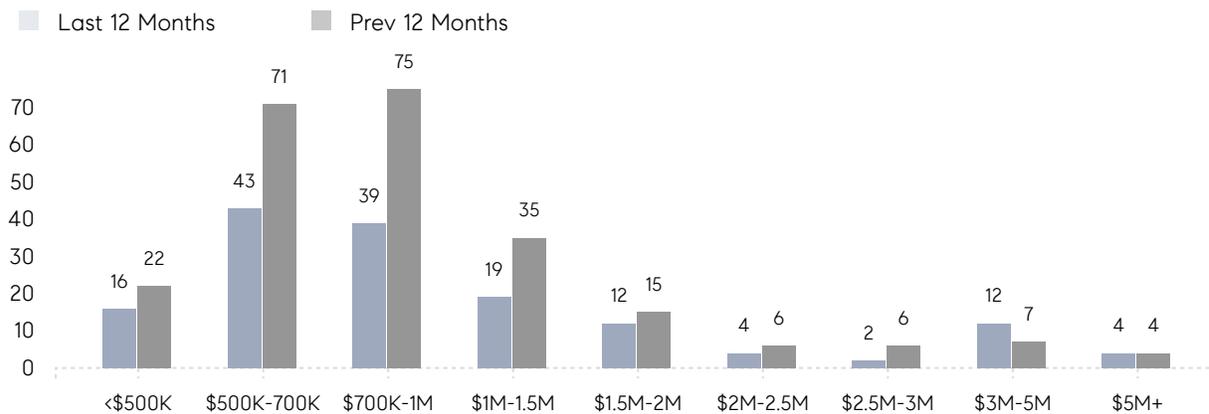
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Demarest

APRIL 2023

UNDER CONTRACT

7	\$1.4M	\$1.5M
Total Properties	Average Price	Median Price
-42%	11%	55%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

UNITS SOLD

3	\$1.0M	\$1.0M
Total Properties	Average Price	Median Price
0%	14%	28%
Change From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

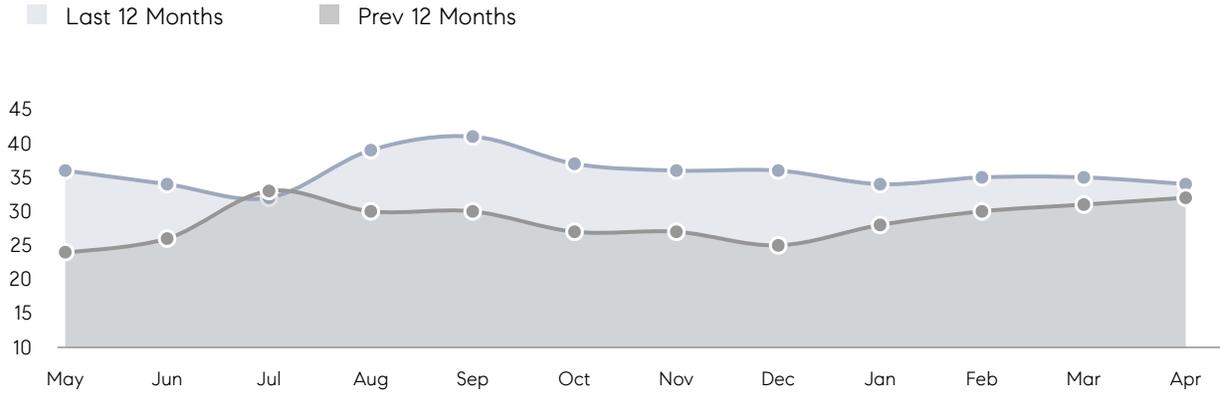
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	28	32	-12%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$1,081,667	\$951,667	13.7%
	# OF CONTRACTS	7	12	-41.7%
	NEW LISTINGS	7	11	-36%
Houses	AVERAGE DOM	28	32	-12%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$1,081,667	\$951,667	14%
	# OF CONTRACTS	7	11	-36%
	NEW LISTINGS	7	11	-36%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	0	0%

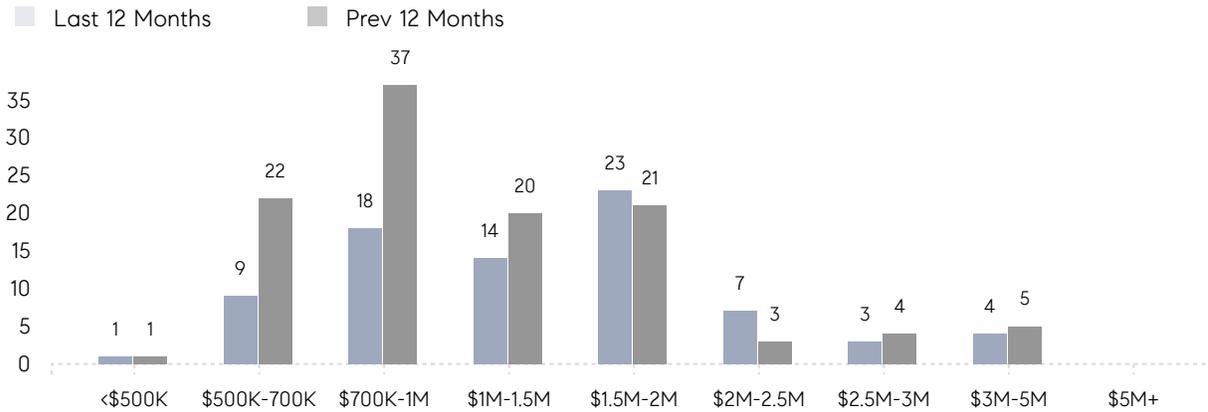
Demarest

APRIL 2023

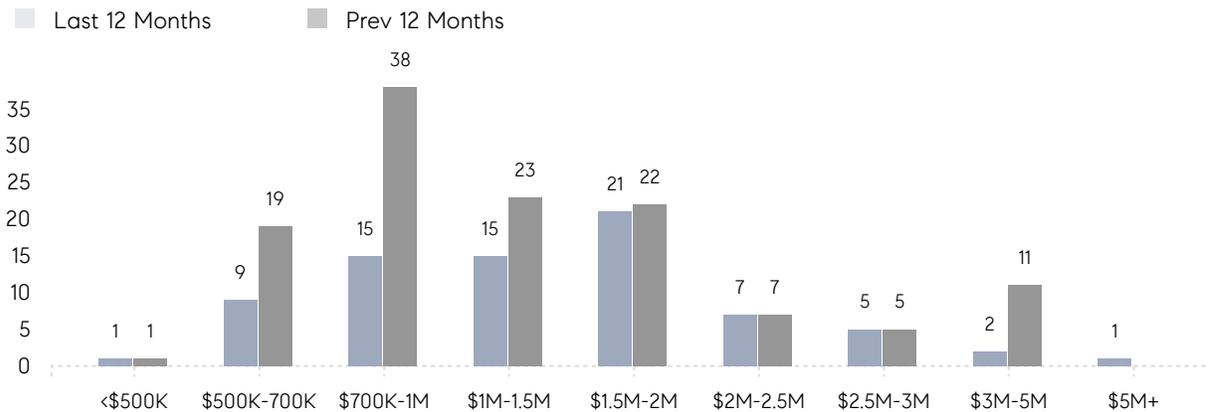
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Dumont

APRIL 2023

UNDER CONTRACT

15
Total
Properties

\$598K
Average
Price

\$606K
Median
Price

-21%
Decrease From
Apr 2022

13%
Increase From
Apr 2022

24%
Increase From
Apr 2022

UNITS SOLD

8
Total
Properties

\$602K
Average
Price

\$615K
Median
Price

0%
Change From
Apr 2022

29%
Increase From
Apr 2022

35%
Increase From
Apr 2022

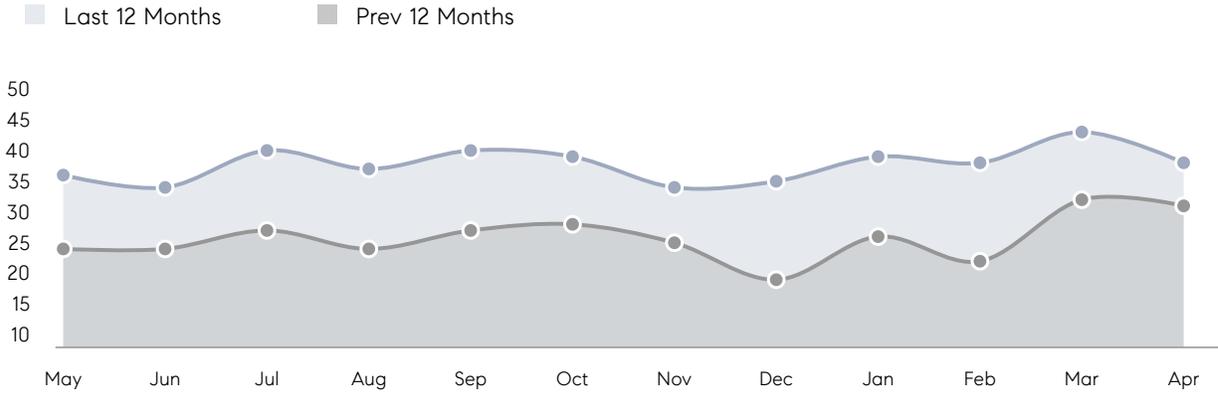
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	16	25	-36%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$602,589	\$465,938	29.3%
	# OF CONTRACTS	15	19	-21.1%
	NEW LISTINGS	11	20	-45%
Houses	AVERAGE DOM	16	25	-36%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$602,589	\$465,938	29%
	# OF CONTRACTS	15	19	-21%
	NEW LISTINGS	11	19	-42%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

Dumont

APRIL 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Edgewater

APRIL 2023

UNDER CONTRACT

24	\$701K	\$549K
Total Properties	Average Price	Median Price
-4%	-4%	-8%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

12	\$604K	\$497K
Total Properties	Average Price	Median Price
-62%	-13%	-14%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

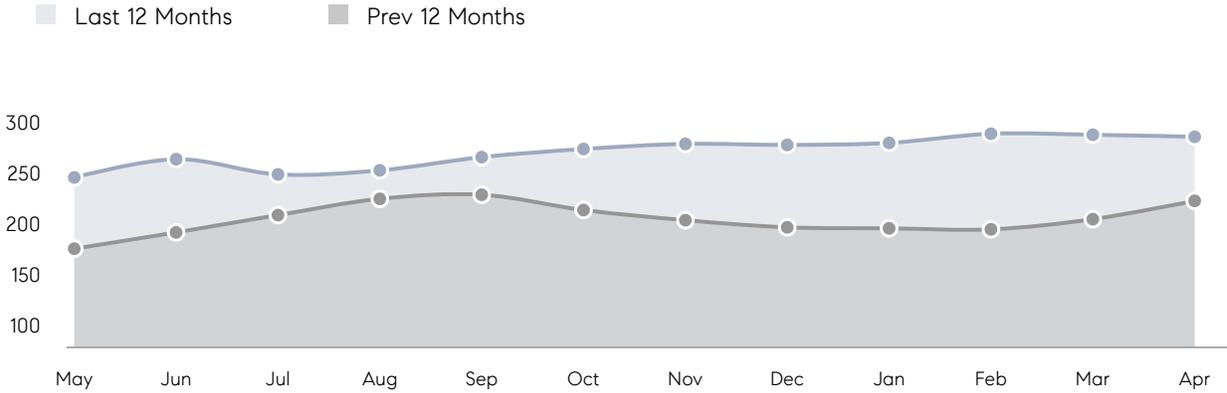
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	91	58	57%
	% OF ASKING PRICE	95%	99%	
	AVERAGE SOLD PRICE	\$604,375	\$690,984	-12.5%
	# OF CONTRACTS	24	25	-4.0%
	NEW LISTINGS	33	43	-23%
Houses	AVERAGE DOM	26	33	-21%
	% OF ASKING PRICE	100%	111%	
	AVERAGE SOLD PRICE	\$840,000	\$613,000	37%
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	3	2	50%
Condo/Co-op/TH	AVERAGE DOM	97	59	64%
	% OF ASKING PRICE	94%	99%	
	AVERAGE SOLD PRICE	\$582,955	\$693,500	-16%
	# OF CONTRACTS	23	25	-8%
	NEW LISTINGS	30	41	-27%

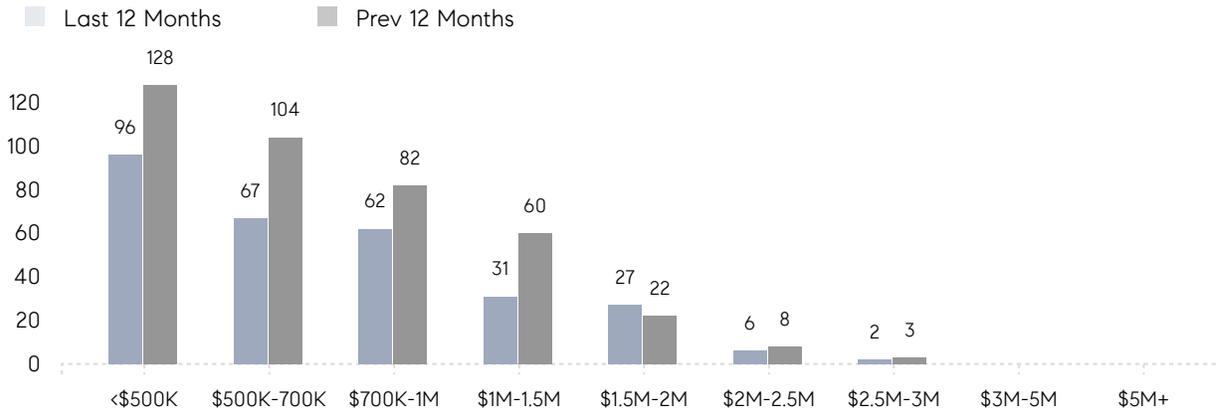
Edgewater

APRIL 2023

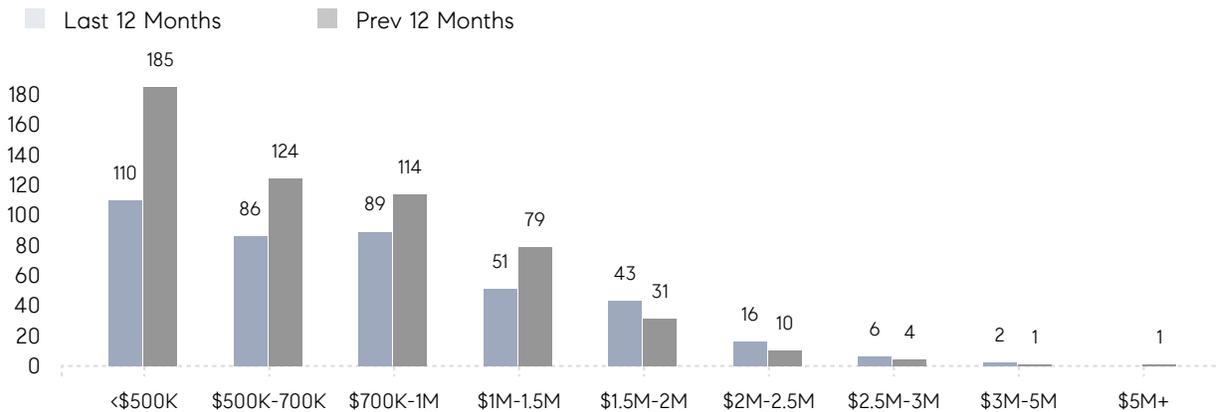
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Elmwood Park

APRIL 2023

UNDER CONTRACT

7	\$397K	\$399K
Total Properties	Average Price	Median Price
-72%	-17%	-11%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

10	\$422K	\$426K
Total Properties	Average Price	Median Price
-44%	-2%	-6%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

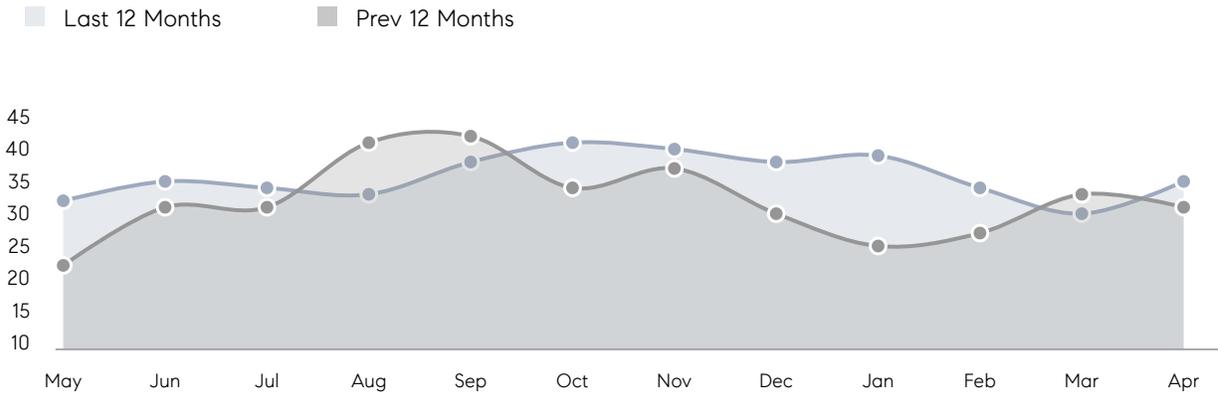
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	37	42	-12%
	% OF ASKING PRICE	106%	104%	
	AVERAGE SOLD PRICE	\$422,200	\$430,175	-1.9%
	# OF CONTRACTS	7	25	-72.0%
	NEW LISTINGS	13	19	-32%
Houses	AVERAGE DOM	33	41	-20%
	% OF ASKING PRICE	107%	105%	
	AVERAGE SOLD PRICE	\$425,222	\$493,946	-14%
	# OF CONTRACTS	5	23	-78%
	NEW LISTINGS	10	17	-41%
Condo/Co-op/TH	AVERAGE DOM	73	48	52%
	% OF ASKING PRICE	97%	101%	
	AVERAGE SOLD PRICE	\$395,000	\$206,975	91%
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	3	2	50%

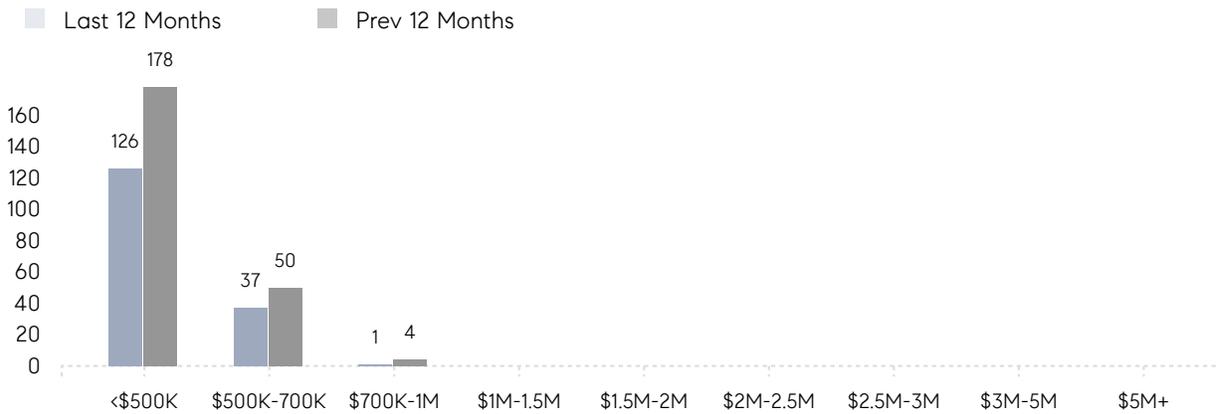
Elmwood Park

APRIL 2023

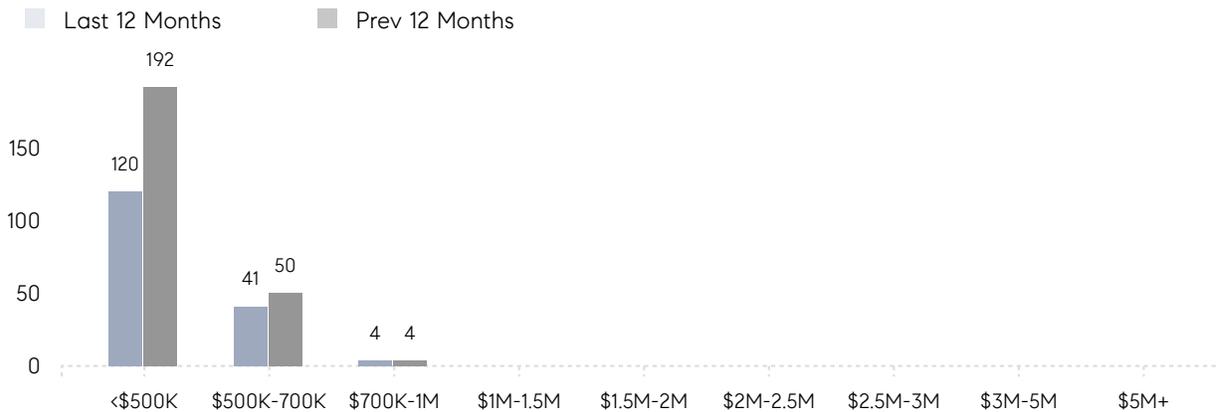
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Emerson

APRIL 2023

UNDER CONTRACT

12
Total
Properties

\$651K
Average
Price

\$632K
Median
Price

140%
Increase From
Apr 2022

9%
Increase From
Apr 2022

20%
Increase From
Apr 2022

UNITS SOLD

1
Total
Properties

\$985K
Average
Price

\$985K
Median
Price

-75%
Decrease From
Apr 2022

56%
Increase From
Apr 2022

39%
Increase From
Apr 2022

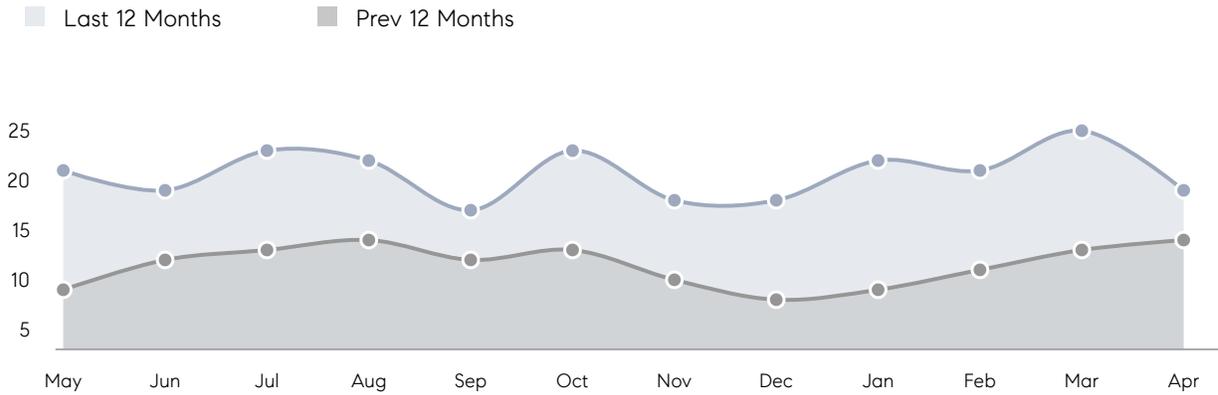
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	7	41	-83%
	% OF ASKING PRICE	102%	105%	
	AVERAGE SOLD PRICE	\$985,000	\$630,425	56.2%
	# OF CONTRACTS	12	5	140.0%
	NEW LISTINGS	5	4	25%
Houses	AVERAGE DOM	7	41	-83%
	% OF ASKING PRICE	102%	105%	
	AVERAGE SOLD PRICE	\$985,000	\$630,425	56%
	# OF CONTRACTS	10	4	150%
	NEW LISTINGS	4	3	33%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	1	1	0%

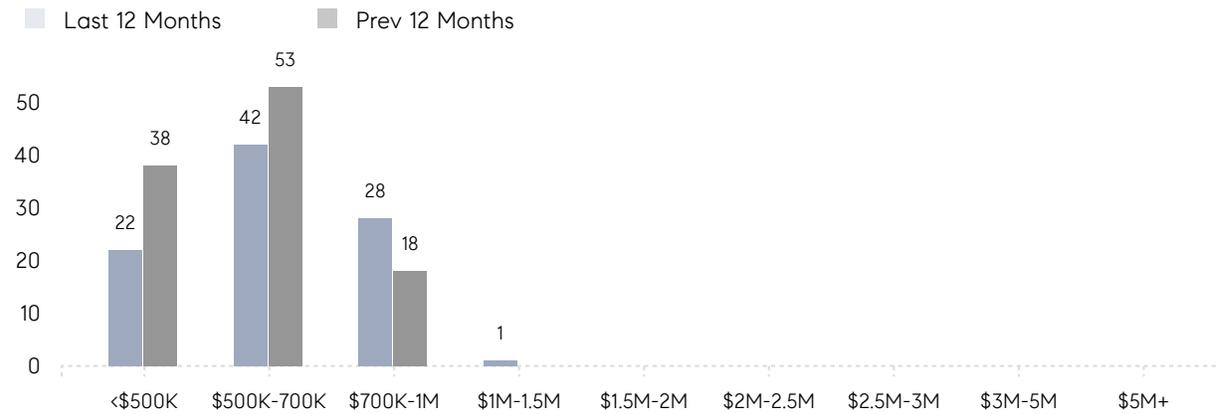
Emerson

APRIL 2023

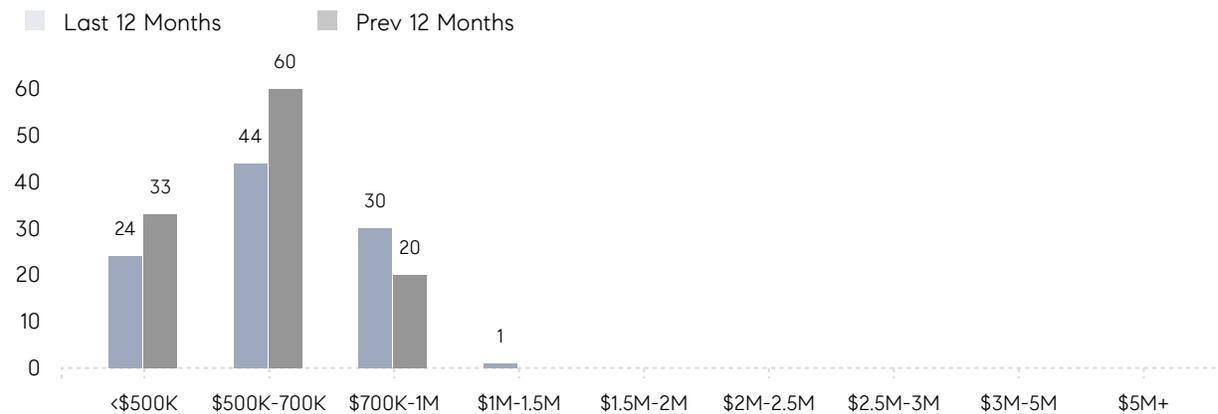
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Englewood

APRIL 2023

UNDER CONTRACT

12
Total
Properties

\$549K
Average
Price

\$499K
Median
Price

-61%
Decrease From
Apr 2022

-30%
Decrease From
Apr 2022

2%
Increase From
Apr 2022

UNITS SOLD

9
Total
Properties

\$537K
Average
Price

\$499K
Median
Price

-72%
Decrease From
Apr 2022

-43%
Decrease From
Apr 2022

-1%
Change From
Apr 2022

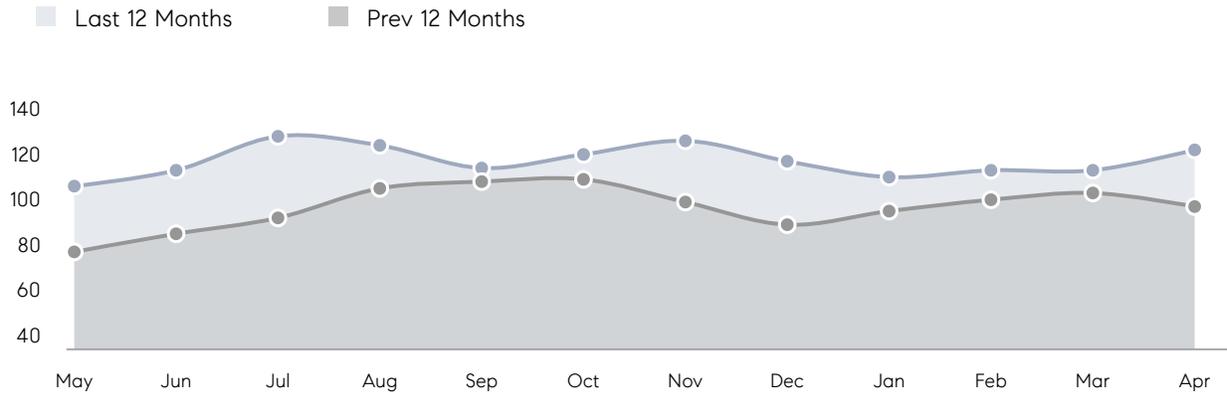
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	46	53	-13%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$537,444	\$944,669	-43.1%
	# OF CONTRACTS	12	31	-61.3%
	NEW LISTINGS	21	27	-22%
Houses	AVERAGE DOM	47	59	-20%
	% OF ASKING PRICE	99%	98%	
	AVERAGE SOLD PRICE	\$650,000	\$1,289,800	-50%
	# OF CONTRACTS	6	17	-65%
	NEW LISTINGS	10	17	-41%
Condo/Co-op/TH	AVERAGE DOM	45	43	5%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$447,400	\$369,450	21%
	# OF CONTRACTS	6	14	-57%
	NEW LISTINGS	11	10	10%

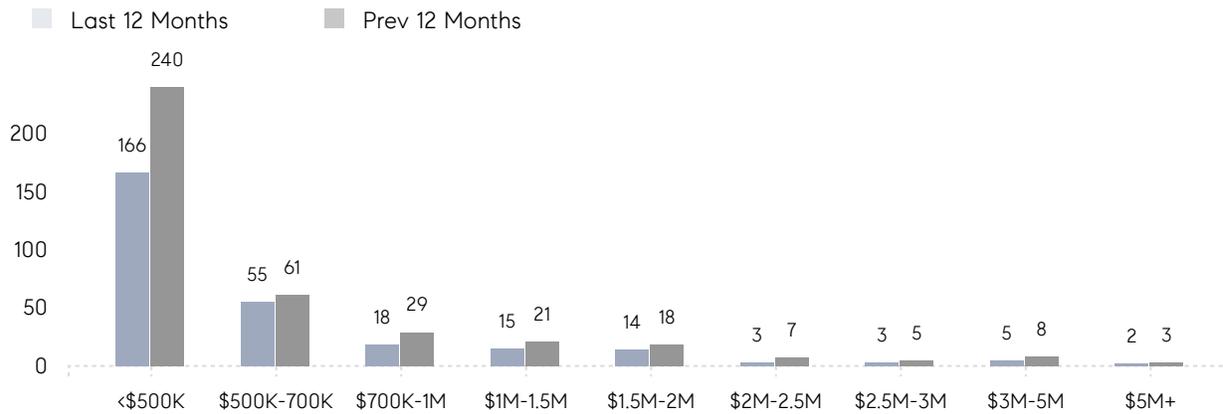
Englewood

APRIL 2023

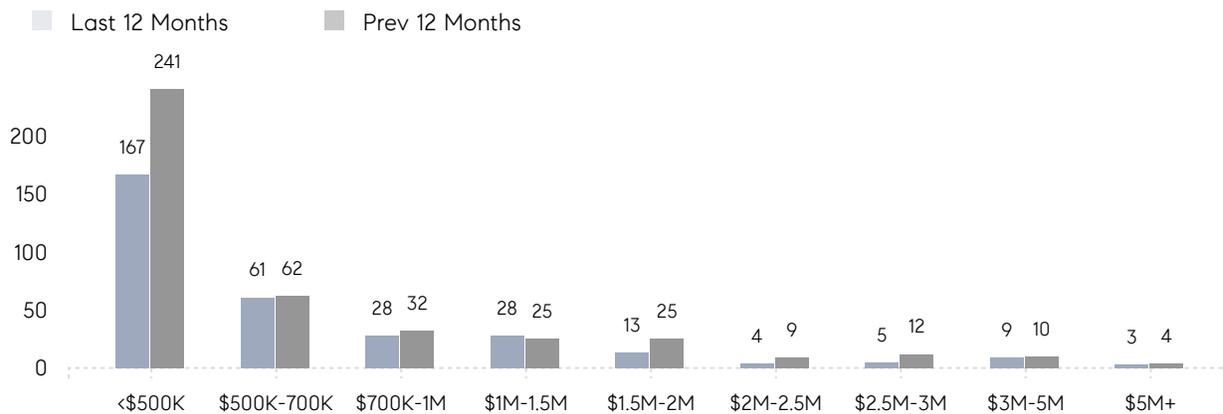
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Englewood Cliffs

APRIL 2023

UNDER CONTRACT

7	\$1.8M	\$1.1M
Total Properties	Average Price	Median Price
75%	24%	-24%
Increase From Apr 2022	Increase From Apr 2022	Decrease From Apr 2022

UNITS SOLD

5	\$1.7M	\$1.4M
Total Properties	Average Price	Median Price
-55%	58%	27%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

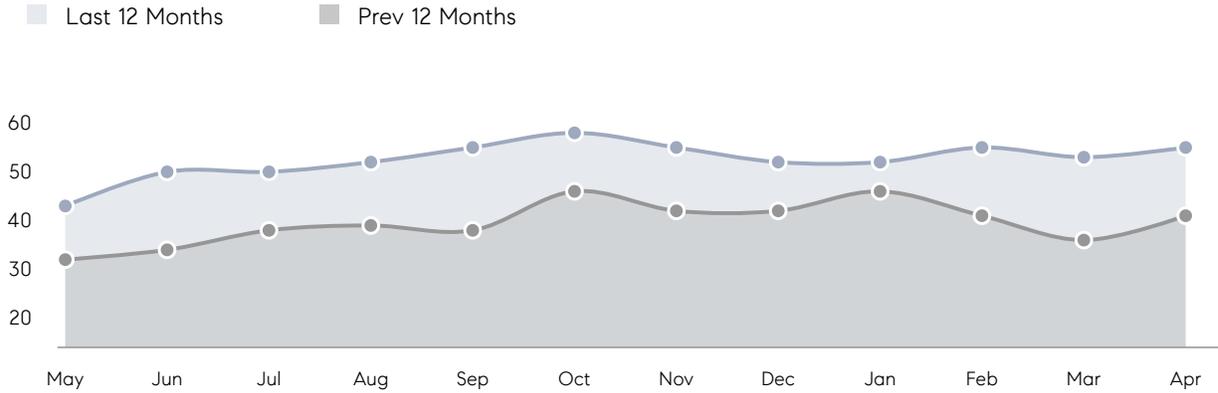
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	157	44	257%
	% OF ASKING PRICE	82%	96%	
	AVERAGE SOLD PRICE	\$1,745,800	\$1,103,000	58.3%
	# OF CONTRACTS	7	4	75.0%
	NEW LISTINGS	11	10	10%
Houses	AVERAGE DOM	157	44	257%
	% OF ASKING PRICE	82%	96%	
	AVERAGE SOLD PRICE	\$1,745,800	\$1,103,000	58%
	# OF CONTRACTS	7	4	75%
	NEW LISTINGS	11	10	10%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

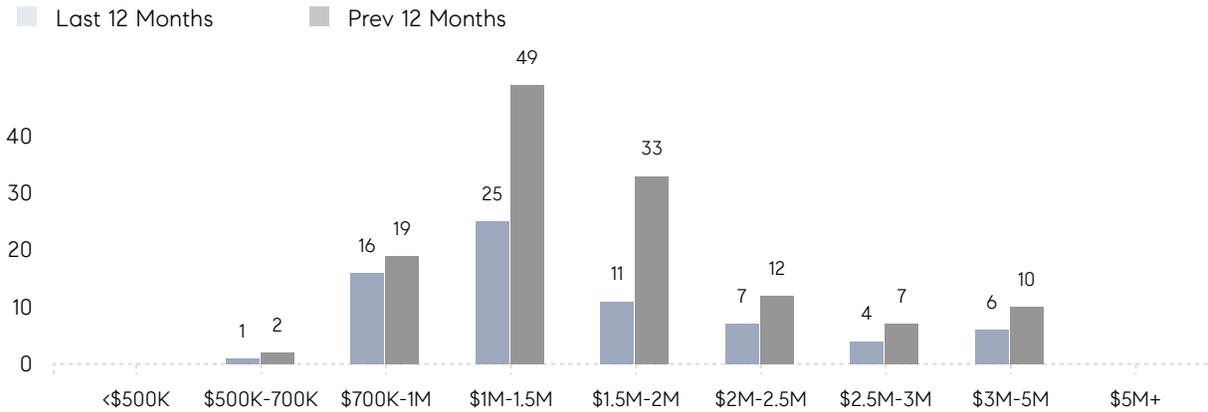
Englewood Cliffs

APRIL 2023

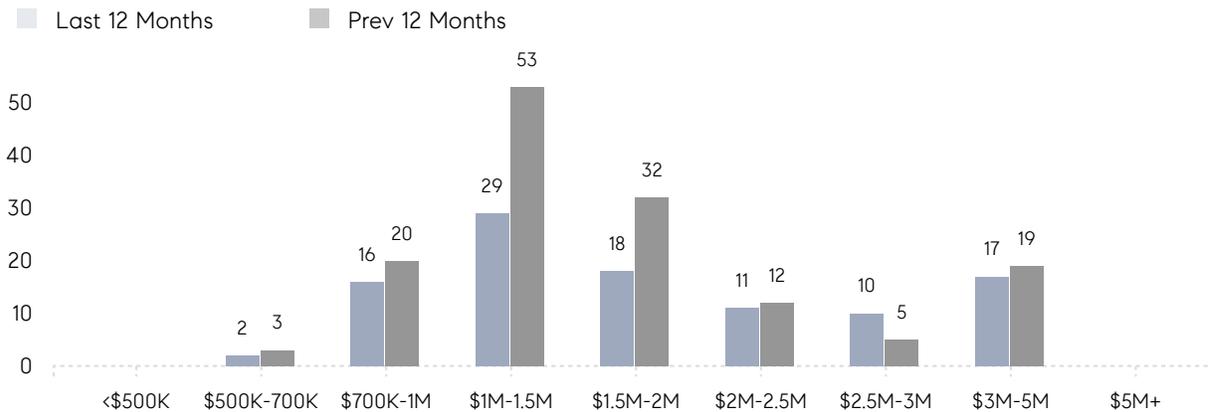
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Fair Lawn

APRIL 2023

UNDER CONTRACT

24	\$511K	\$504K
Total Properties	Average Price	Median Price
-37%	-8%	-12%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

13	\$597K	\$530K
Total Properties	Average Price	Median Price
-46%	-12%	-22%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

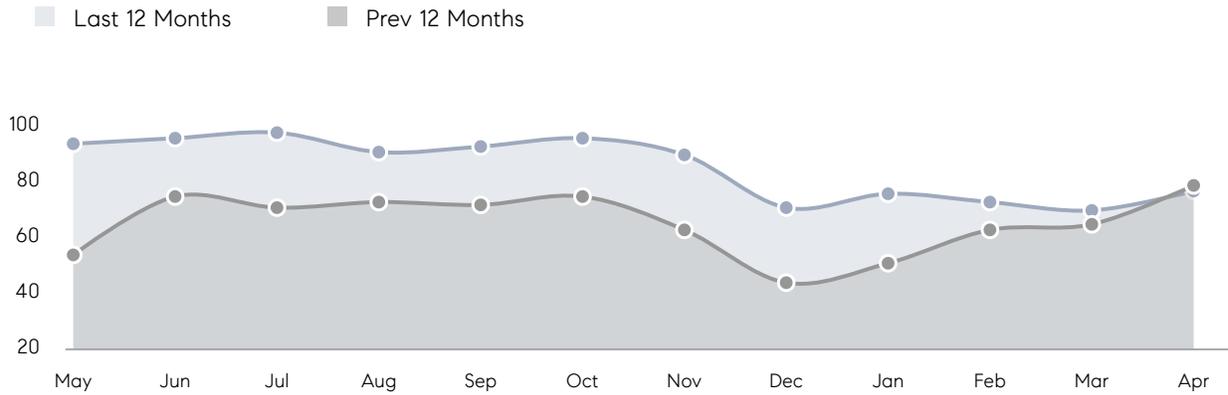
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	32	22	45%
	% OF ASKING PRICE	104%	106%	
	AVERAGE SOLD PRICE	\$597,154	\$680,925	-12.3%
	# OF CONTRACTS	24	38	-36.8%
	NEW LISTINGS	31	58	-47%
Houses	AVERAGE DOM	32	22	45%
	% OF ASKING PRICE	105%	106%	
	AVERAGE SOLD PRICE	\$619,833	\$680,925	-9%
	# OF CONTRACTS	19	34	-44%
	NEW LISTINGS	29	51	-43%
Condo/Co-op/TH	AVERAGE DOM	38	-	-
	% OF ASKING PRICE	90%	-	
	AVERAGE SOLD PRICE	\$325,000	-	-
	# OF CONTRACTS	5	4	25%
	NEW LISTINGS	2	7	-71%

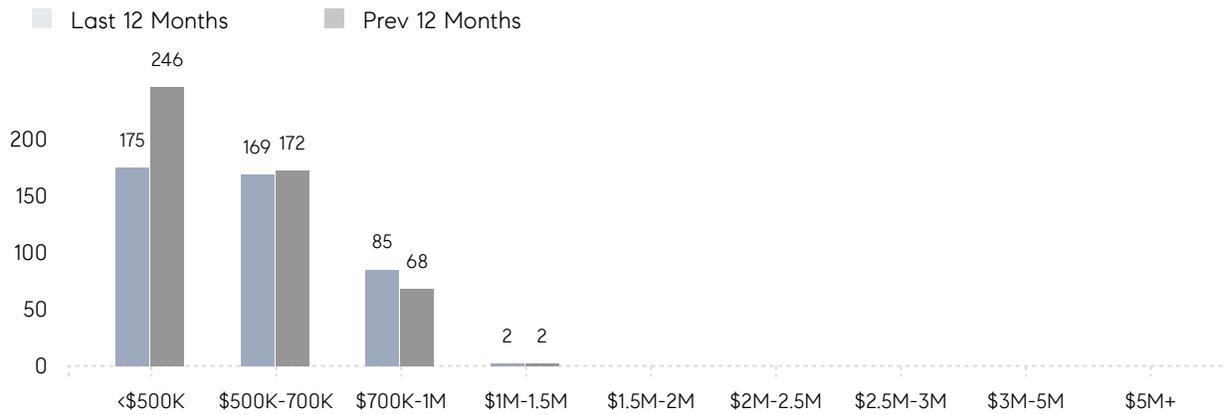
Fair Lawn

APRIL 2023

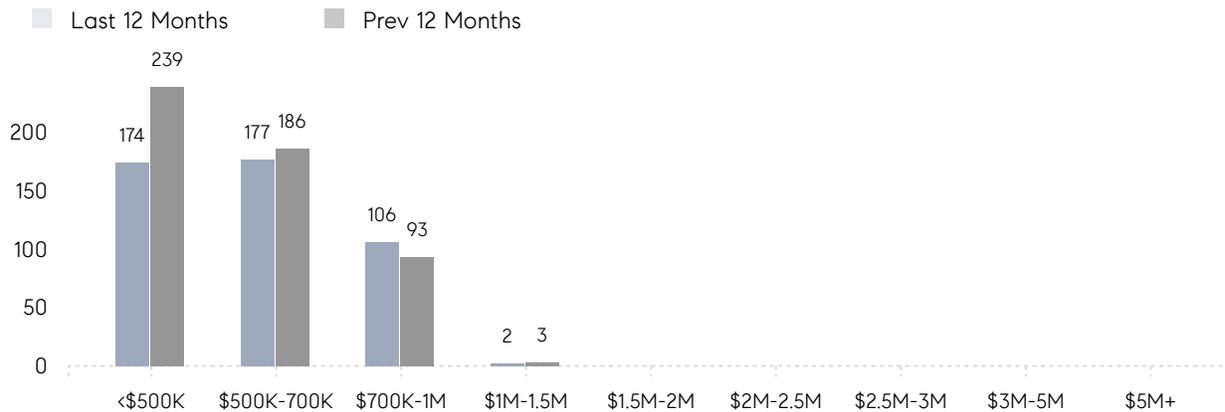
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Fairview

APRIL 2023

UNDER CONTRACT

1	\$475K	\$475K
Total Properties	Average Price	Median Price
-86%	-15%	-26%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

1	\$550K	\$550K
Total Properties	Average Price	Median Price
-86%	85%	141%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

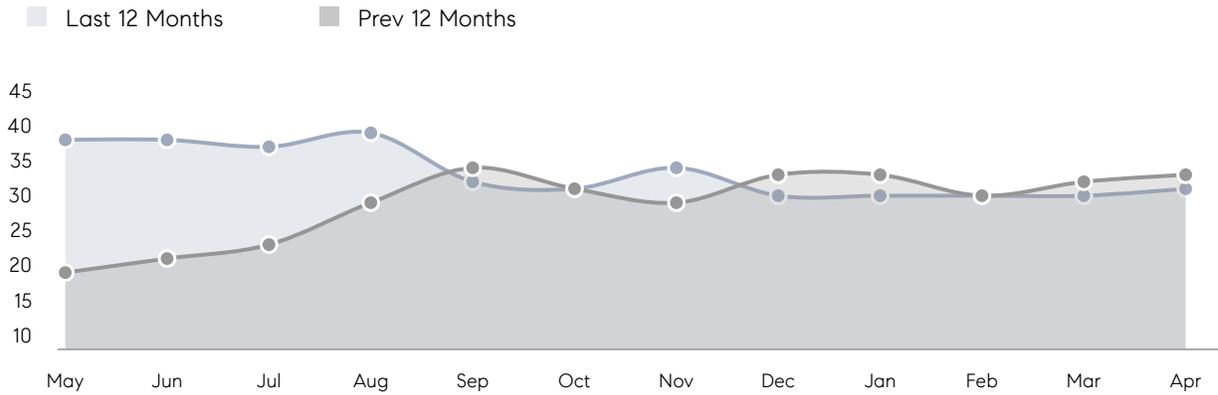
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	7	93	-92%
	% OF ASKING PRICE	110%	99%	
	AVERAGE SOLD PRICE	\$550,000	\$297,843	84.7%
	# OF CONTRACTS	1	7	-85.7%
	NEW LISTINGS	1	8	-87%
Houses	AVERAGE DOM	7	36	-81%
	% OF ASKING PRICE	110%	100%	
	AVERAGE SOLD PRICE	\$550,000	\$412,000	33%
	# OF CONTRACTS	1	6	-83%
	NEW LISTINGS	1	3	-67%
Condo/Co-op/TH	AVERAGE DOM	-	103	-
	% OF ASKING PRICE	-	98%	
	AVERAGE SOLD PRICE	-	\$278,817	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	5	0%

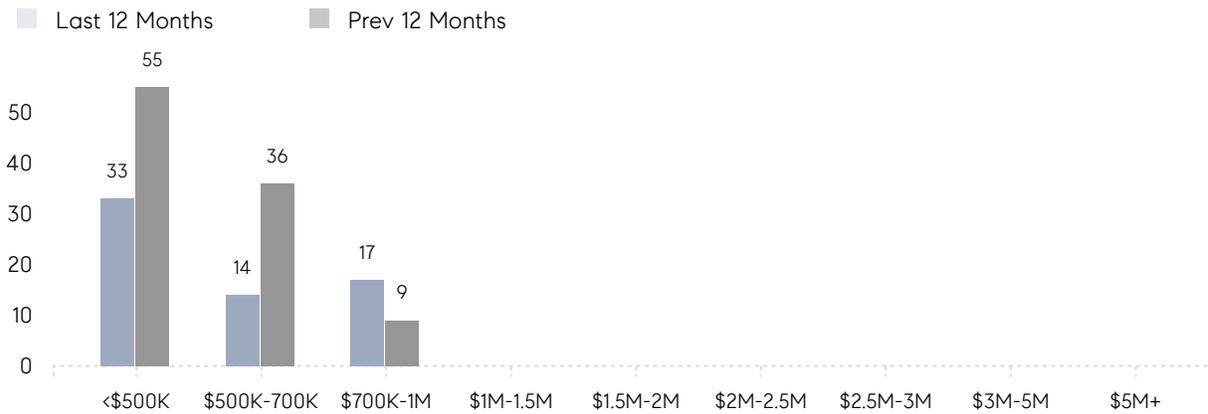
Fairview

APRIL 2023

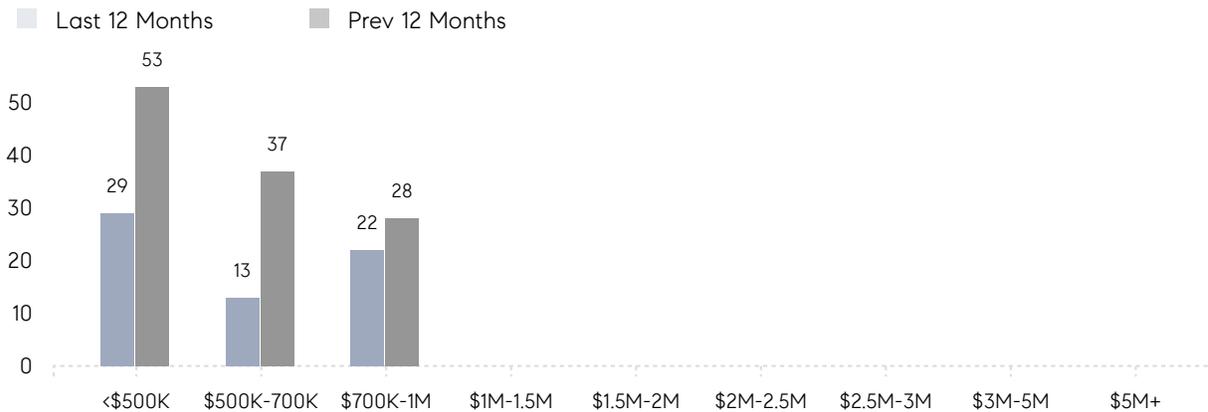
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Fort Lee

APRIL 2023

UNDER CONTRACT

53
Total
Properties

\$546K
Average
Price

\$359K
Median
Price

-42%
Decrease From
Apr 2022

7%
Increase From
Apr 2022

6%
Increase From
Apr 2022

UNITS SOLD

42
Total
Properties

\$415K
Average
Price

\$337K
Median
Price

-26%
Decrease From
Apr 2022

-18%
Decrease From
Apr 2022

14%
Increase From
Apr 2022

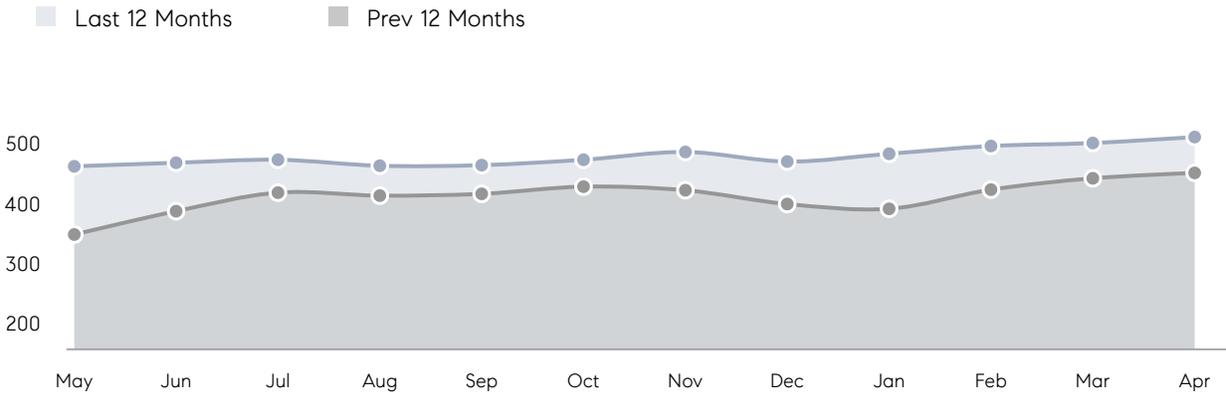
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	72	83	-13%
	% OF ASKING PRICE	96%	94%	
	AVERAGE SOLD PRICE	\$415,578	\$507,816	-18.2%
	# OF CONTRACTS	53	91	-41.8%
	NEW LISTINGS	64	101	-37%
Houses	AVERAGE DOM	41	102	-60%
	% OF ASKING PRICE	99%	88%	
	AVERAGE SOLD PRICE	\$1,000,766	\$1,798,333	-44%
	# OF CONTRACTS	3	12	-75%
	NEW LISTINGS	10	7	43%
Condo/Co-op/TH	AVERAGE DOM	75	81	-7%
	% OF ASKING PRICE	95%	95%	
	AVERAGE SOLD PRICE	\$370,564	\$355,990	4%
	# OF CONTRACTS	50	79	-37%
	NEW LISTINGS	54	94	-43%

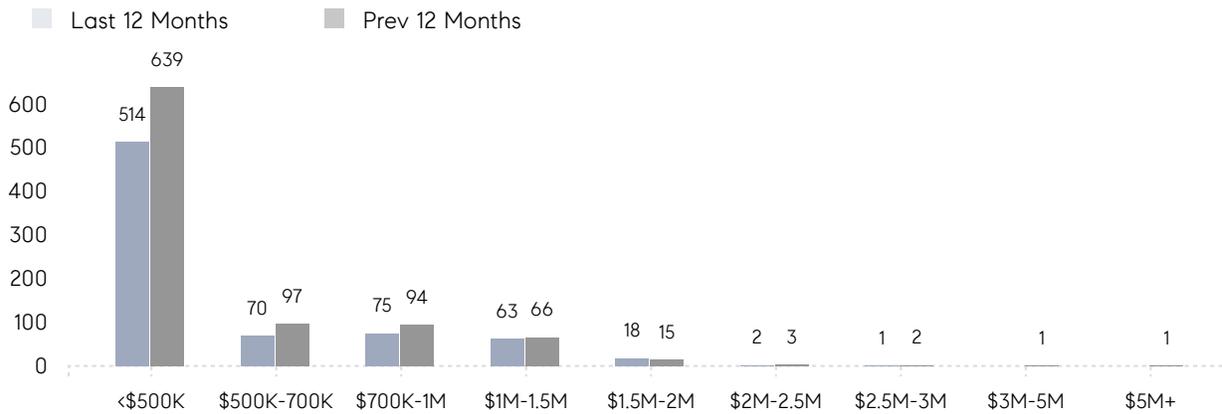
Fort Lee

APRIL 2023

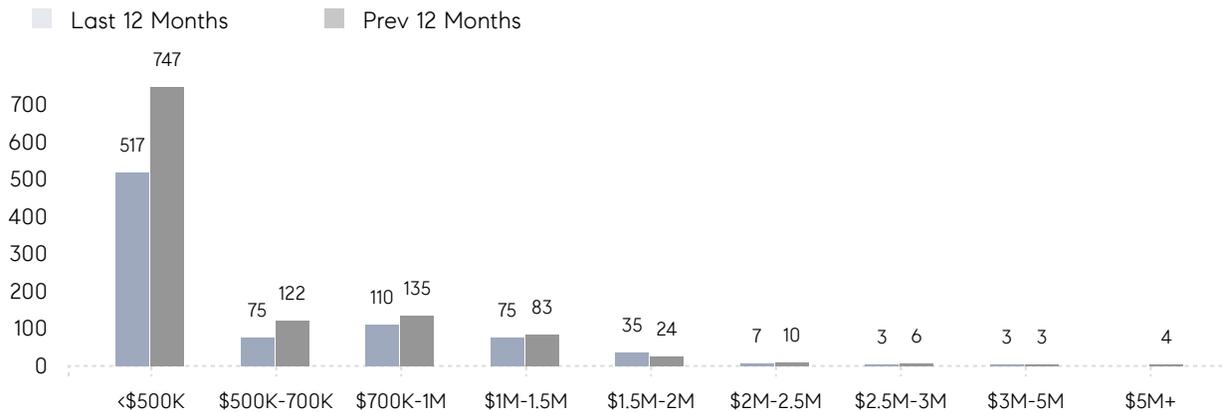
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Franklin Lakes

APRIL 2023

UNDER CONTRACT

13	\$1.4M	\$1.2M
Total Properties	Average Price	Median Price
-32%	-8%	-20%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

6	\$1.3M	\$1.3M
Total Properties	Average Price	Median Price
-57%	-1%	-5%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

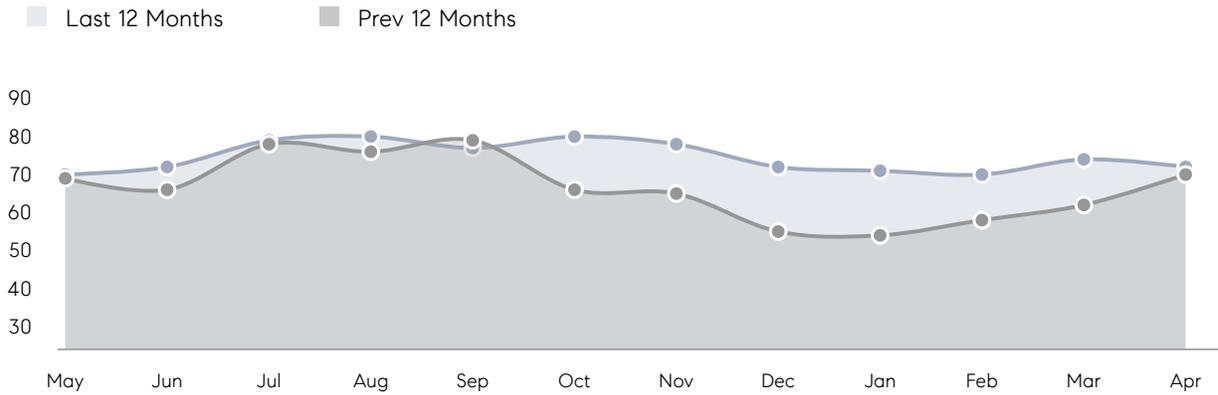
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	62	72	-14%
	% OF ASKING PRICE	90%	103%	
	AVERAGE SOLD PRICE	\$1,399,333	\$1,413,698	-1.0%
	# OF CONTRACTS	13	19	-31.6%
	NEW LISTINGS	16	28	-43%
Houses	AVERAGE DOM	78	24	225%
	% OF ASKING PRICE	88%	103%	
	AVERAGE SOLD PRICE	\$1,513,750	\$1,359,778	11%
	# OF CONTRACTS	12	14	-14%
	NEW LISTINGS	16	23	-30%
Condo/Co-op/TH	AVERAGE DOM	30	193	-84%
	% OF ASKING PRICE	94%	102%	
	AVERAGE SOLD PRICE	\$1,170,500	\$1,548,500	-24%
	# OF CONTRACTS	1	5	-80%
	NEW LISTINGS	0	5	0%

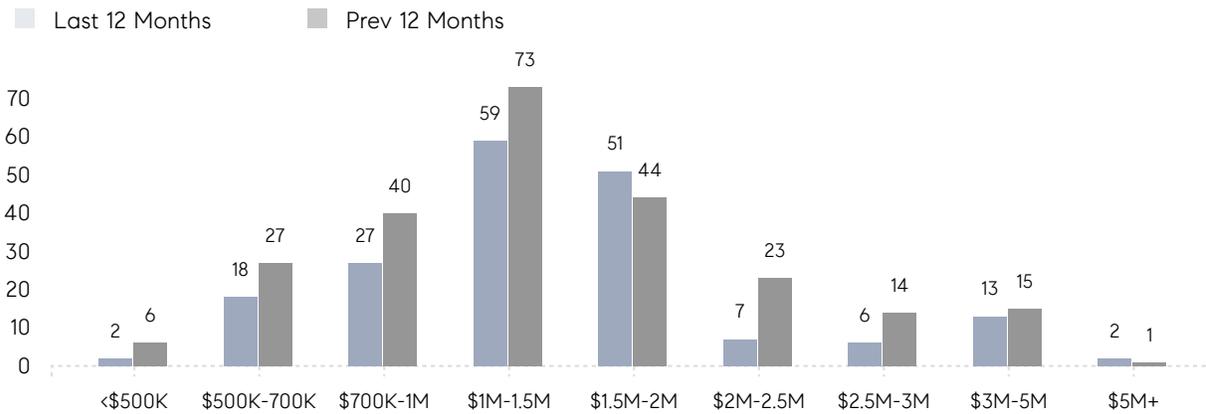
Franklin Lakes

APRIL 2023

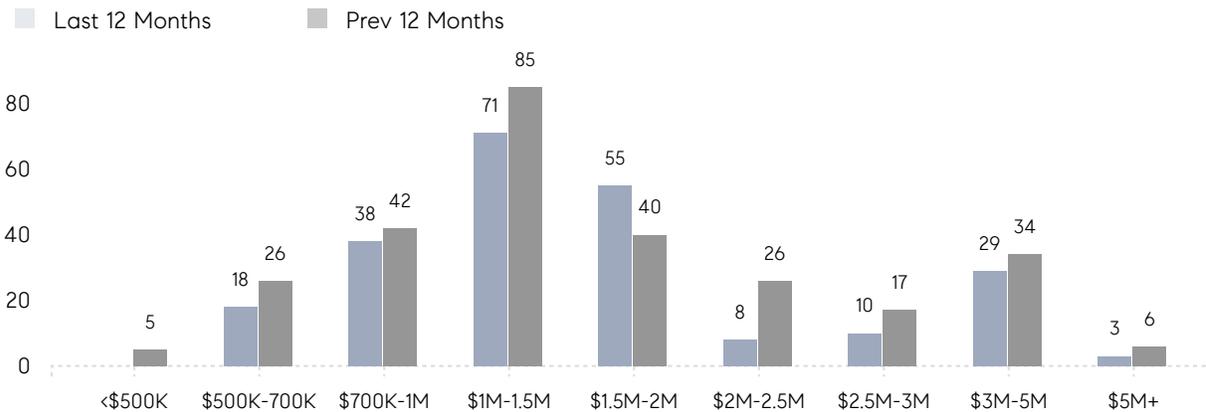
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Garfield City

APRIL 2023

UNDER CONTRACT

8
Total
Properties

\$461K
Average
Price

\$449K
Median
Price

-27%
Decrease From
Apr 2022

6%
Increase From
Apr 2022

6%
Increase From
Apr 2022

UNITS SOLD

8
Total
Properties

\$355K
Average
Price

\$352K
Median
Price

33%
Increase From
Apr 2022

-15%
Decrease From
Apr 2022

-12%
Decrease From
Apr 2022

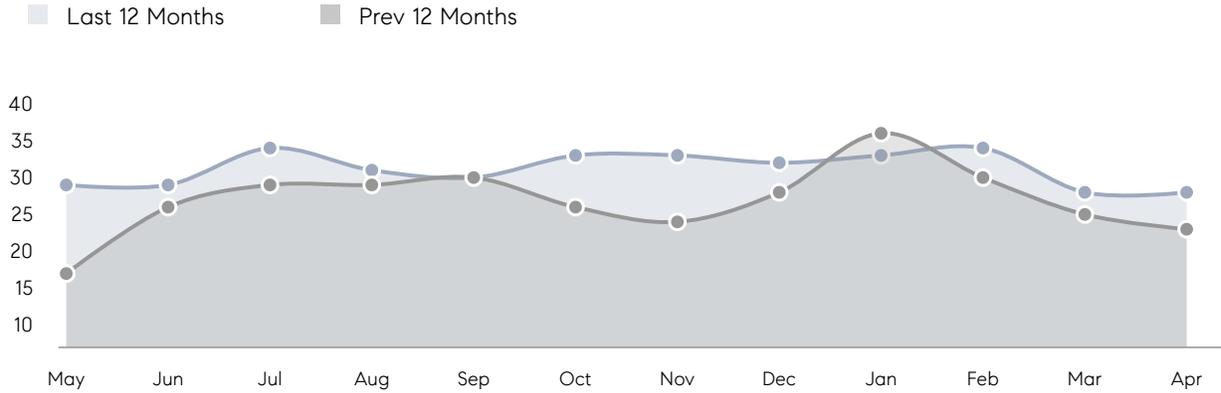
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	37	70	-47%
	% OF ASKING PRICE	104%	98%	
	AVERAGE SOLD PRICE	\$355,863	\$420,917	-15.5%
	# OF CONTRACTS	8	11	-27.3%
	NEW LISTINGS	9	7	29%
Houses	AVERAGE DOM	22	56	-61%
	% OF ASKING PRICE	105%	99%	
	AVERAGE SOLD PRICE	\$357,380	\$447,875	-20%
	# OF CONTRACTS	5	10	-50%
	NEW LISTINGS	5	4	25%
Condo/Co-op/TH	AVERAGE DOM	61	98	-38%
	% OF ASKING PRICE	103%	97%	
	AVERAGE SOLD PRICE	\$353,333	\$367,000	-4%
	# OF CONTRACTS	3	1	200%
	NEW LISTINGS	4	3	33%

Garfield City

APRIL 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Glen Rock

APRIL 2023

UNDER CONTRACT

15
Total
Properties

\$909K
Average
Price

\$749K
Median
Price

7%
Increase From
Apr 2022

-4%
Decrease From
Apr 2022

-11%
Decrease From
Apr 2022

UNITS SOLD

11
Total
Properties

\$851K
Average
Price

\$726K
Median
Price

0%
Change From
Apr 2022

16%
Increase From
Apr 2022

-4%
Decrease From
Apr 2022

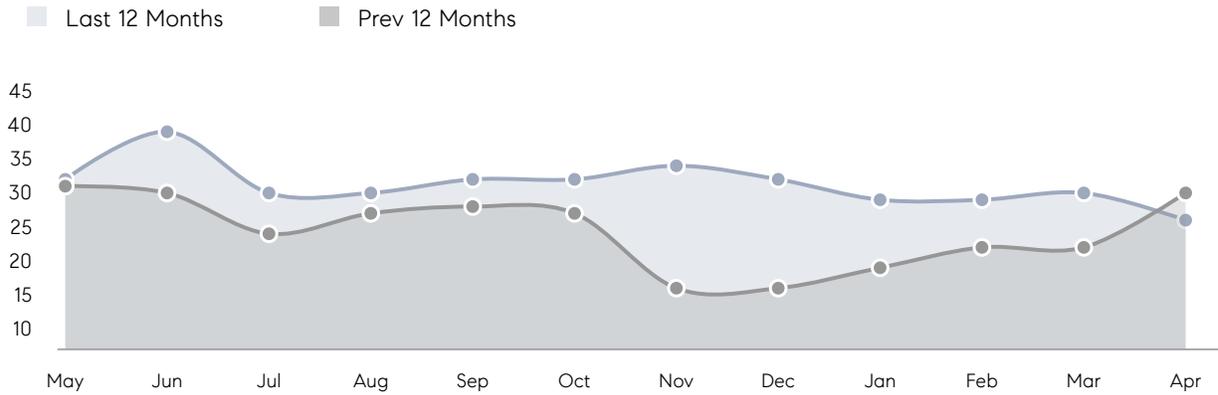
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	30	15	100%
	% OF ASKING PRICE	103%	107%	
	AVERAGE SOLD PRICE	\$851,773	\$734,000	16.0%
	# OF CONTRACTS	15	14	7.1%
	NEW LISTINGS	10	26	-62%
Houses	AVERAGE DOM	30	17	76%
	% OF ASKING PRICE	103%	109%	
	AVERAGE SOLD PRICE	\$851,773	\$713,778	19%
	# OF CONTRACTS	14	13	8%
	NEW LISTINGS	9	21	-57%
Condo/Co-op/TH	AVERAGE DOM	-	8	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$825,000	-
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	1	5	-80%

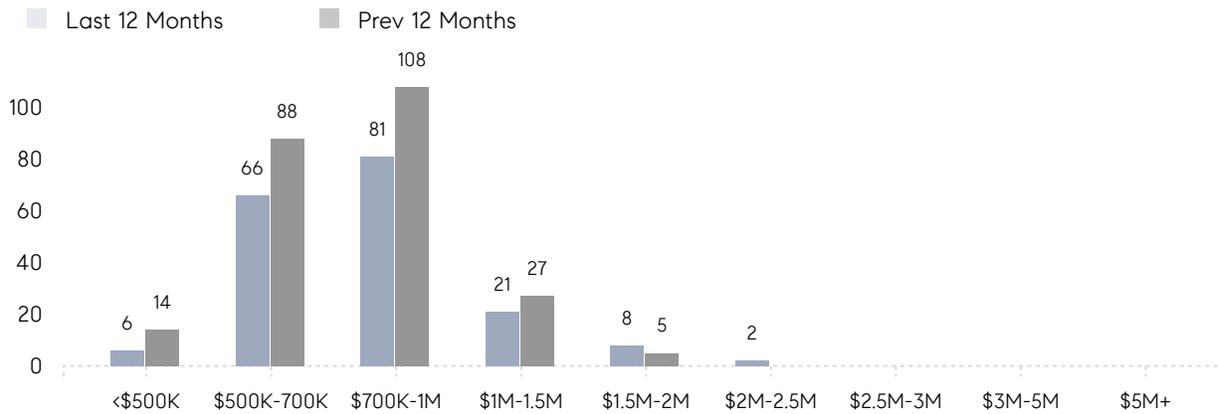
Glen Rock

APRIL 2023

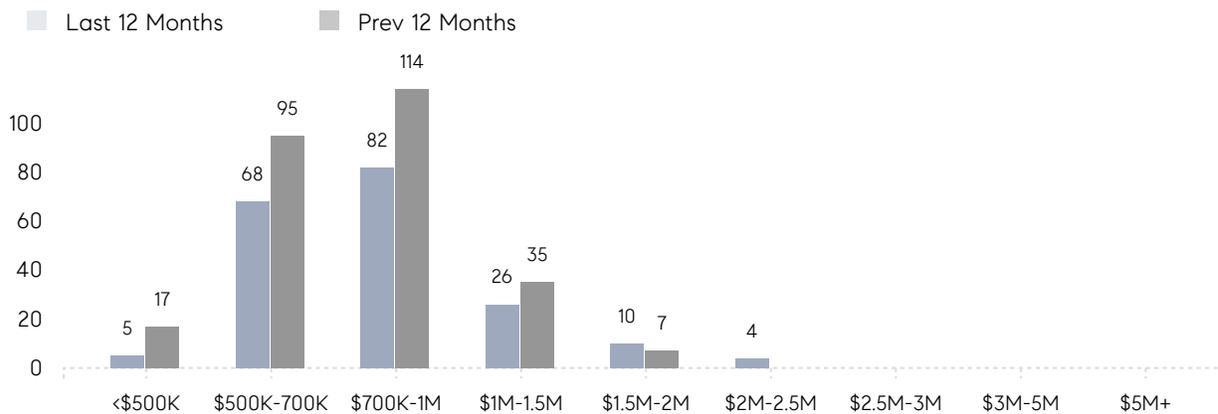
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Hackensack

APRIL 2023

UNDER CONTRACT

17	\$328K	\$260K
Total Properties	Average Price	Median Price
-48%	-13%	-32%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

27	\$321K	\$325K
Total Properties	Average Price	Median Price
29%	-8%	0%
Increase From Apr 2022	Decrease From Apr 2022	Change From Apr 2022

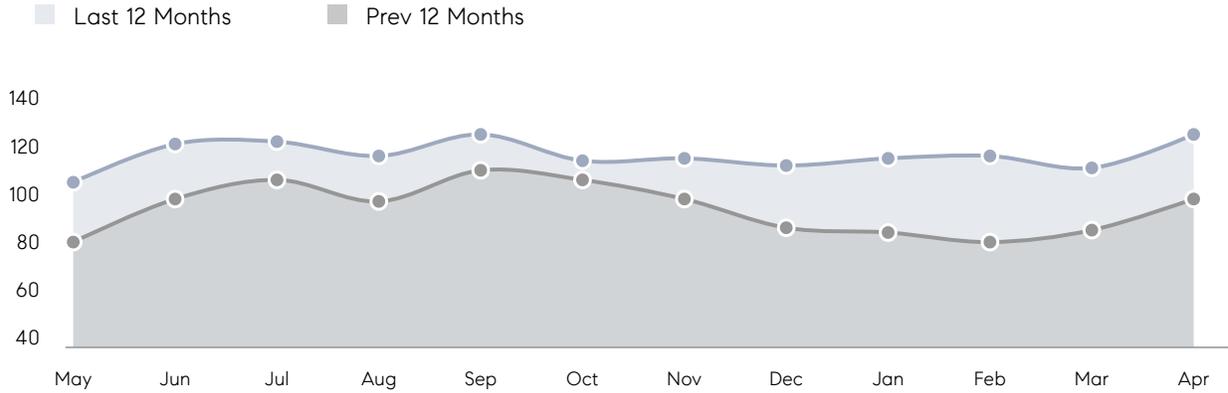
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	57	53	8%
	% OF ASKING PRICE	99%	102%	
	AVERAGE SOLD PRICE	\$321,078	\$347,690	-7.7%
	# OF CONTRACTS	17	33	-48.5%
	NEW LISTINGS	34	47	-28%
Houses	AVERAGE DOM	86	30	187%
	% OF ASKING PRICE	98%	105%	
	AVERAGE SOLD PRICE	\$509,317	\$537,500	-5%
	# OF CONTRACTS	3	15	-80%
	NEW LISTINGS	10	18	-44%
Condo/Co-op/TH	AVERAGE DOM	49	63	-22%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$267,295	\$271,767	-2%
	# OF CONTRACTS	14	18	-22%
	NEW LISTINGS	24	29	-17%

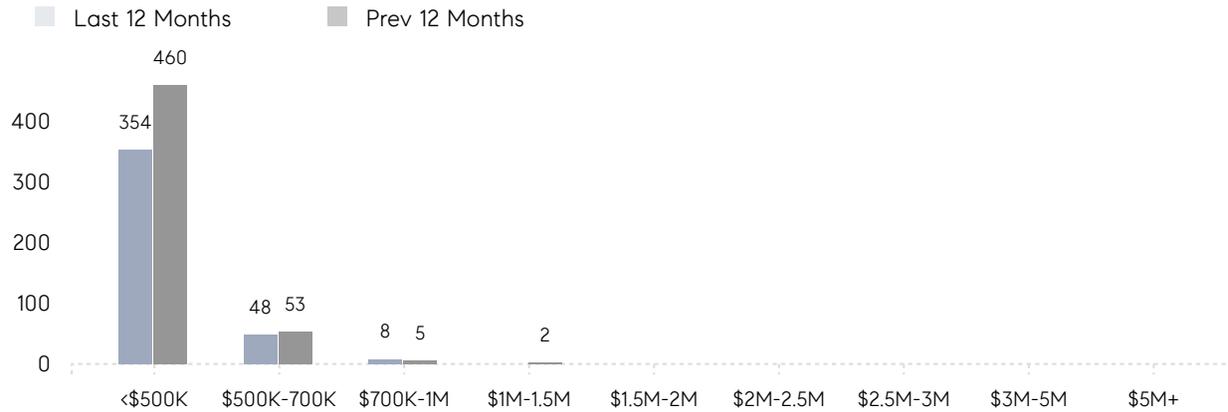
Hackensack

APRIL 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Haworth

APRIL 2023

UNDER CONTRACT

6	\$998K	\$1.0M
Total Properties	Average Price	Median Price
100%	0%	32%
Increase From Apr 2022	Change From Apr 2022	Increase From Apr 2022

UNITS SOLD

5	\$964K	\$965K
Total Properties	Average Price	Median Price
0%	11%	6%
Change From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

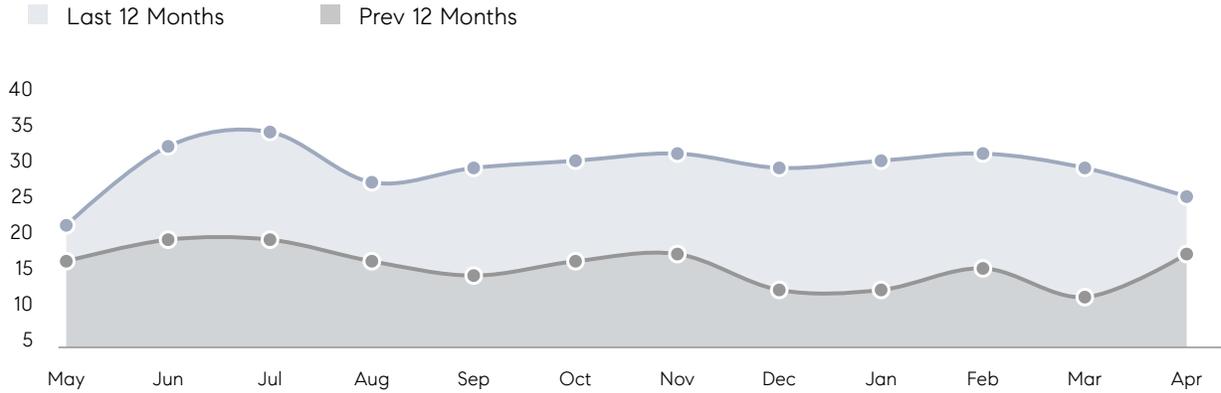
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	6	17	-65%
	% OF ASKING PRICE	111%	106%	
	AVERAGE SOLD PRICE	\$964,000	\$871,700	10.6%
	# OF CONTRACTS	6	3	100.0%
	NEW LISTINGS	3	9	-67%
Houses	AVERAGE DOM	7	17	-59%
	% OF ASKING PRICE	114%	106%	
	AVERAGE SOLD PRICE	\$935,000	\$871,700	7%
	# OF CONTRACTS	2	3	-33%
	NEW LISTINGS	1	9	-89%
Condo/Co-op/TH	AVERAGE DOM	2	-	-
	% OF ASKING PRICE	100%	-	
	AVERAGE SOLD PRICE	\$1,080,000	-	-
	# OF CONTRACTS	4	0	0%
	NEW LISTINGS	2	0	0%

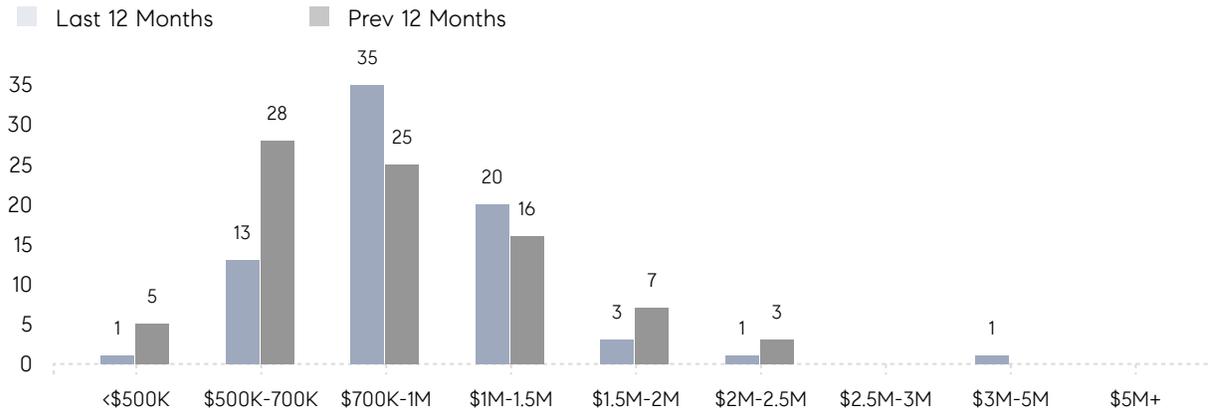
Haworth

APRIL 2023

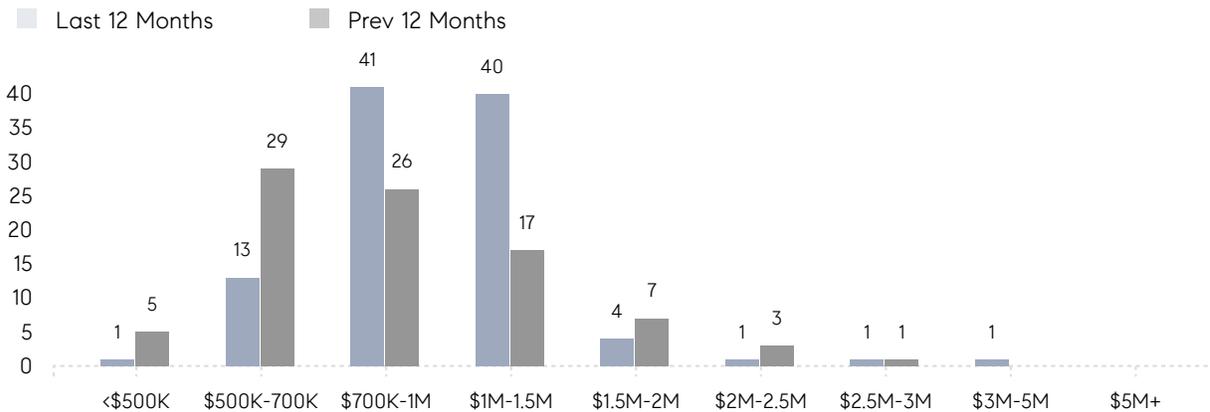
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Harrington Park

APRIL 2023

UNDER CONTRACT

3
Total
Properties

\$783K
Average
Price

\$775K
Median
Price

-62%
Decrease From
Apr 2022

-8%
Decrease From
Apr 2022

4%
Increase From
Apr 2022

UNITS SOLD

8
Total
Properties

\$802K
Average
Price

\$709K
Median
Price

100%
Increase From
Apr 2022

28%
Increase From
Apr 2022

12%
Increase From
Apr 2022

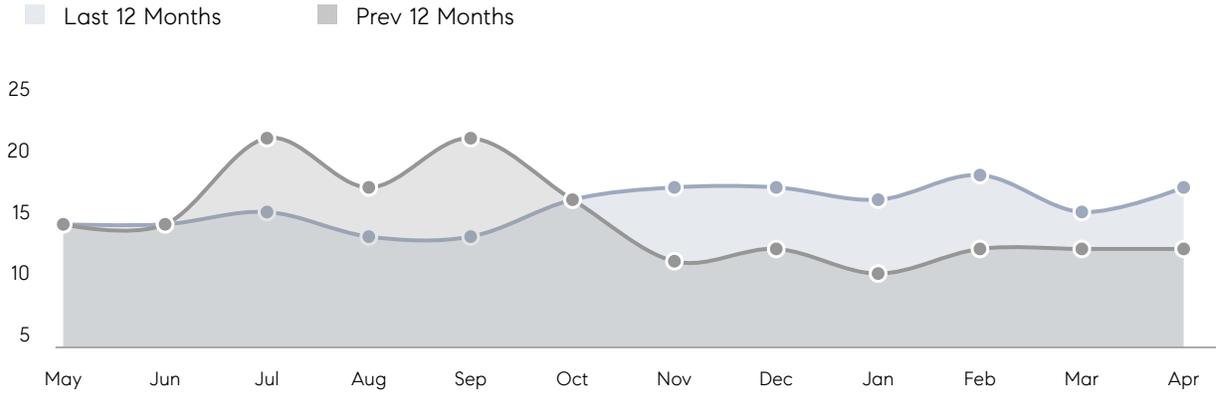
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	40	17	135%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$802,000	\$627,188	27.9%
	# OF CONTRACTS	3	8	-62.5%
	NEW LISTINGS	6	7	-14%
Houses	AVERAGE DOM	40	17	135%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$802,000	\$627,188	28%
	# OF CONTRACTS	3	7	-57%
	NEW LISTINGS	6	7	-14%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	0	0%

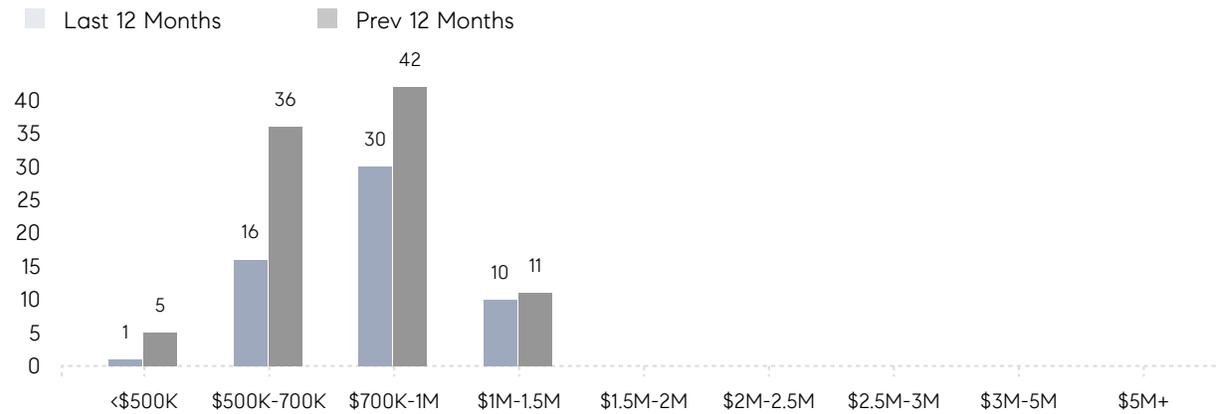
Harrington Park

APRIL 2023

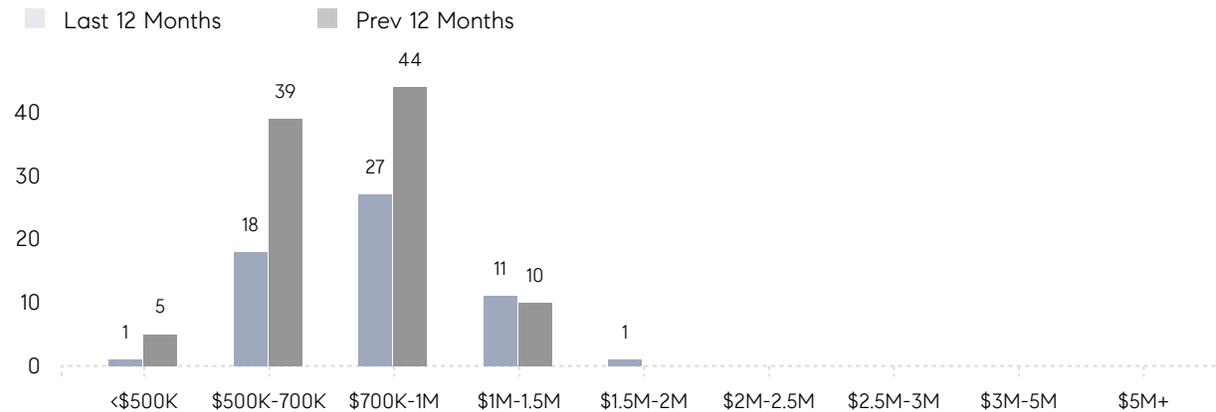
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Hasbrouck Heights

APRIL 2023

UNDER CONTRACT

10
Total
Properties

\$644K
Average
Price

\$589K
Median
Price

11%
Increase From
Apr 2022

19%
Increase From
Apr 2022

20%
Increase From
Apr 2022

UNITS SOLD

6
Total
Properties

\$679K
Average
Price

\$582K
Median
Price

-25%
Decrease From
Apr 2022

22%
Increase From
Apr 2022

10%
Increase From
Apr 2022

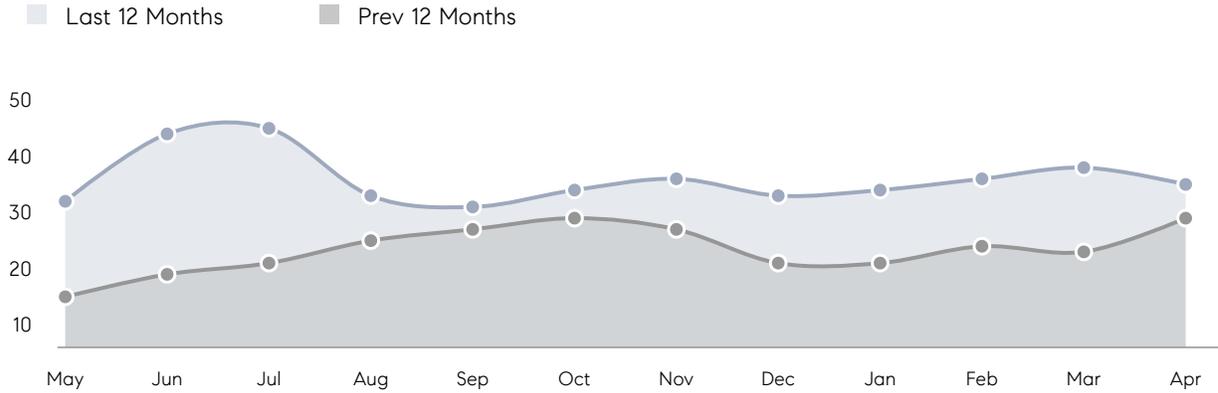
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	23	21	10%
	% OF ASKING PRICE	99%	107%	
	AVERAGE SOLD PRICE	\$679,833	\$557,125	22.0%
	# OF CONTRACTS	10	9	11.1%
	NEW LISTINGS	7	14	-50%
Houses	AVERAGE DOM	23	22	5%
	% OF ASKING PRICE	99%	108%	
	AVERAGE SOLD PRICE	\$679,833	\$560,286	21%
	# OF CONTRACTS	9	9	0%
	NEW LISTINGS	7	14	-50%
Condo/Co-op/TH	AVERAGE DOM	-	14	-
	% OF ASKING PRICE	-	105%	
	AVERAGE SOLD PRICE	-	\$535,000	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	0	0%

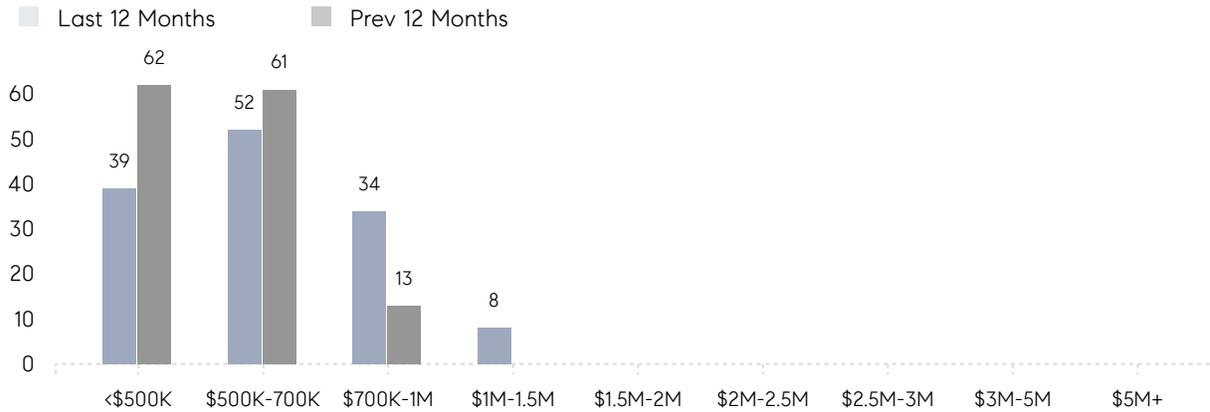
Hasbrouck Heights

APRIL 2023

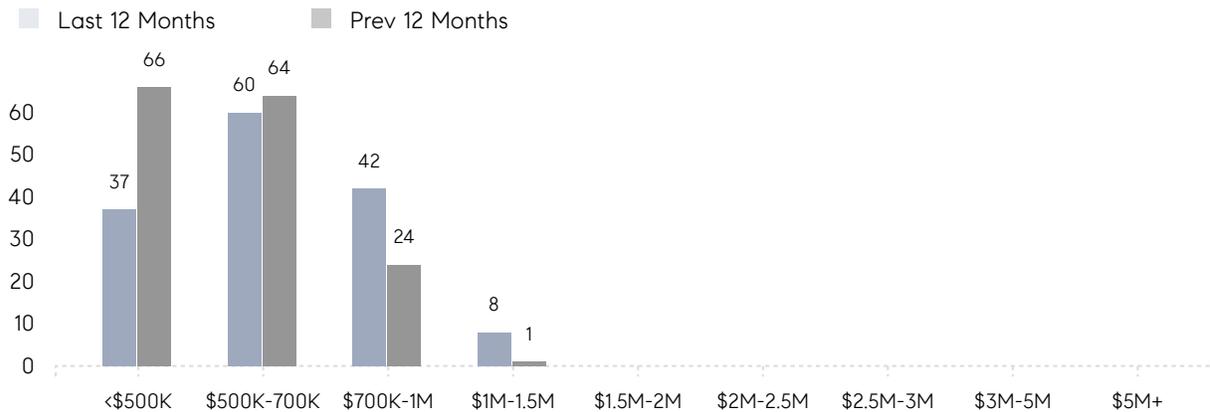
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Hillsdale

APRIL 2023

UNDER CONTRACT

9	\$757K	\$655K
Total Properties	Average Price	Median Price
-25%	-2%	-18%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

3	\$711K	\$680K
Total Properties	Average Price	Median Price
-73%	-9%	-5%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

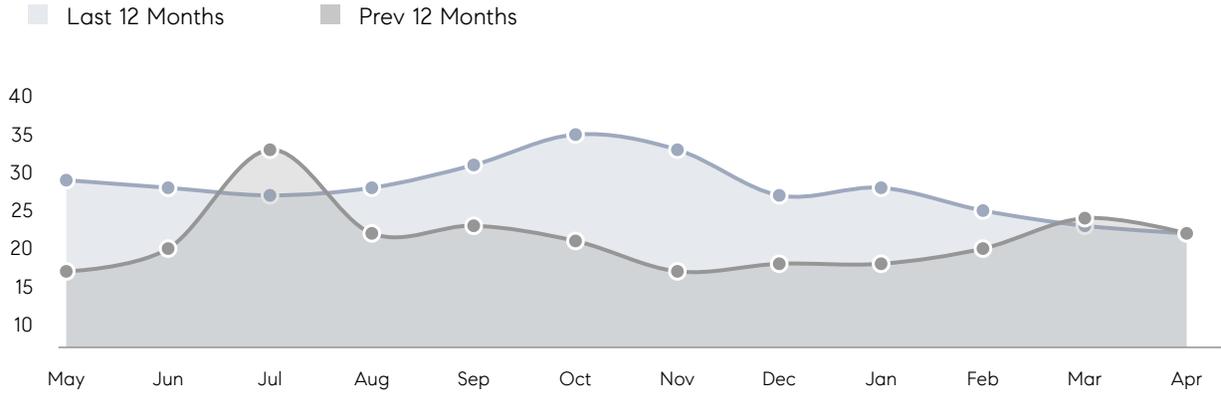
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	12	16	-25%
	% OF ASKING PRICE	99%	105%	
	AVERAGE SOLD PRICE	\$711,667	\$785,773	-9.4%
	# OF CONTRACTS	9	12	-25.0%
	NEW LISTINGS	8	12	-33%
Houses	AVERAGE DOM	12	16	-25%
	% OF ASKING PRICE	99%	105%	
	AVERAGE SOLD PRICE	\$711,667	\$785,773	-9%
	# OF CONTRACTS	9	12	-25%
	NEW LISTINGS	8	12	-33%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

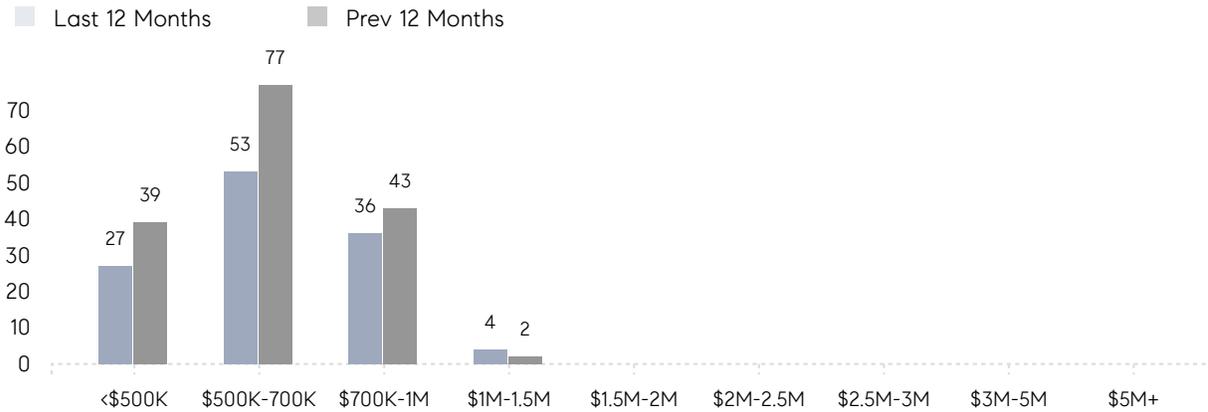
Hillsdale

APRIL 2023

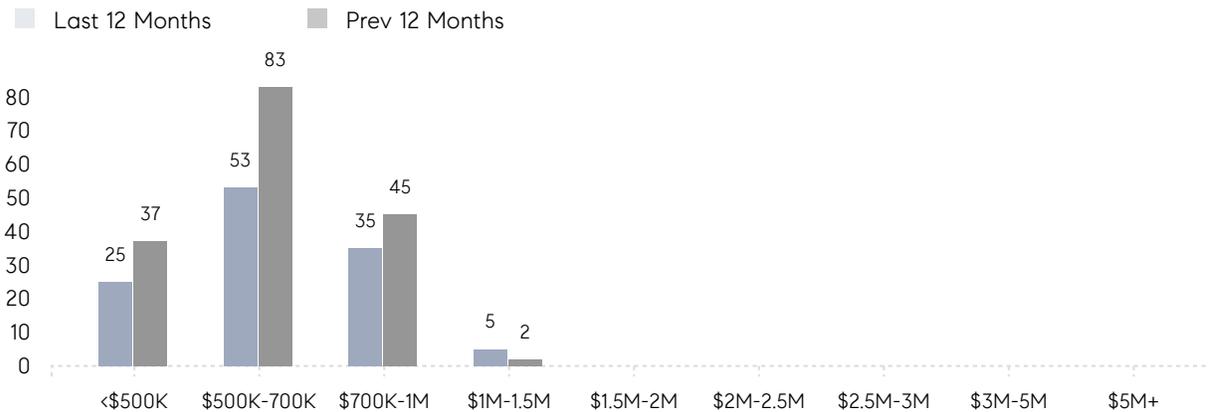
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Ho-Ho-Kus

APRIL 2023

UNDER CONTRACT

7	\$1.4M	\$1.5M
Total Properties	Average Price	Median Price
-12%	22%	32%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

UNITS SOLD

3	\$1.3M	\$1.5M
Total Properties	Average Price	Median Price
-57%	3%	43%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

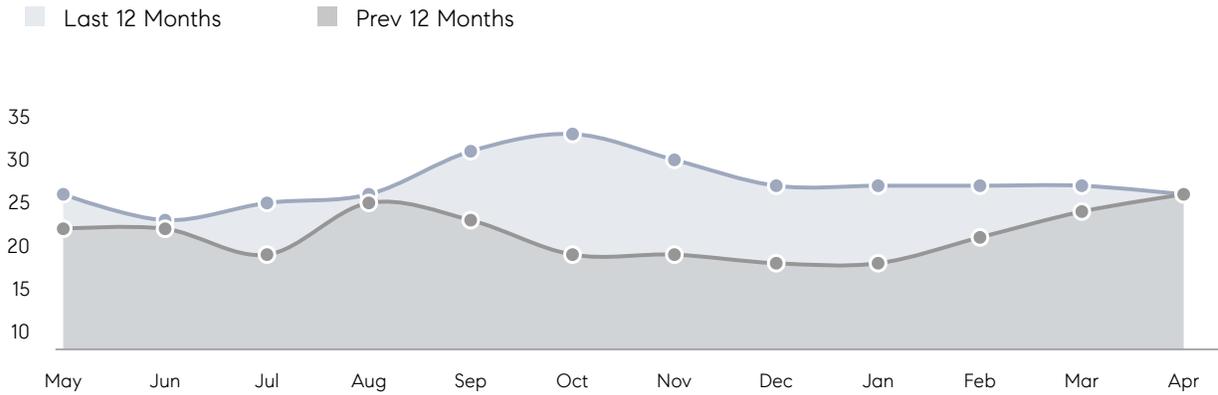
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	41	13	215%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$1,300,000	\$1,265,286	2.7%
	# OF CONTRACTS	7	8	-12.5%
	NEW LISTINGS	4	10	-60%
Houses	AVERAGE DOM	41	13	215%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$1,300,000	\$1,265,286	3%
	# OF CONTRACTS	7	8	-12%
	NEW LISTINGS	4	10	-60%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

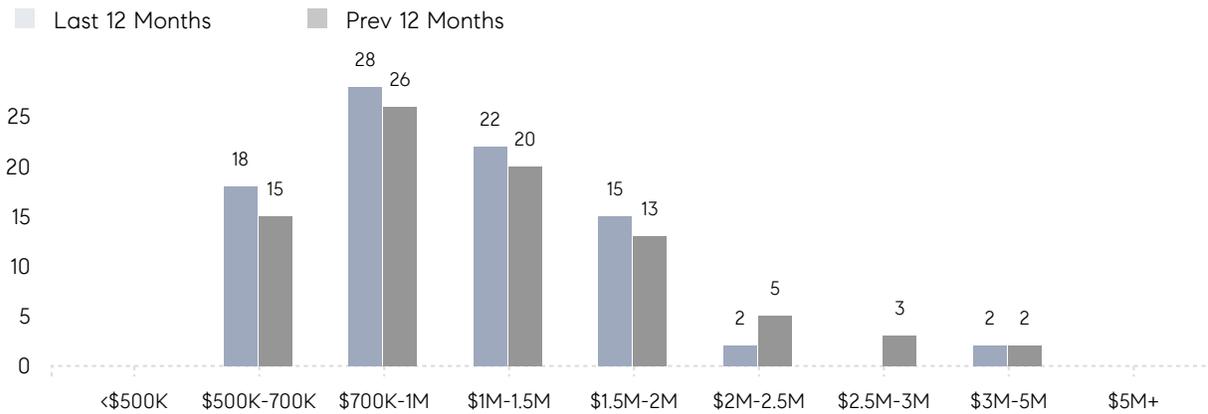
Ho-Ho-Kus

APRIL 2023

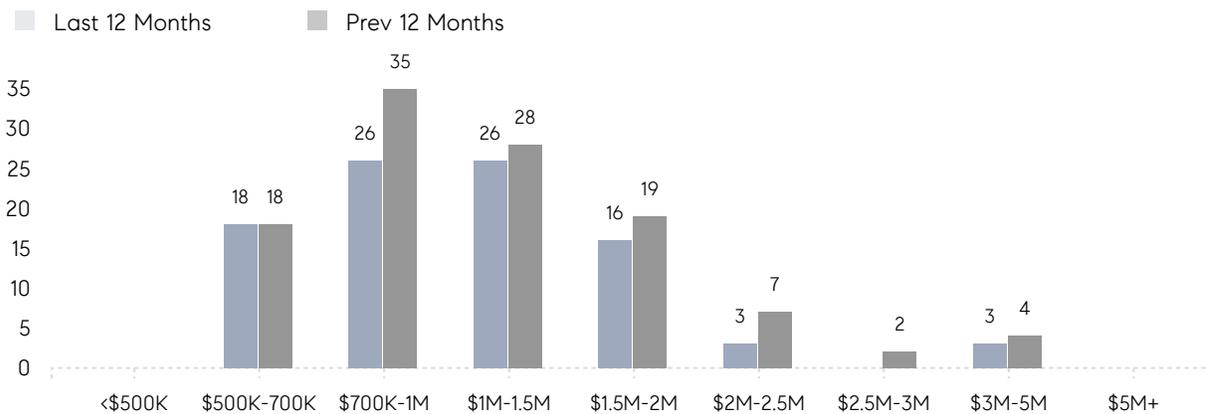
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Leonia

APRIL 2023

UNDER CONTRACT

5
Total
Properties

\$797K
Average
Price

\$849K
Median
Price

-29%
Decrease From
Apr 2022

2%
Increase From
Apr 2022

16%
Increase From
Apr 2022

UNITS SOLD

2
Total
Properties

\$630K
Average
Price

\$630K
Median
Price

-50%
Decrease From
Apr 2022

-12%
Decrease From
Apr 2022

8%
Increase From
Apr 2022

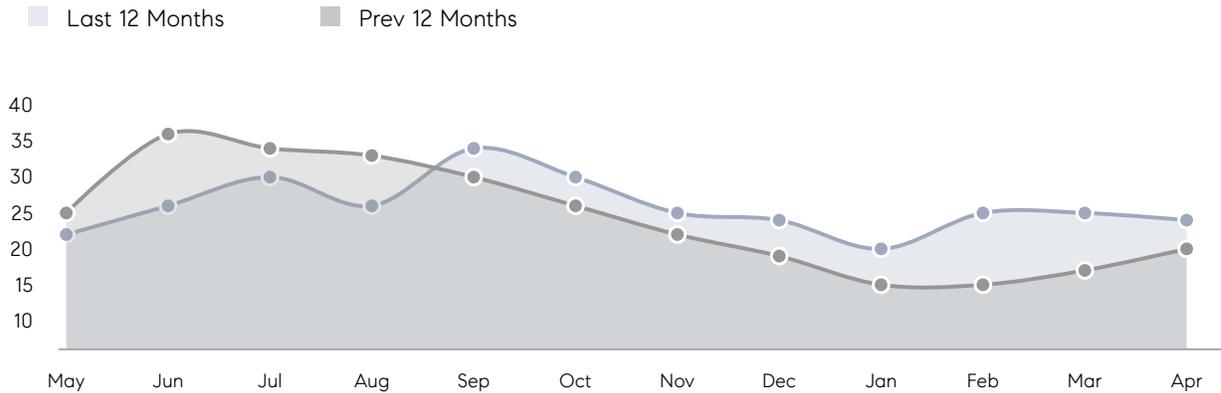
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	19	31	-39%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$630,000	\$712,750	-11.6%
	# OF CONTRACTS	5	7	-28.6%
	NEW LISTINGS	4	9	-56%
Houses	AVERAGE DOM	19	31	-39%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$630,000	\$712,750	-12%
	# OF CONTRACTS	4	7	-43%
	NEW LISTINGS	4	8	-50%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	1	0%

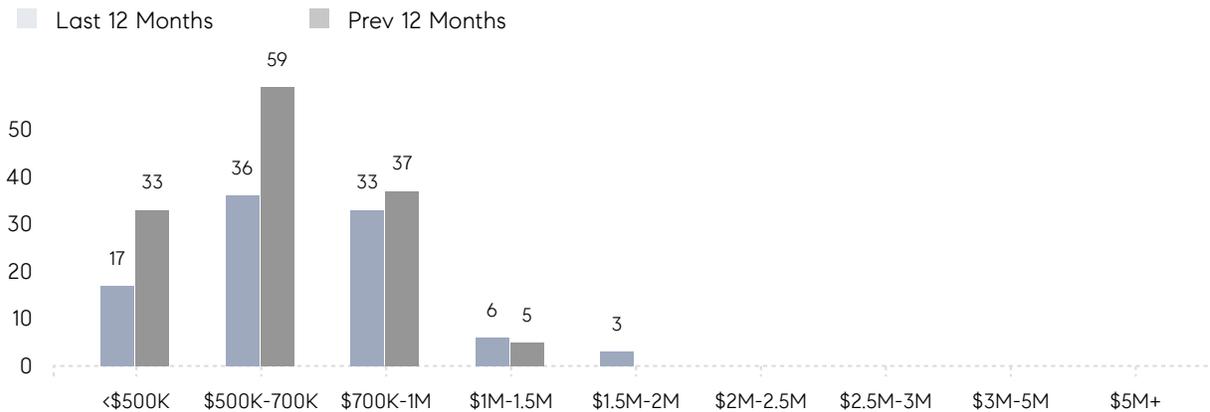
Leonia

APRIL 2023

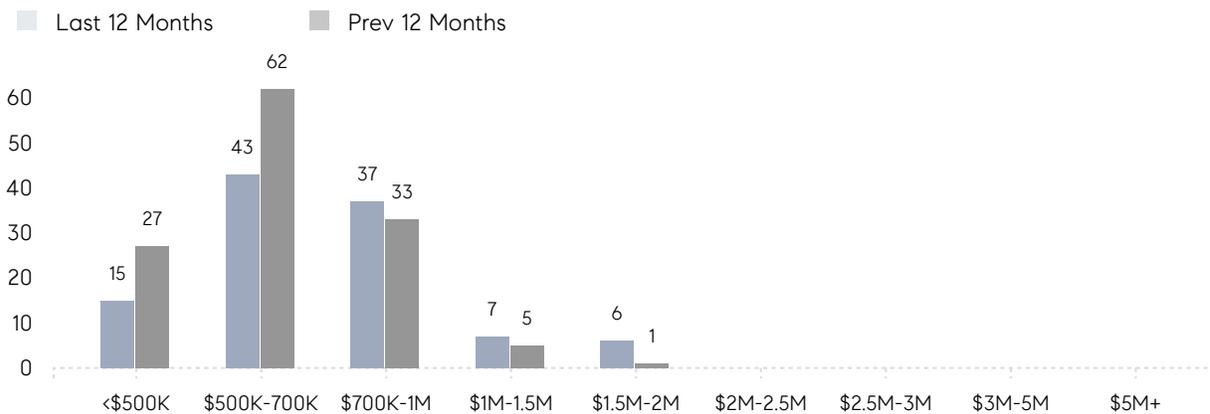
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Little Ferry

APRIL 2023

UNDER CONTRACT

8	\$405K	\$394K
Total Properties	Average Price	Median Price
-20%	-10%	-14%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

2	\$417K	\$417K
Total Properties	Average Price	Median Price
-71%	-13%	-16%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

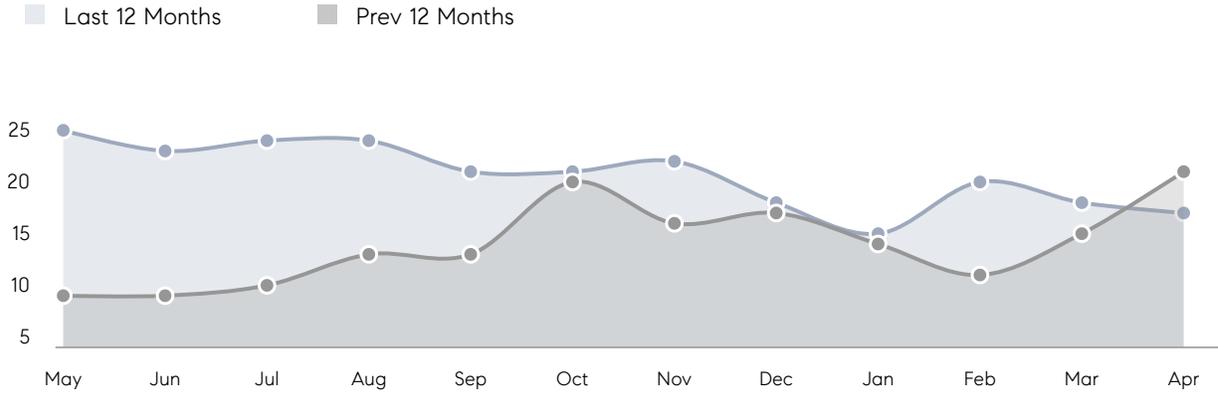
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	36	46	-22%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$417,500	\$477,986	-12.7%
	# OF CONTRACTS	8	10	-20.0%
	NEW LISTINGS	7	15	-53%
Houses	AVERAGE DOM	36	51	-29%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$417,500	\$507,667	-18%
	# OF CONTRACTS	6	8	-25%
	NEW LISTINGS	6	12	-50%
Condo/Co-op/TH	AVERAGE DOM	-	19	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$299,900	-
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	1	3	-67%

Little Ferry

APRIL 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Lodi

APRIL 2023

UNDER CONTRACT

7
Total
Properties

\$427K
Average
Price

\$499K
Median
Price

75%
Increase From
Apr 2022

31%
Increase From
Apr 2022

36%
Increase From
Apr 2022

UNITS SOLD

3
Total
Properties

\$403K
Average
Price

\$420K
Median
Price

-77%
Decrease From
Apr 2022

3%
Increase From
Apr 2022

-3%
Decrease From
Apr 2022

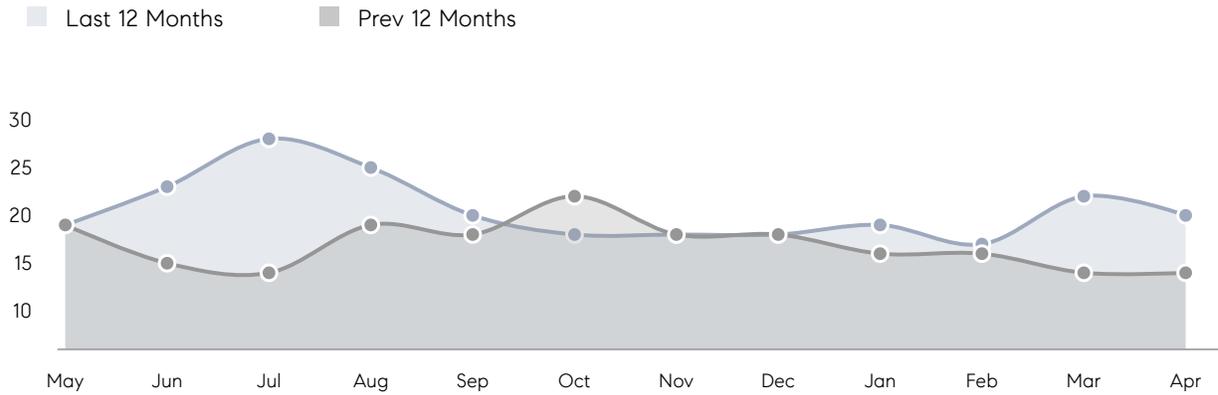
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	19	27	-30%
	% OF ASKING PRICE	97%	105%	
	AVERAGE SOLD PRICE	\$403,333	\$392,192	2.8%
	# OF CONTRACTS	7	4	75.0%
	NEW LISTINGS	6	4	50%
Houses	AVERAGE DOM	26	31	-16%
	% OF ASKING PRICE	102%	106%	
	AVERAGE SOLD PRICE	\$530,000	\$449,350	18%
	# OF CONTRACTS	6	3	100%
	NEW LISTINGS	6	4	50%
Condo/Co-op/TH	AVERAGE DOM	4	14	-71%
	% OF ASKING PRICE	86%	105%	
	AVERAGE SOLD PRICE	\$150,000	\$201,667	-26%
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	0	0	0%

Lodi

APRIL 2023

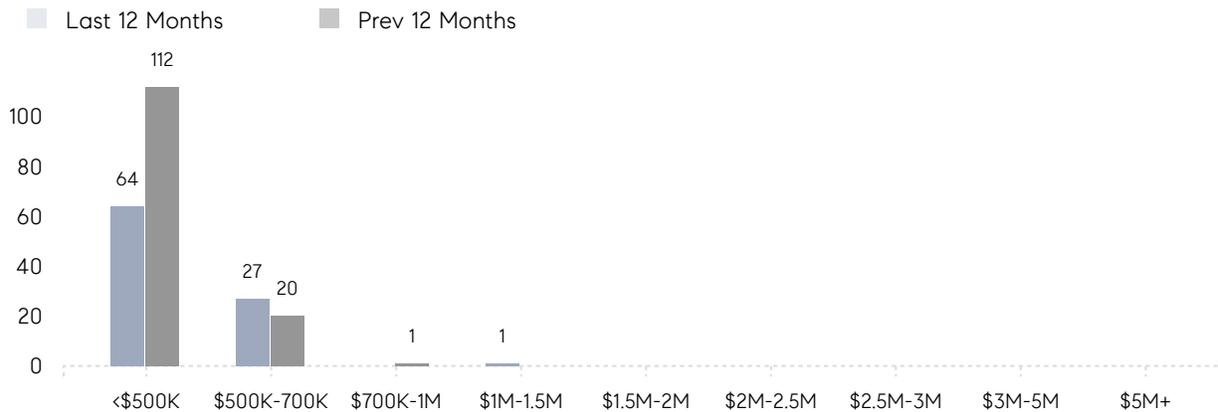
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Lyndhurst

APRIL 2023

UNDER CONTRACT

6
Total
Properties

\$478K
Average
Price

\$444K
Median
Price

-25%
Decrease From
Apr 2022

13%
Increase From
Apr 2022

8%
Increase From
Apr 2022

UNITS SOLD

5
Total
Properties

\$578K
Average
Price

\$529K
Median
Price

-55%
Decrease From
Apr 2022

34%
Increase From
Apr 2022

32%
Increase From
Apr 2022

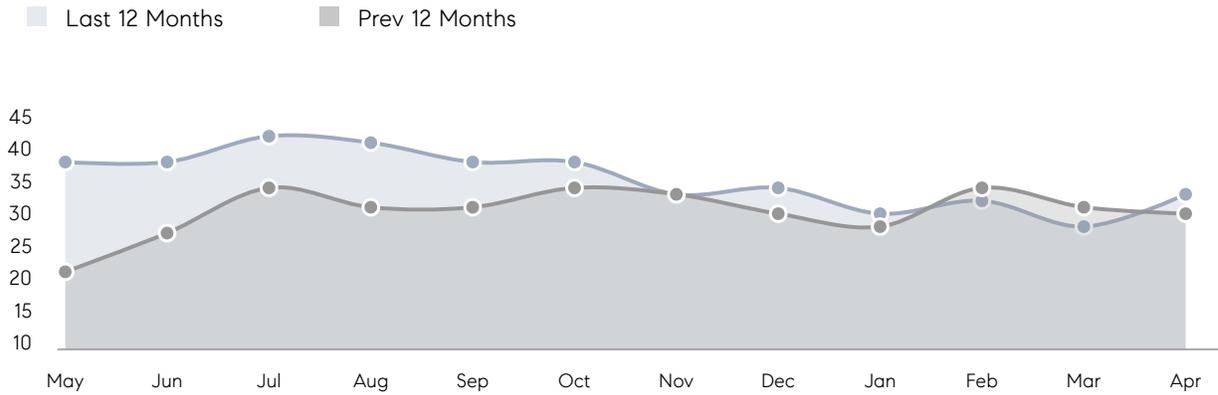
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	19	25	-24%
	% OF ASKING PRICE	105%	102%	
	AVERAGE SOLD PRICE	\$578,180	\$432,917	33.6%
	# OF CONTRACTS	6	8	-25.0%
	NEW LISTINGS	14	11	27%
Houses	AVERAGE DOM	19	25	-24%
	% OF ASKING PRICE	105%	103%	
	AVERAGE SOLD PRICE	\$578,180	\$443,309	30%
	# OF CONTRACTS	6	7	-14%
	NEW LISTINGS	11	10	10%
Condo/Co-op/TH	AVERAGE DOM	-	21	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$329,000	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	3	1	200%

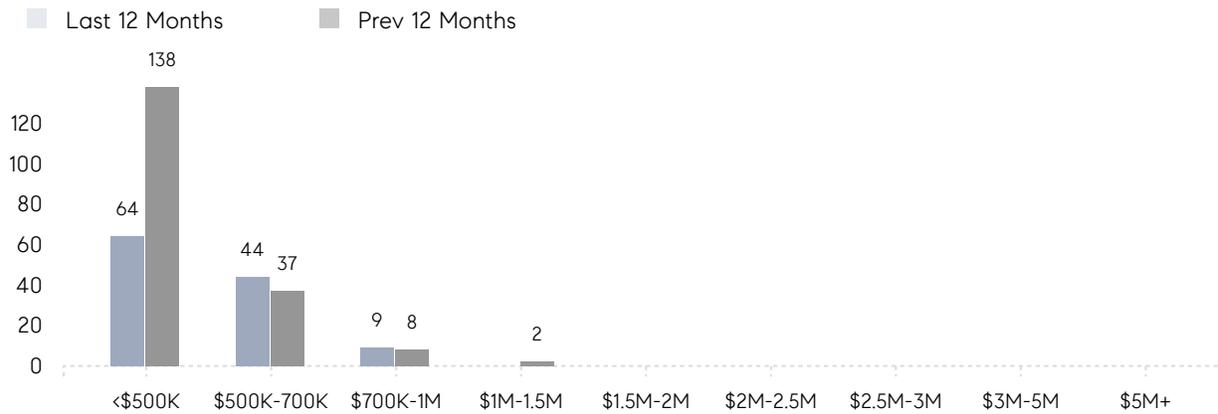
Lyndhurst

APRIL 2023

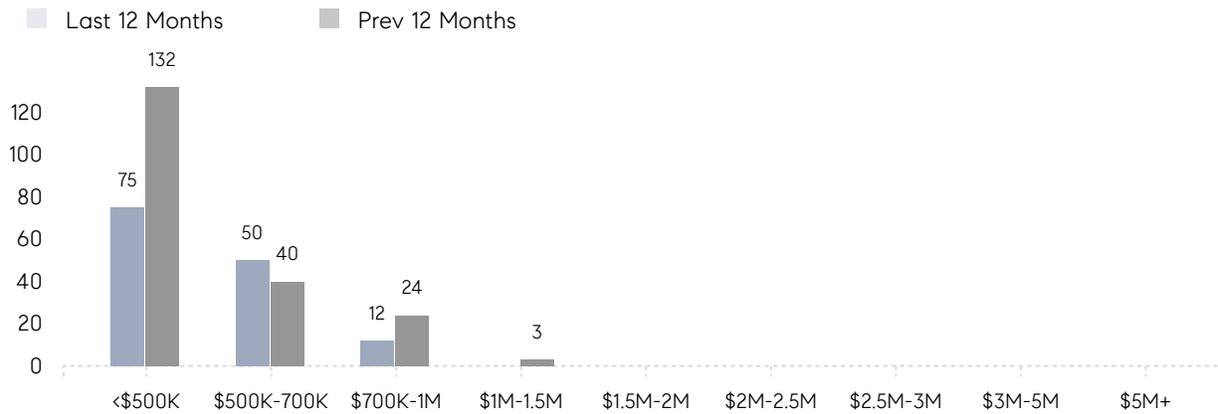
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Mahwah

APRIL 2023

UNDER CONTRACT

34
Total
Properties

\$636K
Average
Price

\$649K
Median
Price

-21%
Decrease From
Apr 2022

-10%
Decrease From
Apr 2022

12%
Increase From
Apr 2022

UNITS SOLD

21
Total
Properties

\$868K
Average
Price

\$505K
Median
Price

-30%
Decrease From
Apr 2022

45%
Increase From
Apr 2022

13%
Increase From
Apr 2022

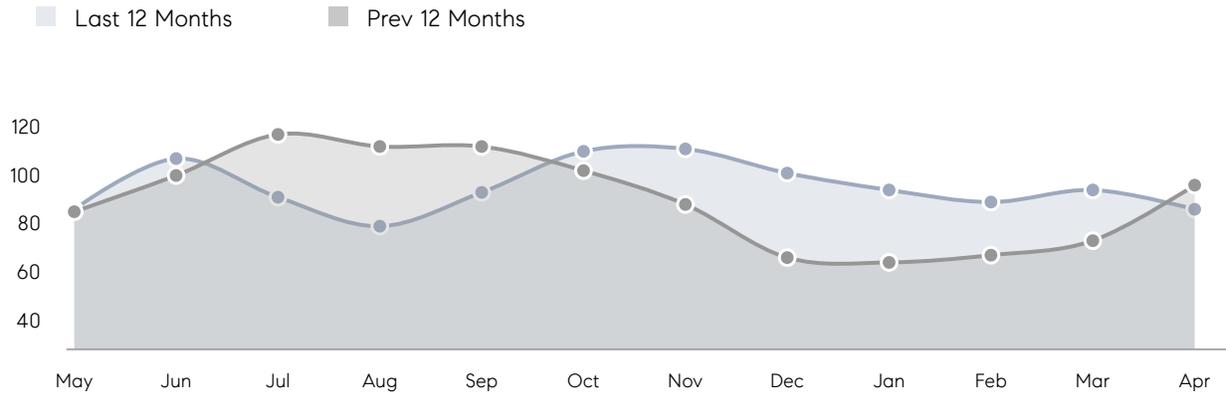
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	36	31	16%
	% OF ASKING PRICE	100%	107%	
	AVERAGE SOLD PRICE	\$868,571	\$599,260	44.9%
	# OF CONTRACTS	34	43	-20.9%
	NEW LISTINGS	23	61	-62%
Houses	AVERAGE DOM	37	45	-18%
	% OF ASKING PRICE	100%	106%	
	AVERAGE SOLD PRICE	\$1,521,250	\$842,831	80%
	# OF CONTRACTS	16	21	-24%
	NEW LISTINGS	12	27	-56%
Condo/Co-op/TH	AVERAGE DOM	35	25	40%
	% OF ASKING PRICE	99%	107%	
	AVERAGE SOLD PRICE	\$466,923	\$477,475	-2%
	# OF CONTRACTS	18	22	-18%
	NEW LISTINGS	11	34	-68%

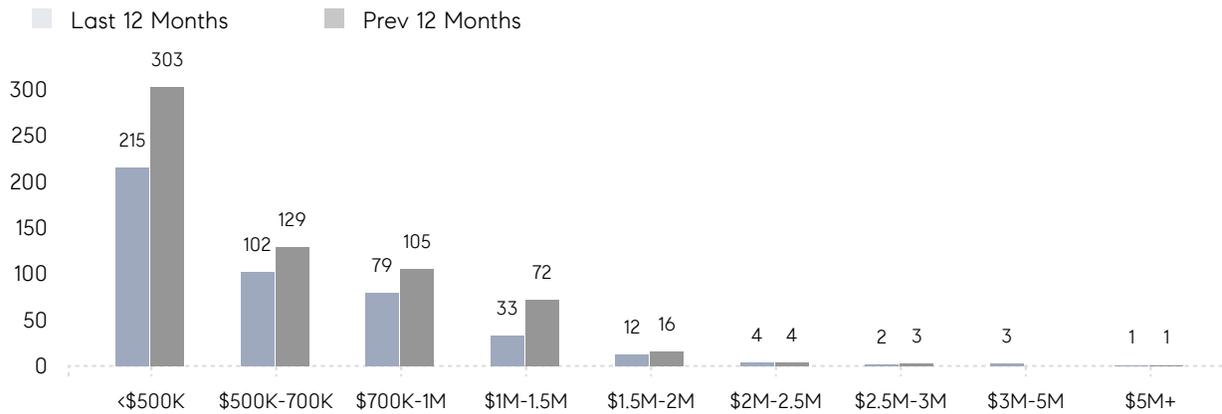
Mahwah

APRIL 2023

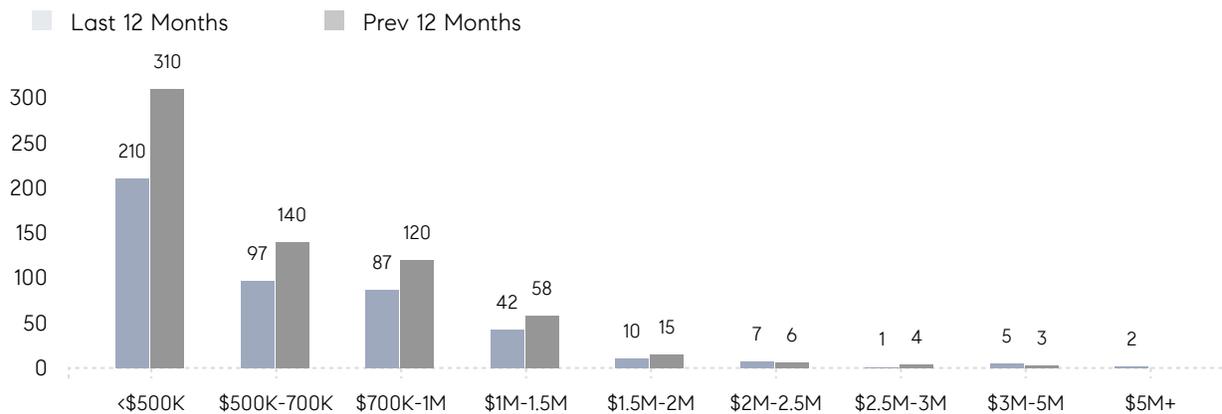
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Maywood

APRIL 2023

UNDER CONTRACT

7	\$493K	\$489K
Total Properties	Average Price	Median Price
-56%	-7%	-3%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

5	\$485K	\$490K
Total Properties	Average Price	Median Price
-44%	-4%	-6%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

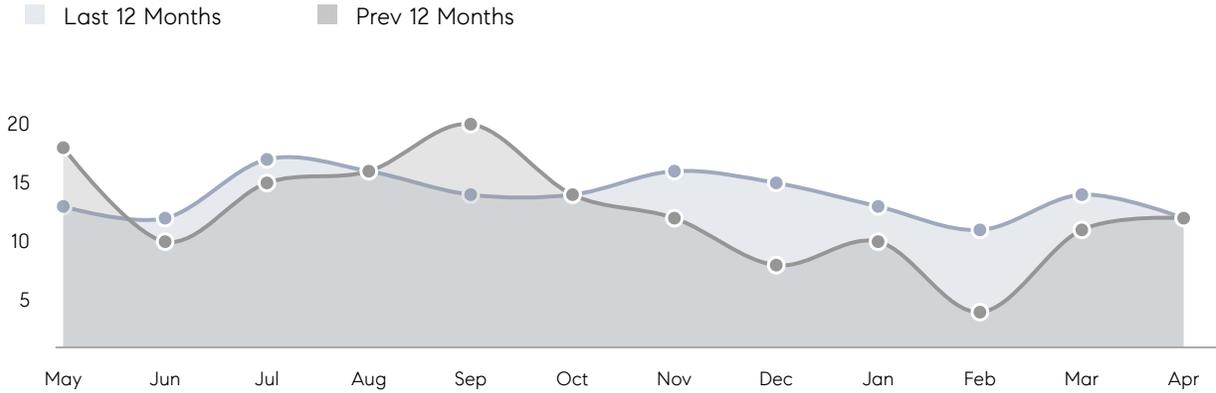
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	47	28	68%
	% OF ASKING PRICE	110%	105%	
	AVERAGE SOLD PRICE	\$485,600	\$507,111	-4.2%
	# OF CONTRACTS	7	16	-56.2%
	NEW LISTINGS	6	16	-62%
Houses	AVERAGE DOM	47	28	68%
	% OF ASKING PRICE	110%	105%	
	AVERAGE SOLD PRICE	\$485,600	\$507,111	-4%
	# OF CONTRACTS	7	16	-56%
	NEW LISTINGS	6	16	-62%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

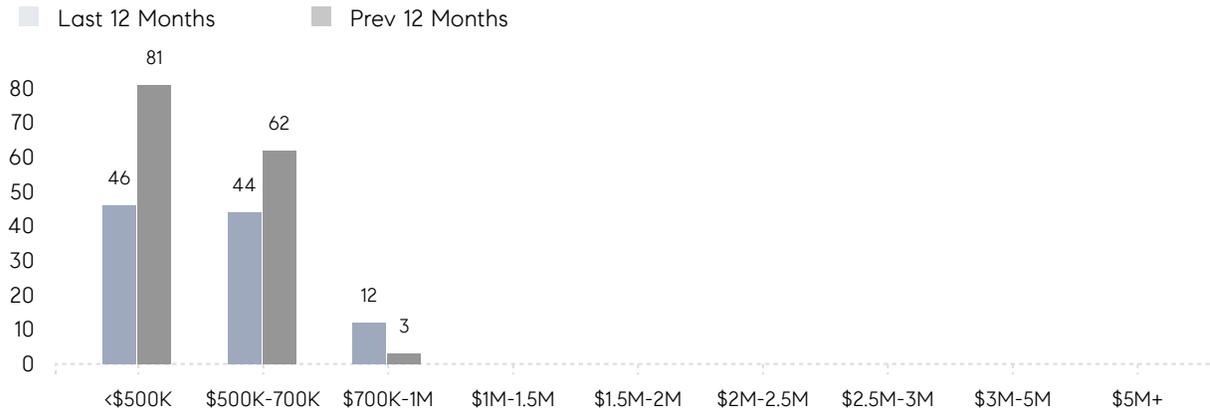
Maywood

APRIL 2023

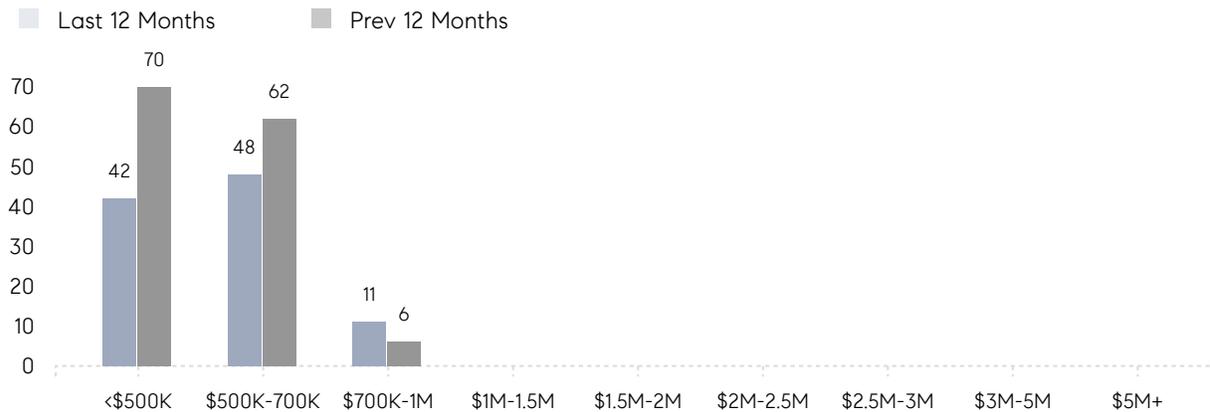
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Midland Park

APRIL 2023

UNDER CONTRACT

8
Total
Properties

\$544K
Average
Price

\$487K
Median
Price

33%
Increase From
Apr 2022

-2%
Decrease From
Apr 2022

-10%
Decrease From
Apr 2022

UNITS SOLD

1
Total
Properties

\$625K
Average
Price

\$625K
Median
Price

-83%
Decrease From
Apr 2022

13%
Increase From
Apr 2022

9%
Increase From
Apr 2022

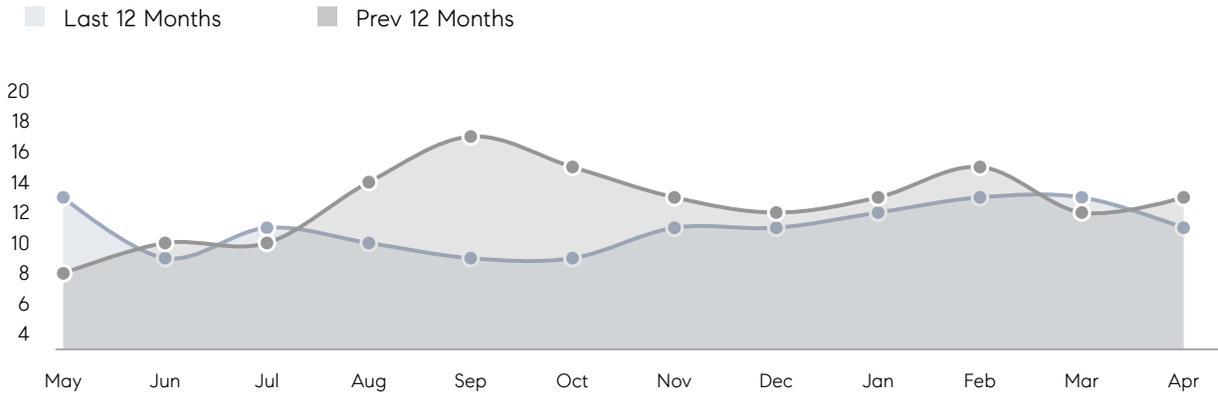
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	20	22	-9%
	% OF ASKING PRICE	104%	107%	
	AVERAGE SOLD PRICE	\$625,000	\$553,059	13.0%
	# OF CONTRACTS	8	6	33.3%
	NEW LISTINGS	6	7	-14%
Houses	AVERAGE DOM	20	22	-9%
	% OF ASKING PRICE	104%	107%	
	AVERAGE SOLD PRICE	\$625,000	\$553,059	13%
	# OF CONTRACTS	7	6	17%
	NEW LISTINGS	5	7	-29%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	0	0%

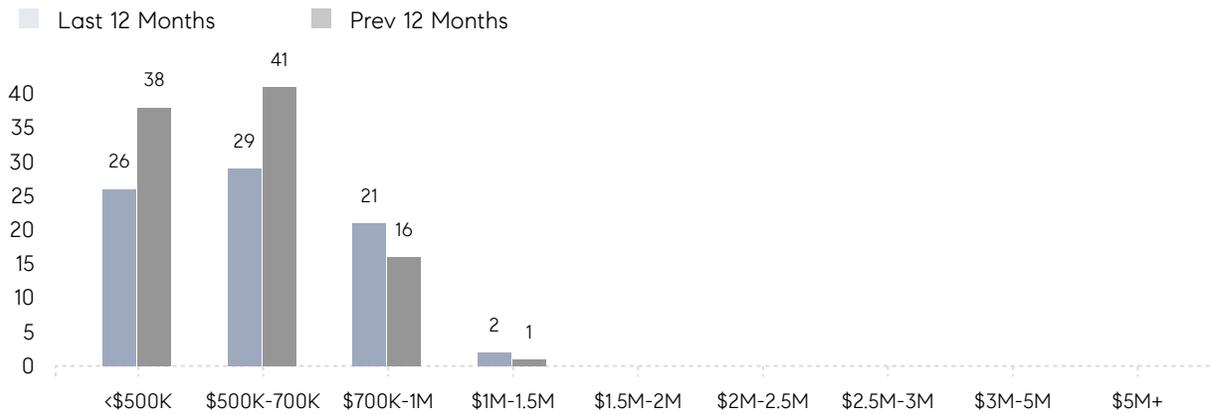
Midland Park

APRIL 2023

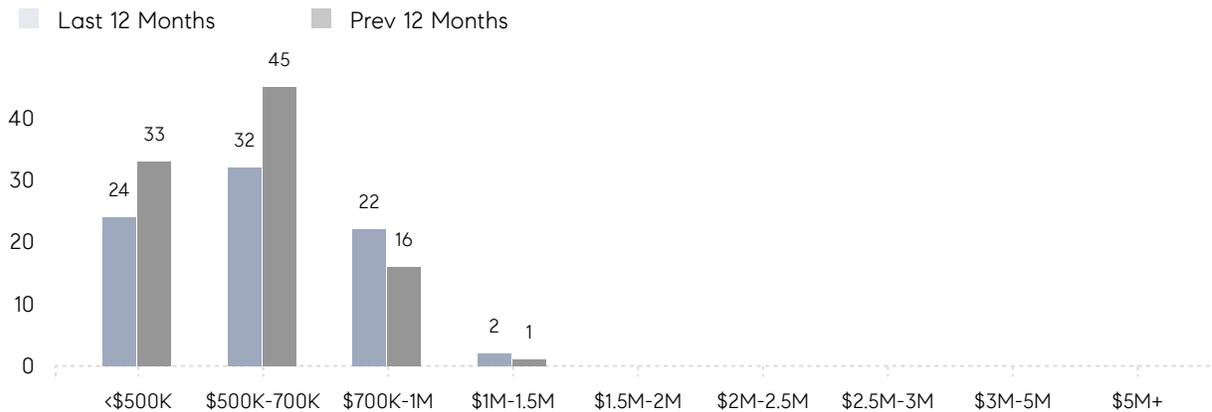
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Montvale

APRIL 2023

UNDER CONTRACT

9
Total
Properties

\$915K
Average
Price

\$939K
Median
Price

-44%
Decrease From
Apr 2022

12%
Increase From
Apr 2022

6%
Increase From
Apr 2022

UNITS SOLD

5
Total
Properties

\$989K
Average
Price

\$999K
Median
Price

-37%
Decrease From
Apr 2022

13%
Increase From
Apr 2022

9%
Increase From
Apr 2022

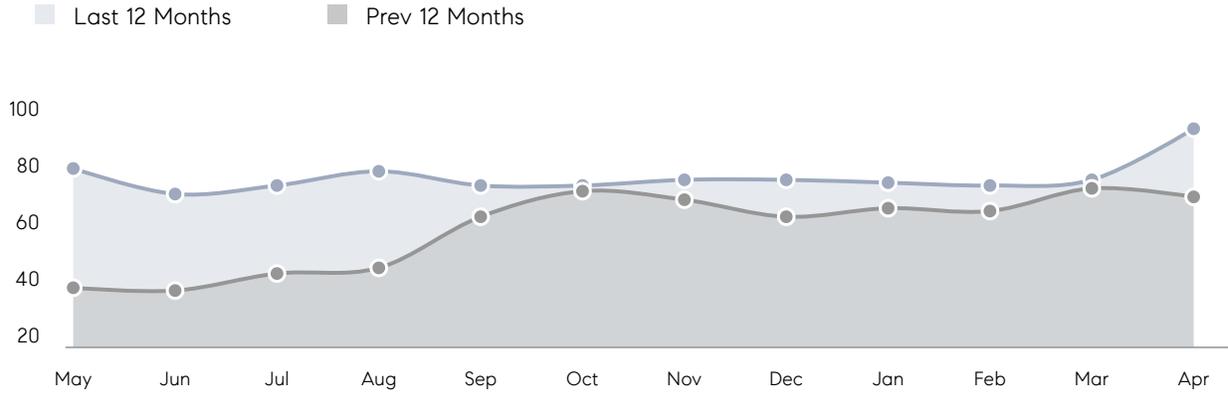
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	21	93	-77%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$989,031	\$877,938	12.7%
	# OF CONTRACTS	9	16	-43.7%
	NEW LISTINGS	31	16	94%
Houses	AVERAGE DOM	16	40	-60%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$1,168,167	\$791,333	48%
	# OF CONTRACTS	7	8	-12%
	NEW LISTINGS	10	12	-17%
Condo/Co-op/TH	AVERAGE DOM	29	125	-77%
	% OF ASKING PRICE	98%	99%	
	AVERAGE SOLD PRICE	\$720,328	\$929,901	-23%
	# OF CONTRACTS	2	8	-75%
	NEW LISTINGS	21	4	425%

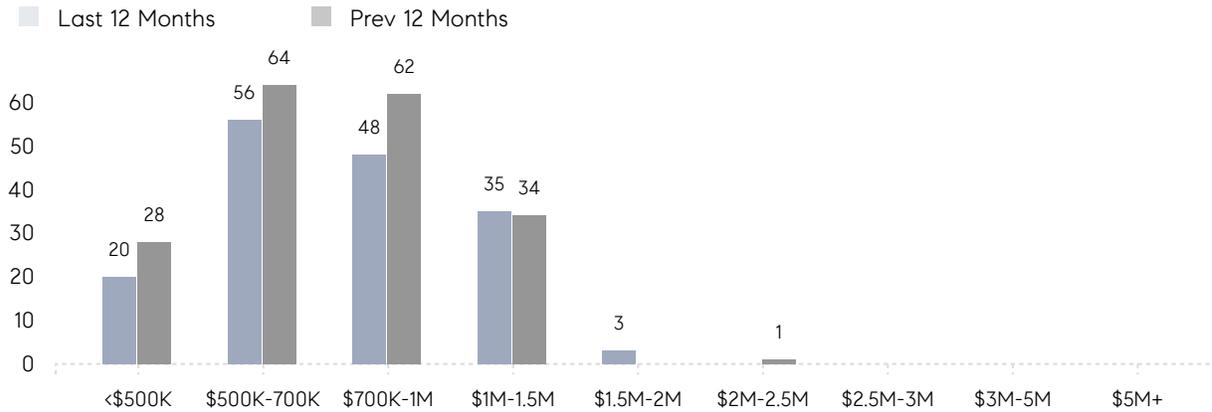
Montvale

APRIL 2023

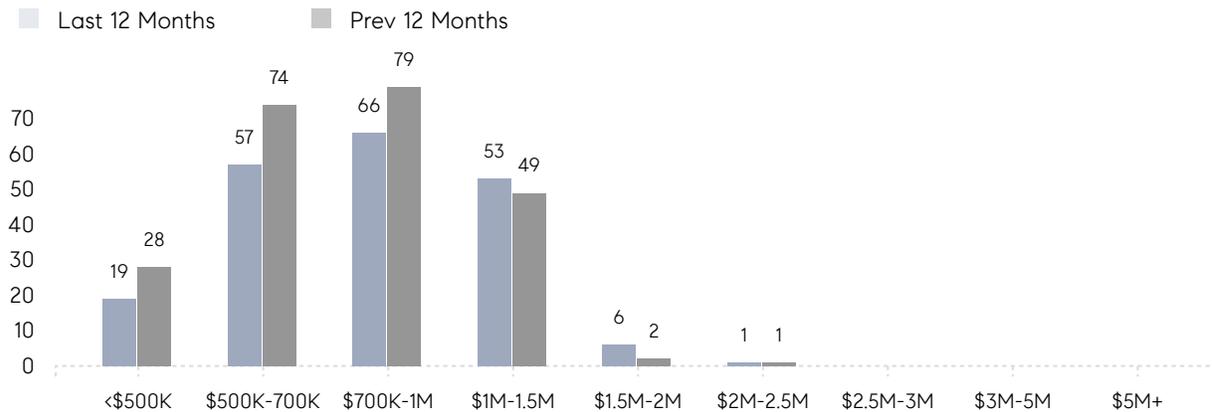
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Moonachie

APRIL 2023

UNDER CONTRACT

5
Total
Properties

\$592K
Average
Price

\$559K
Median
Price

150%
Increase From
Apr 2022

524%
Increase From
Apr 2022

490%
Increase From
Apr 2022

UNITS SOLD

1
Total
Properties

\$659K
Average
Price

\$659K
Median
Price

-50%
Decrease From
Apr 2022

594%
Increase From
Apr 2022

594%
Increase From
Apr 2022

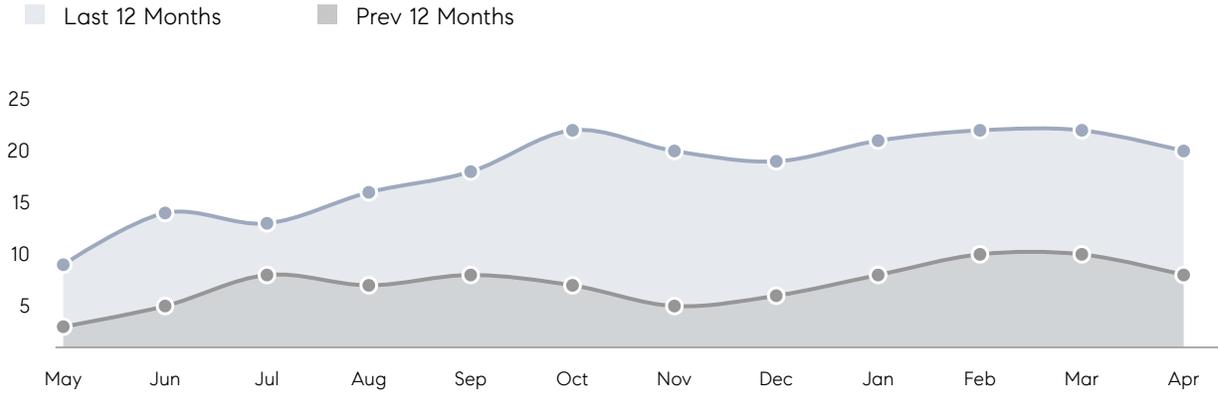
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	15	90	-83%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$659,000	\$94,950	594.0%
	# OF CONTRACTS	5	2	150.0%
	NEW LISTINGS	4	2	100%
Houses	AVERAGE DOM	15	90	-83%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$659,000	\$94,950	594%
	# OF CONTRACTS	5	2	150%
	NEW LISTINGS	4	2	100%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

Moonachie

APRIL 2023

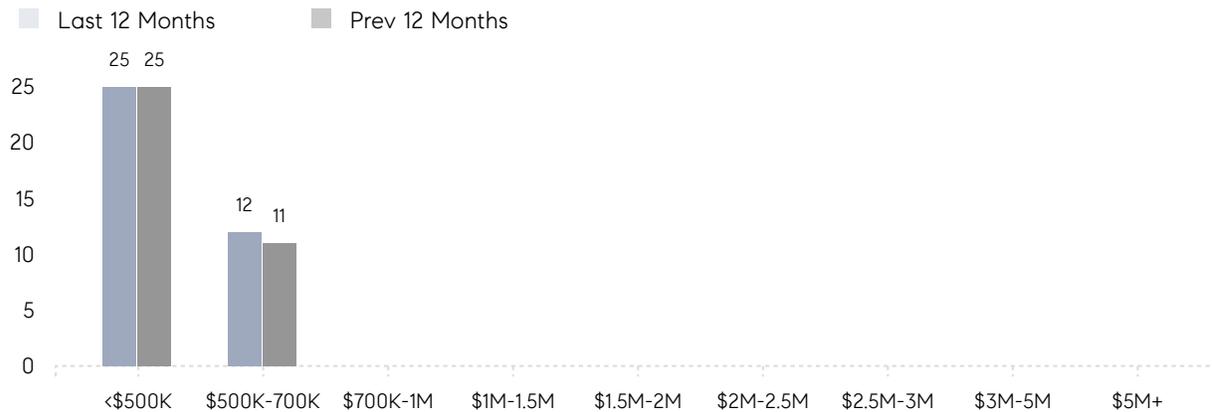
Monthly Inventory



Contracts By Price Range



Listings By Price Range



New Milford

APRIL 2023

UNDER CONTRACT

8
Total
Properties

\$568K
Average
Price

\$534K
Median
Price

-58%
Decrease From
Apr 2022

6%
Increase From
Apr 2022

10%
Increase From
Apr 2022

UNITS SOLD

10
Total
Properties

\$610K
Average
Price

\$602K
Median
Price

-47%
Decrease From
Apr 2022

15%
Increase From
Apr 2022

4%
Increase From
Apr 2022

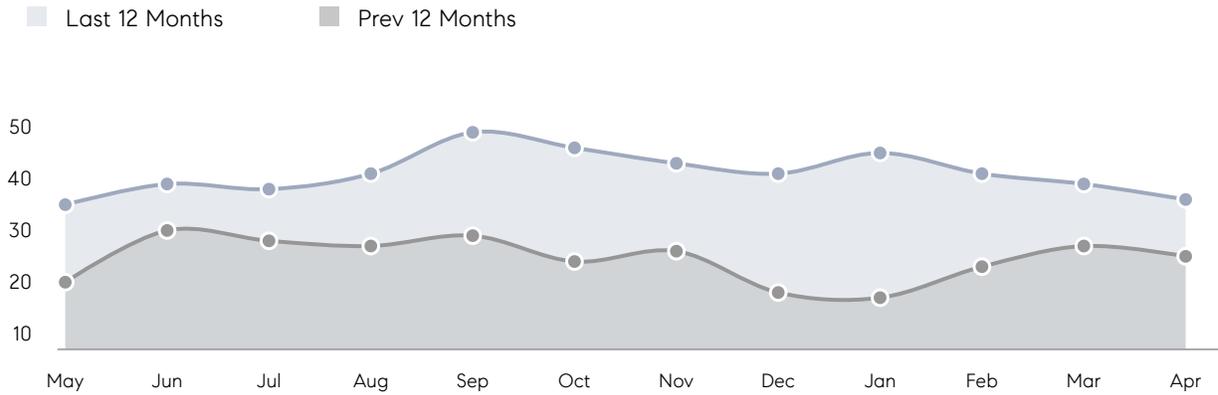
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	14	40	-65%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$610,200	\$531,653	14.8%
	# OF CONTRACTS	8	19	-57.9%
	NEW LISTINGS	7	18	-61%
Houses	AVERAGE DOM	14	34	-59%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$629,111	\$552,441	14%
	# OF CONTRACTS	7	16	-56%
	NEW LISTINGS	7	16	-56%
Condo/Co-op/TH	AVERAGE DOM	19	90	-79%
	% OF ASKING PRICE	90%	97%	
	AVERAGE SOLD PRICE	\$440,000	\$354,950	24%
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	0	2	0%

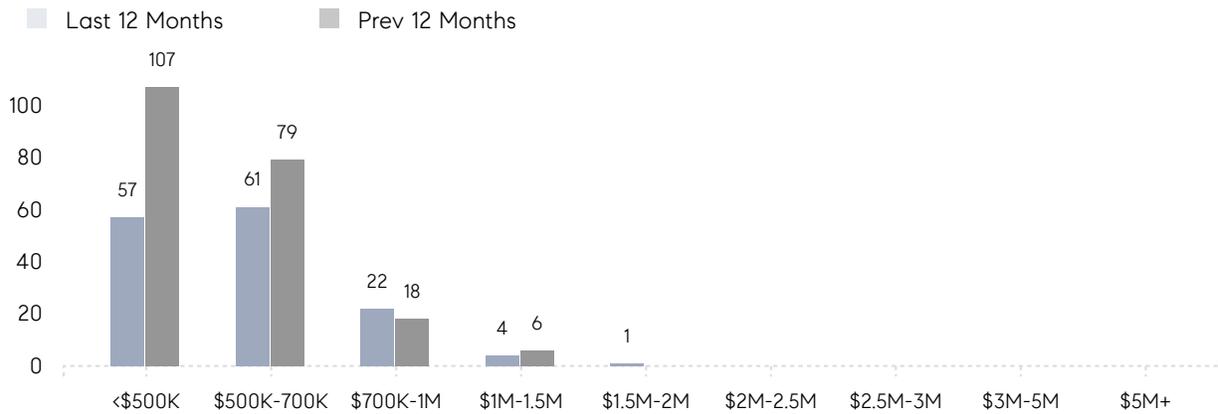
New Milford

APRIL 2023

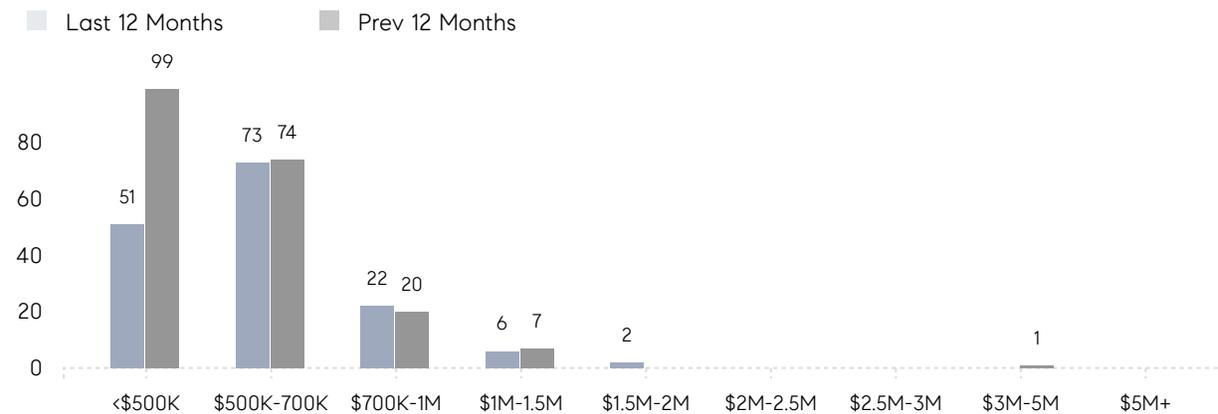
Monthly Inventory



Contracts By Price Range



Listings By Price Range



North Arlington

APRIL 2023

UNDER CONTRACT

7
Total
Properties

\$456K
Average
Price

\$460K
Median
Price

75%
Increase From
Apr 2022

2%
Increase From
Apr 2022

3%
Increase From
Apr 2022

UNITS SOLD

3
Total
Properties

\$464K
Average
Price

\$474K
Median
Price

0%
Change From
Apr 2022

-5%
Decrease From
Apr 2022

-3%
Decrease From
Apr 2022

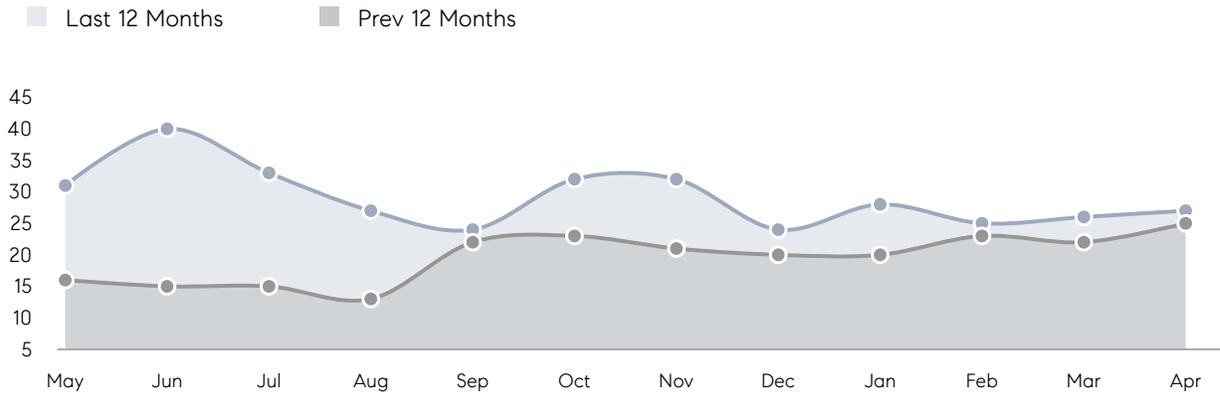
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	26	39	-33%
	% OF ASKING PRICE	100%	107%	
	AVERAGE SOLD PRICE	\$464,667	\$486,667	-4.5%
	# OF CONTRACTS	7	4	75.0%
	NEW LISTINGS	7	7	0%
Houses	AVERAGE DOM	26	39	-33%
	% OF ASKING PRICE	100%	107%	
	AVERAGE SOLD PRICE	\$464,667	\$486,667	-5%
	# OF CONTRACTS	7	4	75%
	NEW LISTINGS	7	7	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

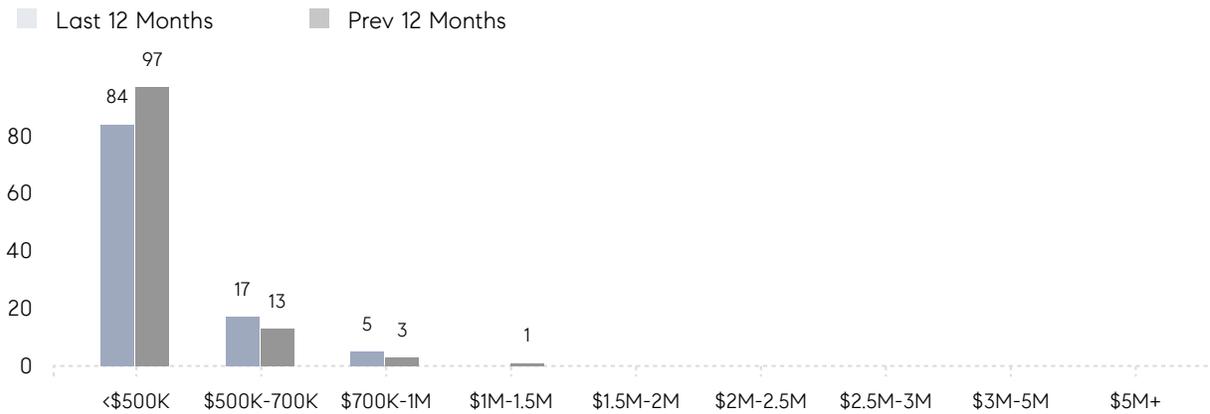
North Arlington

APRIL 2023

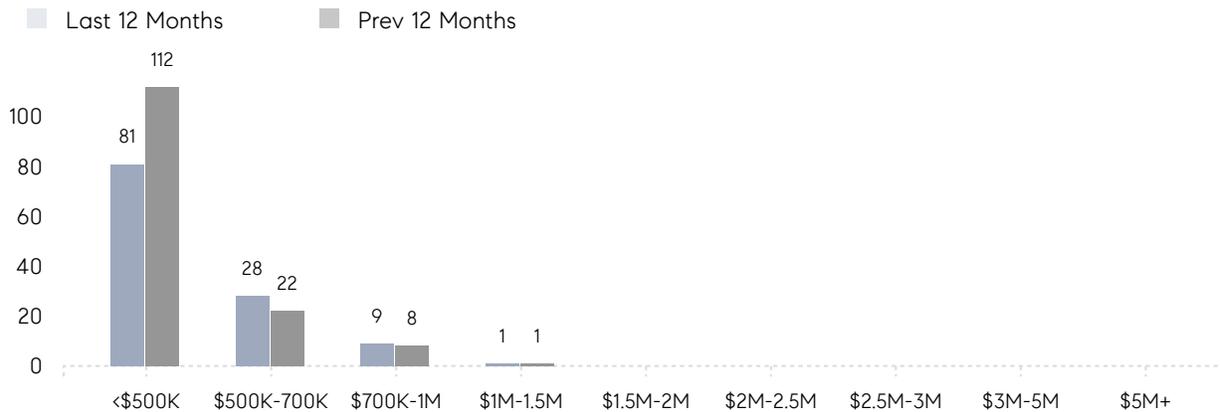
Monthly Inventory



Contracts By Price Range



Listings By Price Range



North Bergen

APRIL 2023

UNDER CONTRACT

27
Total
Properties

\$468K
Average
Price

\$419K
Median
Price

-4%
Decrease From
Apr 2022

10%
Increase From
Apr 2022

6%
Increase From
Apr 2022

UNITS SOLD

17
Total
Properties

\$468K
Average
Price

\$309K
Median
Price

-54%
Decrease From
Apr 2022

-8%
Decrease From
Apr 2022

-37%
Decrease From
Apr 2022

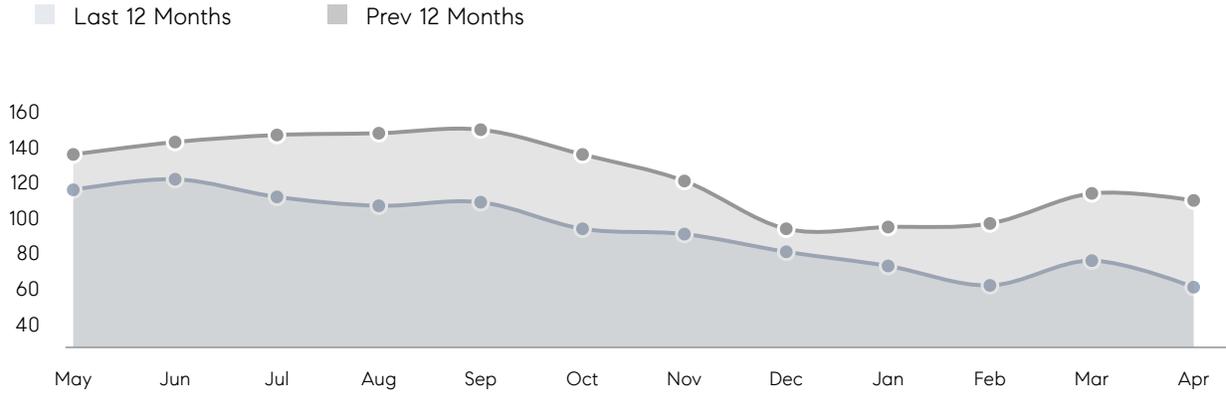
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	43	37	16%
	% OF ASKING PRICE	98%	100%	
	AVERAGE SOLD PRICE	\$468,676	\$509,100	-7.9%
	# OF CONTRACTS	27	28	-3.6%
	NEW LISTINGS	36	41	-12%
Houses	AVERAGE DOM	42	36	17%
	% OF ASKING PRICE	94%	100%	
	AVERAGE SOLD PRICE	\$442,500	\$593,025	-25%
	# OF CONTRACTS	9	9	0%
	NEW LISTINGS	7	8	-12%
Condo/Co-op/TH	AVERAGE DOM	43	38	13%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$476,731	\$468,816	2%
	# OF CONTRACTS	18	19	-5%
	NEW LISTINGS	29	33	-12%

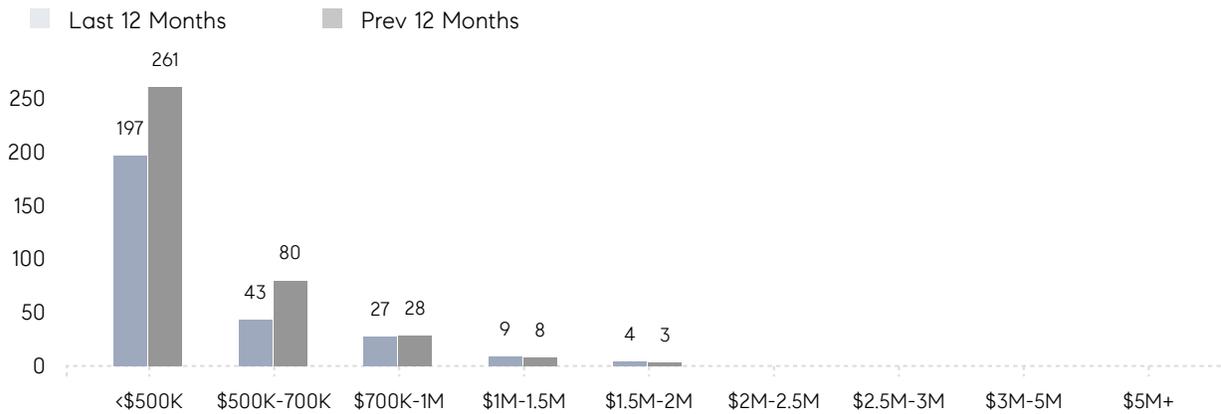
North Bergen

APRIL 2023

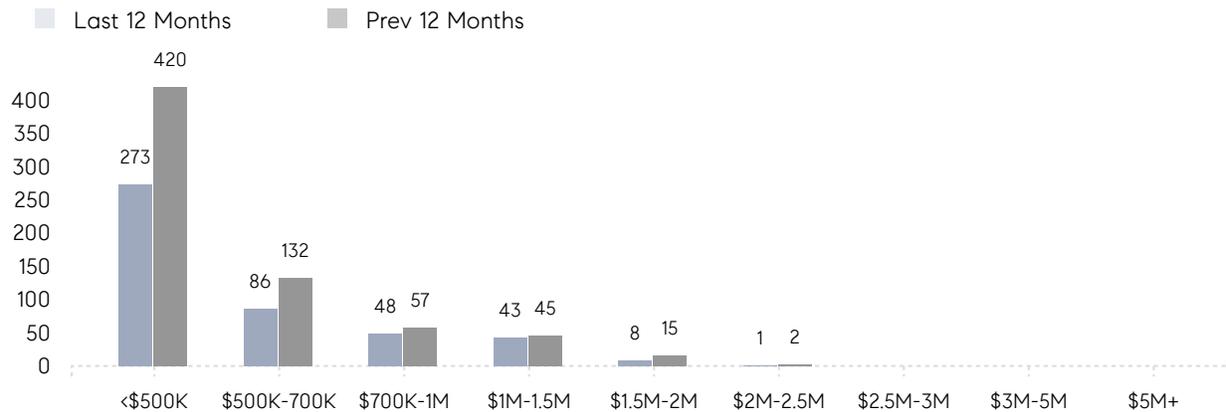
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Northvale

APRIL 2023

UNDER CONTRACT

3
Total
Properties

\$885K
Average
Price

\$759K
Median
Price

-77%
Decrease From
Apr 2022

53%
Increase From
Apr 2022

41%
Increase From
Apr 2022

UNITS SOLD

1
Total
Properties

\$530K
Average
Price

\$530K
Median
Price

-80%
Decrease From
Apr 2022

-18%
Decrease From
Apr 2022

-9%
Decrease From
Apr 2022

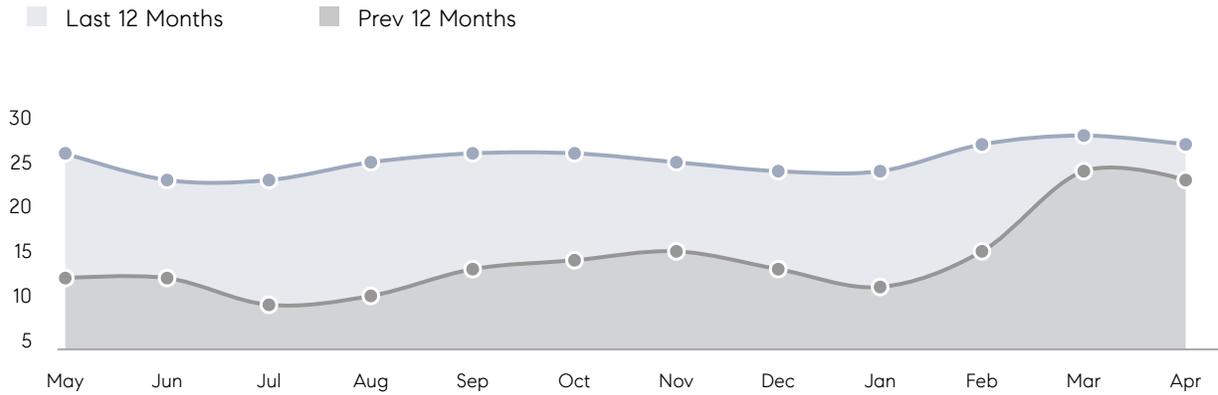
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	157	55	185%
	% OF ASKING PRICE	96%	104%	
	AVERAGE SOLD PRICE	\$530,000	\$644,600	-17.8%
	# OF CONTRACTS	3	13	-76.9%
	NEW LISTINGS	1	9	-89%
Houses	AVERAGE DOM	157	55	185%
	% OF ASKING PRICE	96%	104%	
	AVERAGE SOLD PRICE	\$530,000	\$644,600	-18%
	# OF CONTRACTS	2	7	-71%
	NEW LISTINGS	1	5	-80%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	6	-83%
	NEW LISTINGS	0	4	0%

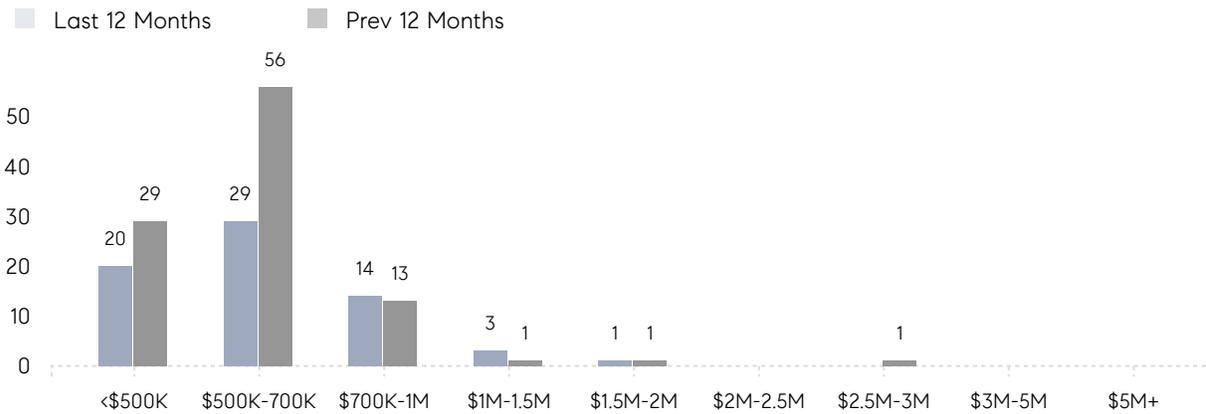
Northvale

APRIL 2023

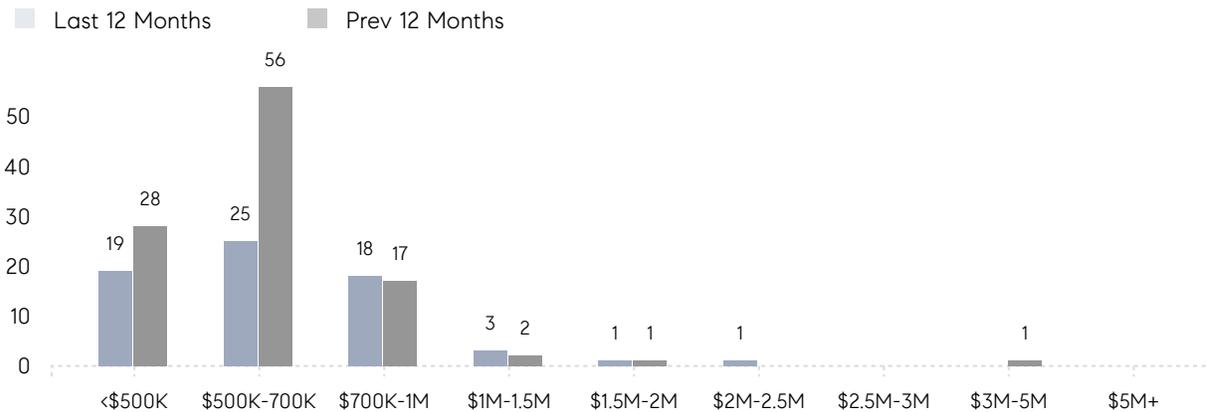
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Norwood

APRIL 2023

UNDER CONTRACT

5	\$759K	\$599K
Total Properties	Average Price	Median Price
-37%	0%	-24%
Decrease From Apr 2022	Change From Apr 2022	Decrease From Apr 2022

UNITS SOLD

4	\$610K	\$595K
Total Properties	Average Price	Median Price
-50%	-14%	-11%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

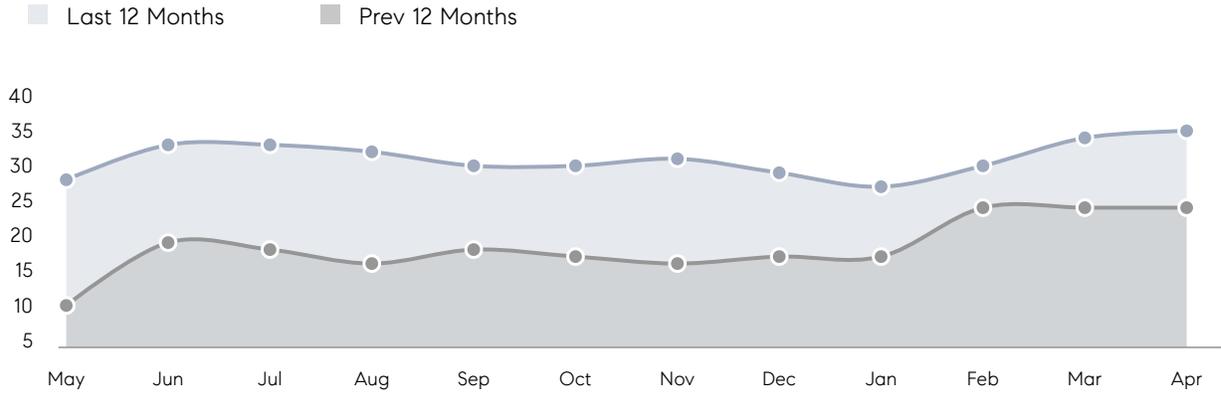
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	31	15	107%
	% OF ASKING PRICE	99%	102%	
	AVERAGE SOLD PRICE	\$610,750	\$706,236	-13.5%
	# OF CONTRACTS	5	8	-37.5%
	NEW LISTINGS	5	8	-37%
Houses	AVERAGE DOM	46	15	207%
	% OF ASKING PRICE	97%	101%	
	AVERAGE SOLD PRICE	\$582,000	\$689,984	-16%
	# OF CONTRACTS	3	6	-50%
	NEW LISTINGS	1	6	-83%
Condo/Co-op/TH	AVERAGE DOM	17	17	0%
	% OF ASKING PRICE	100%	105%	
	AVERAGE SOLD PRICE	\$639,500	\$820,000	-22%
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	4	2	100%

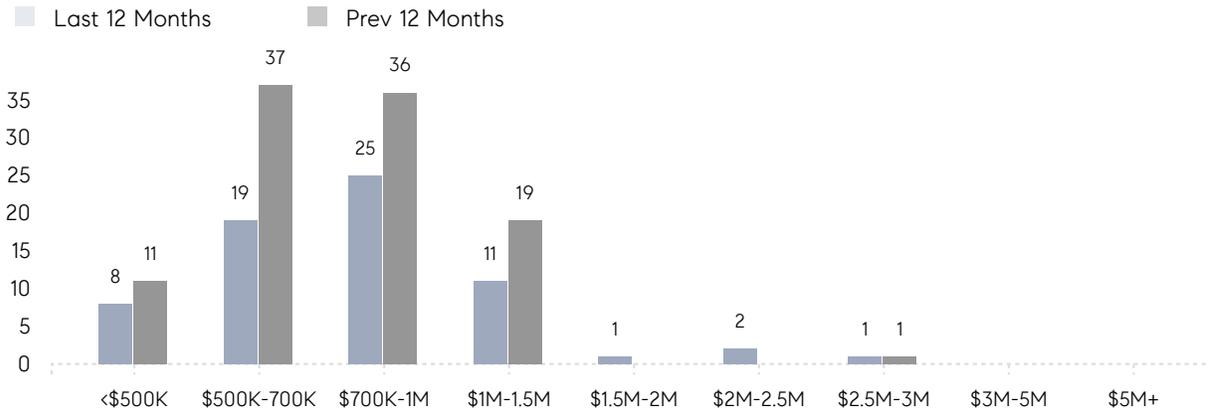
Norwood

APRIL 2023

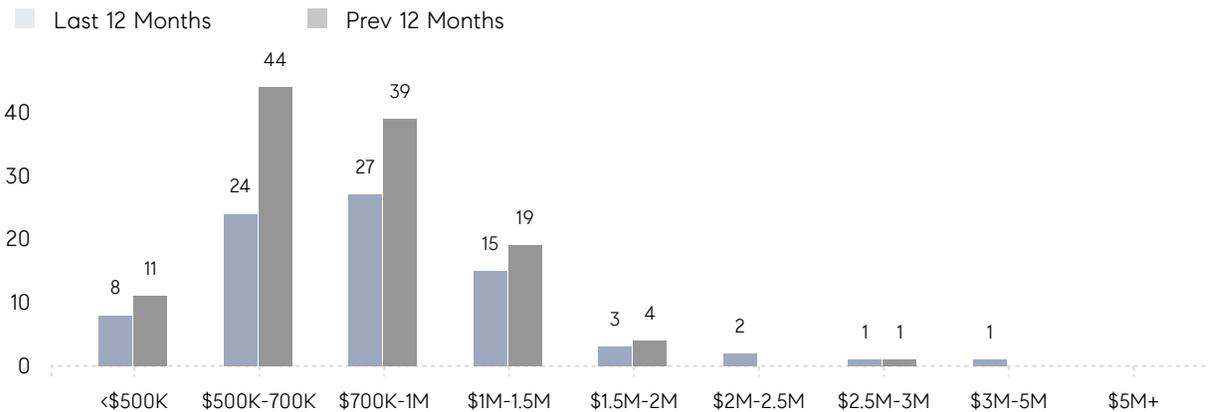
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Oakland

APRIL 2023

UNDER CONTRACT

17
Total
Properties

\$670K
Average
Price

\$649K
Median
Price

-29%
Decrease From
Apr 2022

12%
Increase From
Apr 2022

18%
Increase From
Apr 2022

UNITS SOLD

10
Total
Properties

\$680K
Average
Price

\$692K
Median
Price

11%
Increase From
Apr 2022

1%
Increase From
Apr 2022

2%
Increase From
Apr 2022

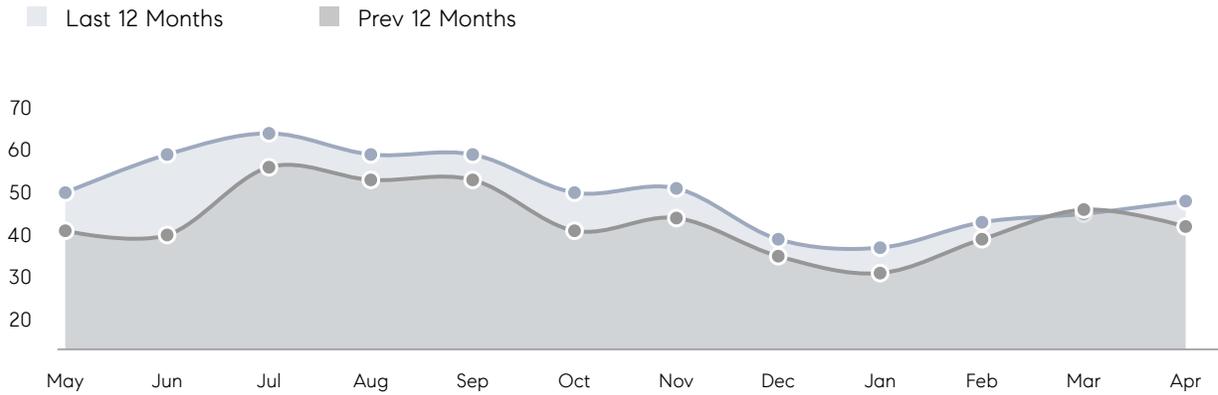
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	38	31	23%
	% OF ASKING PRICE	101%	104%	
	AVERAGE SOLD PRICE	\$680,185	\$671,944	1.2%
	# OF CONTRACTS	17	24	-29.2%
	NEW LISTINGS	21	24	-12%
Houses	AVERAGE DOM	40	31	29%
	% OF ASKING PRICE	101%	104%	
	AVERAGE SOLD PRICE	\$706,883	\$671,944	5%
	# OF CONTRACTS	15	24	-37%
	NEW LISTINGS	17	21	-19%
Condo/Co-op/TH	AVERAGE DOM	25	-	-
	% OF ASKING PRICE	100%	-	
	AVERAGE SOLD PRICE	\$439,900	-	-
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	4	3	33%

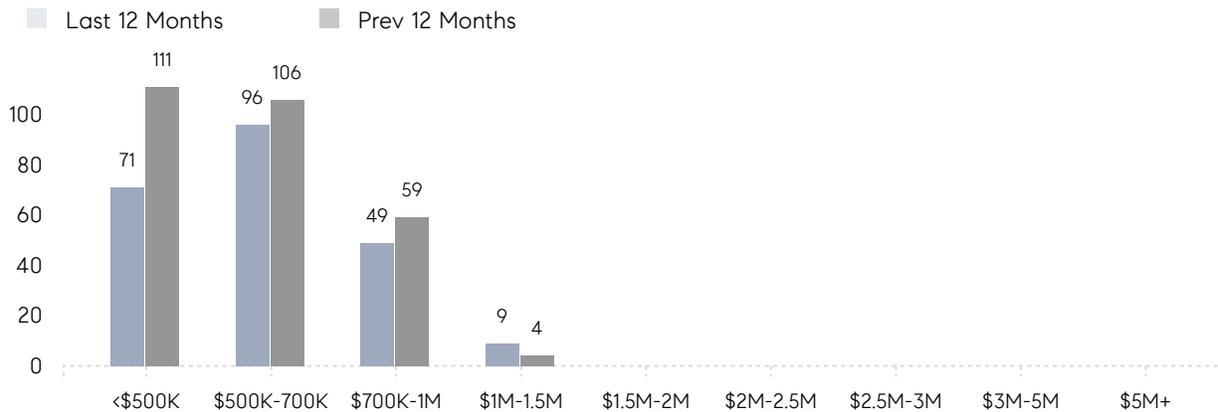
Oakland

APRIL 2023

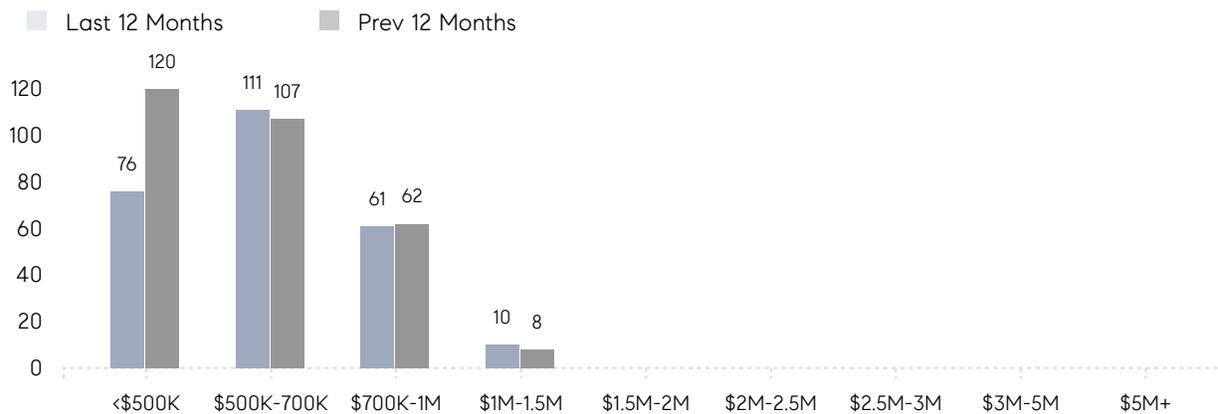
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Old Tappan

APRIL 2023

UNDER CONTRACT

9
Total
Properties

\$1.1M
Average
Price

\$899K
Median
Price

-40%
Decrease From
Apr 2022

29%
Increase From
Apr 2022

9%
Increase From
Apr 2022

UNITS SOLD

11
Total
Properties

\$1.1M
Average
Price

\$961K
Median
Price

57%
Increase From
Apr 2022

-7%
Decrease From
Apr 2022

-23%
Decrease From
Apr 2022

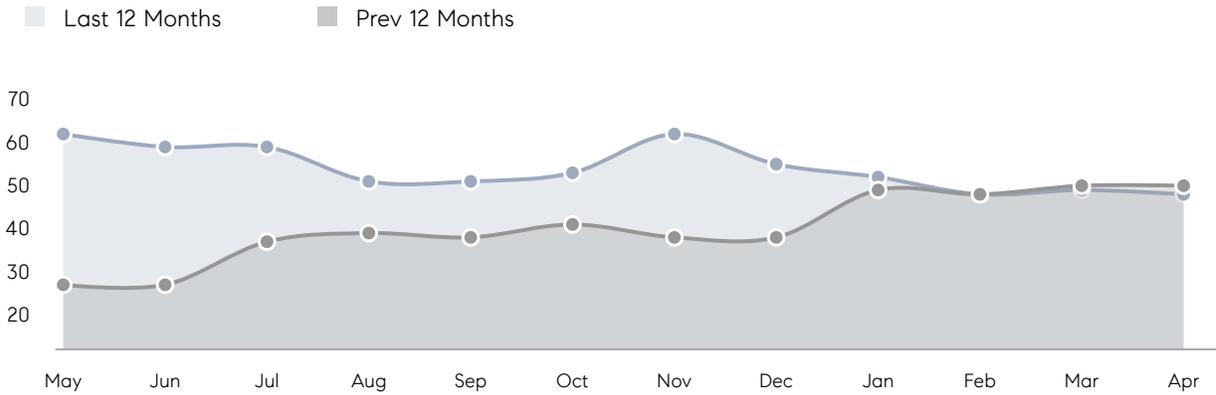
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	40	65	-38%
	% OF ASKING PRICE	104%	100%	
	AVERAGE SOLD PRICE	\$1,105,916	\$1,189,429	-7.0%
	# OF CONTRACTS	9	15	-40.0%
	NEW LISTINGS	8	17	-53%
Houses	AVERAGE DOM	2	54	-96%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$2,189,000	\$1,287,667	70%
	# OF CONTRACTS	4	9	-56%
	NEW LISTINGS	7	12	-42%
Condo/Co-op/TH	AVERAGE DOM	43	131	-67%
	% OF ASKING PRICE	104%	96%	
	AVERAGE SOLD PRICE	\$997,607	\$600,000	66%
	# OF CONTRACTS	5	6	-17%
	NEW LISTINGS	1	5	-80%

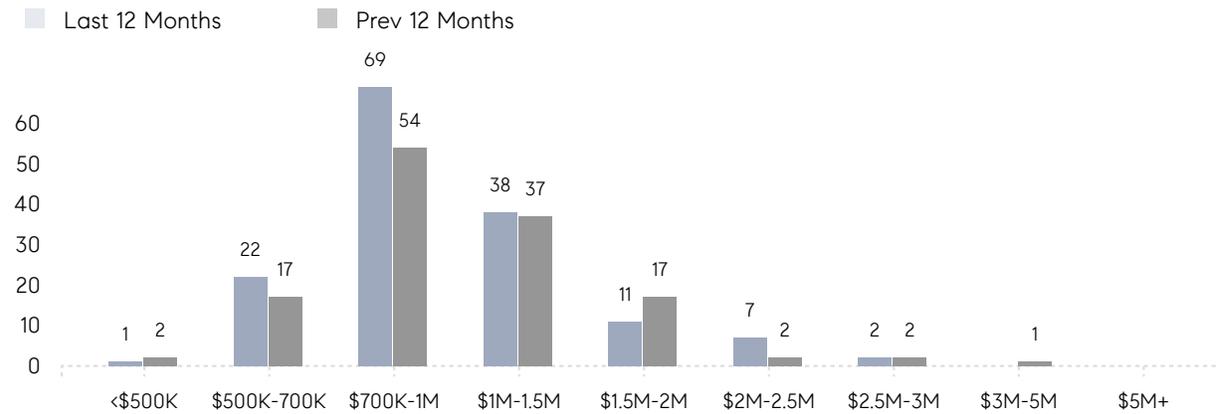
Old Tappan

APRIL 2023

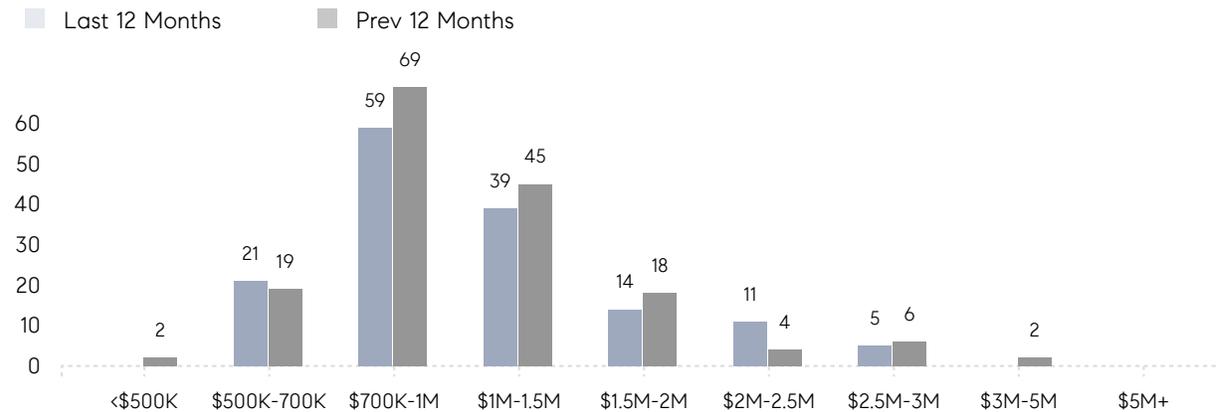
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Oradell

APRIL 2023

UNDER CONTRACT

6
Total
Properties

\$598K
Average
Price

\$554K
Median
Price

0%
Change From
Apr 2022

-5%
Decrease From
Apr 2022

4%
Increase From
Apr 2022

UNITS SOLD

8
Total
Properties

\$834K
Average
Price

\$732K
Median
Price

60%
Increase From
Apr 2022

7%
Increase From
Apr 2022

-5%
Decrease From
Apr 2022

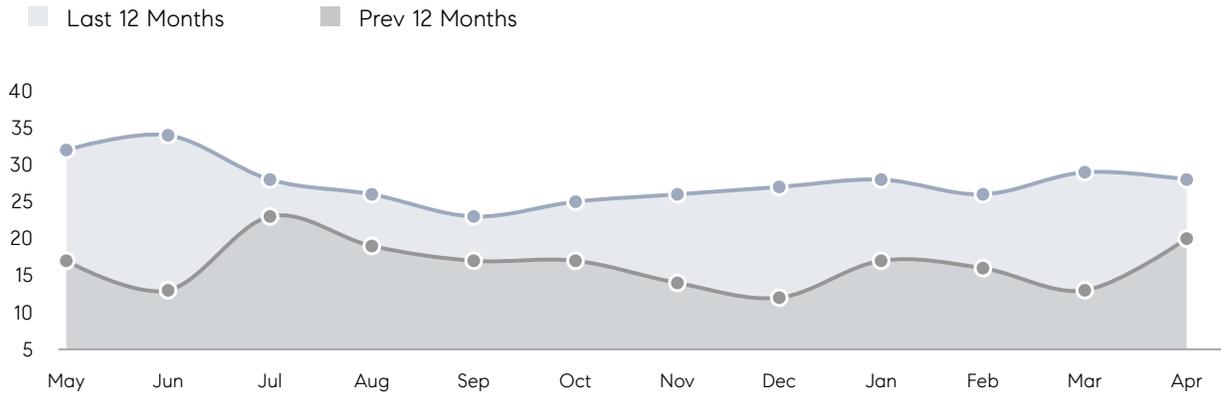
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	23	28	-18%
	% OF ASKING PRICE	102%	105%	
	AVERAGE SOLD PRICE	\$834,500	\$780,400	6.9%
	# OF CONTRACTS	6	6	0.0%
	NEW LISTINGS	5	12	-58%
Houses	AVERAGE DOM	23	28	-18%
	% OF ASKING PRICE	102%	105%	
	AVERAGE SOLD PRICE	\$834,500	\$780,400	7%
	# OF CONTRACTS	6	6	0%
	NEW LISTINGS	5	12	-58%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

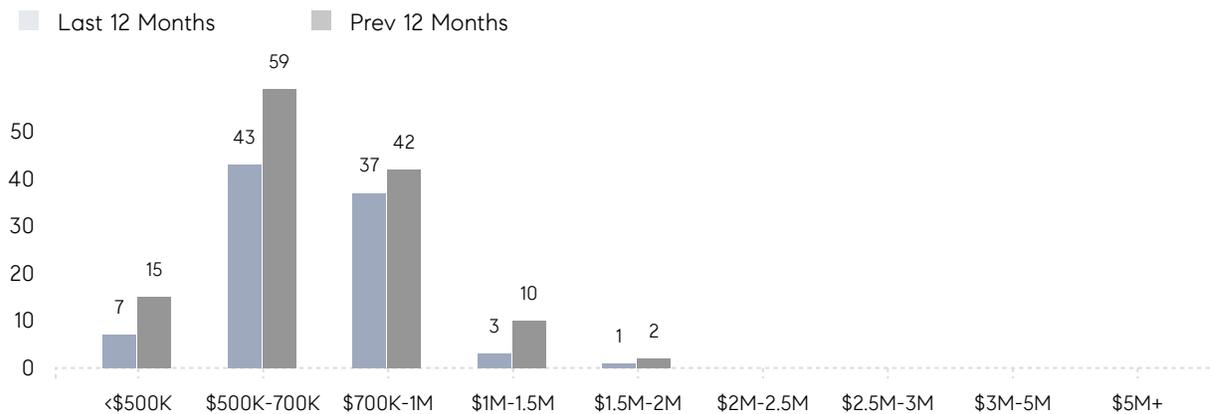
Oradell

APRIL 2023

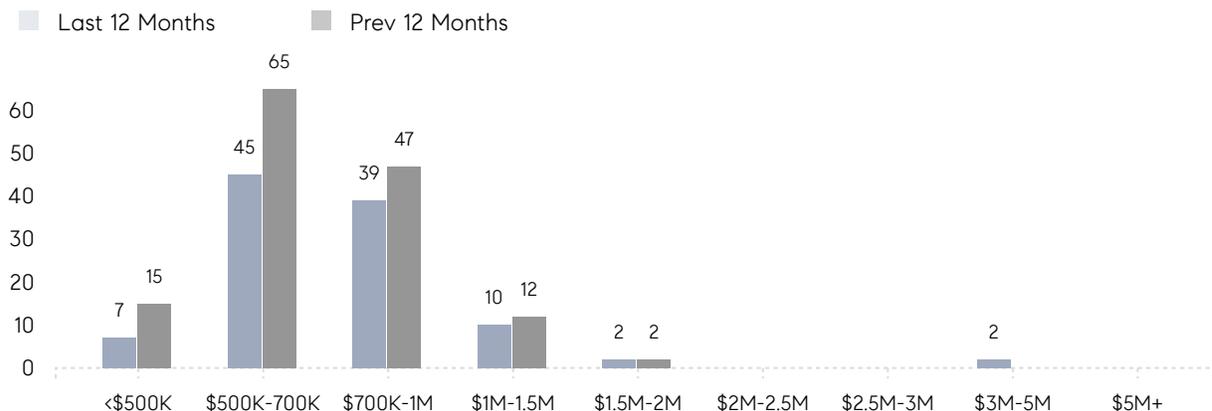
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Palisades Park

APRIL 2023

UNDER CONTRACT

13
Total
Properties

\$798K
Average
Price

\$760K
Median
Price

8%
Increase From
Apr 2022

41%
Increase From
Apr 2022

45%
Increase From
Apr 2022

UNITS SOLD

4
Total
Properties

\$864K
Average
Price

\$905K
Median
Price

-60%
Decrease From
Apr 2022

18%
Increase From
Apr 2022

9%
Increase From
Apr 2022

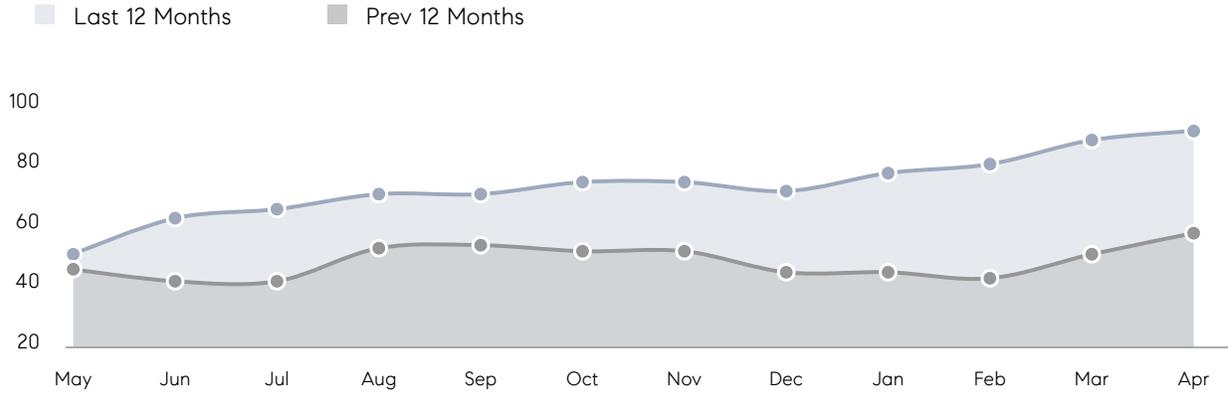
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	38	65	-42%
	% OF ASKING PRICE	97%	100%	
	AVERAGE SOLD PRICE	\$864,750	\$735,000	17.7%
	# OF CONTRACTS	13	12	8.3%
	NEW LISTINGS	16	16	0%
Houses	AVERAGE DOM	57	18	217%
	% OF ASKING PRICE	94%	104%	
	AVERAGE SOLD PRICE	\$732,500	\$712,500	3%
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	2	1	100%
Condo/Co-op/TH	AVERAGE DOM	20	77	-74%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$997,000	\$740,625	35%
	# OF CONTRACTS	11	11	0%
	NEW LISTINGS	14	15	-7%

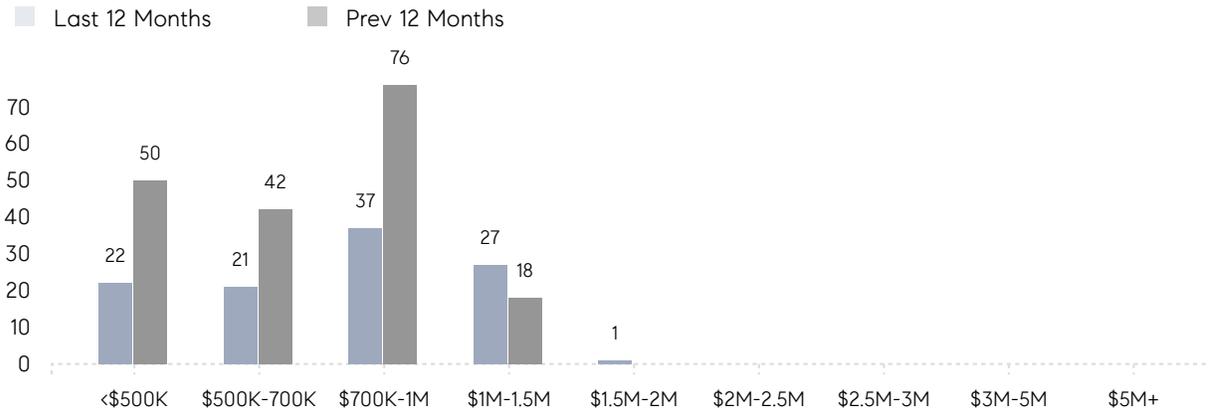
Palisades Park

APRIL 2023

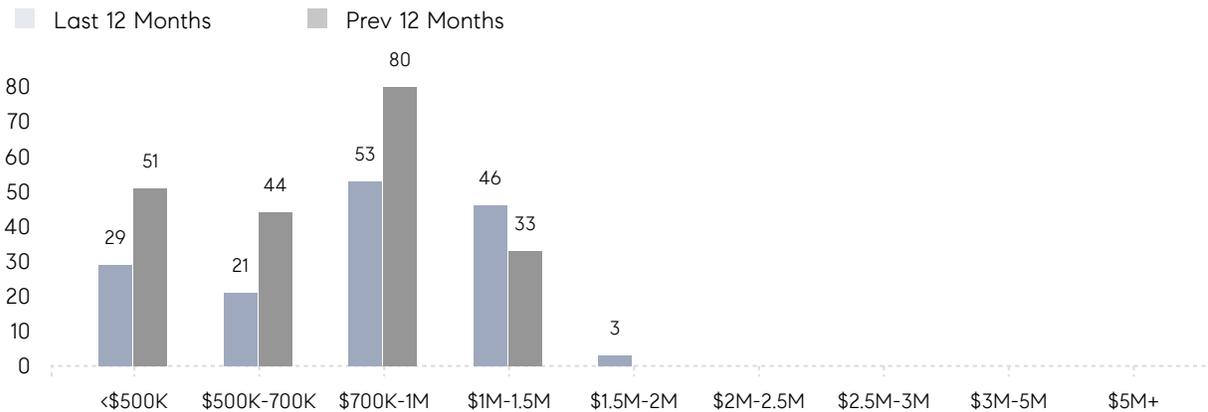
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Paramus

APRIL 2023

UNDER CONTRACT

16	\$1.0M	\$819K
Total Properties	Average Price	Median Price
-43%	3%	-9%
Decrease From Apr 2022	Increase From Apr 2022	Decrease From Apr 2022

UNITS SOLD

11	\$839K	\$715K
Total Properties	Average Price	Median Price
-39%	8%	-8%
Decrease From Apr 2022	Increase From Apr 2022	Decrease From Apr 2022

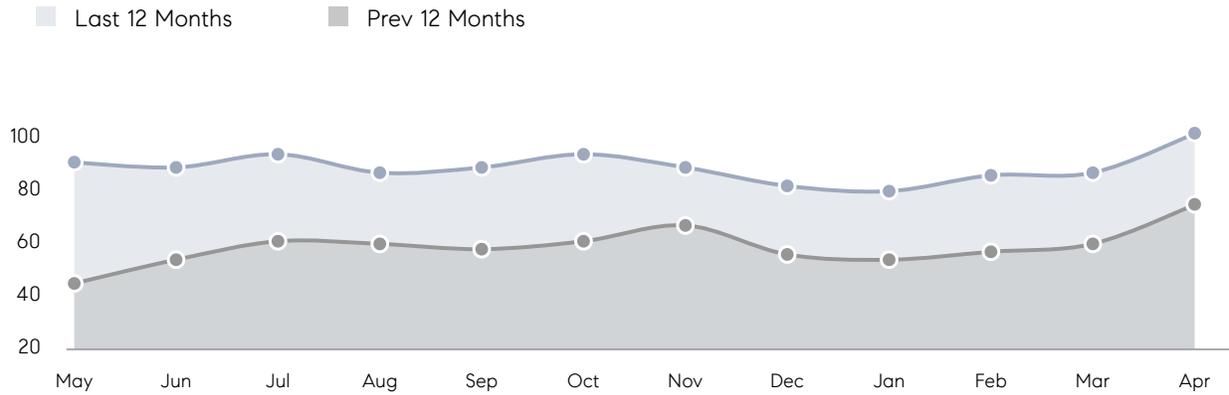
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	34	40	-15%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$839,000	\$777,361	7.9%
	# OF CONTRACTS	16	28	-42.9%
	NEW LISTINGS	29	39	-26%
Houses	AVERAGE DOM	34	35	-3%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$839,000	\$870,321	-4%
	# OF CONTRACTS	15	28	-46%
	NEW LISTINGS	28	37	-24%
Condo/Co-op/TH	AVERAGE DOM	-	57	-
	% OF ASKING PRICE	-	103%	
	AVERAGE SOLD PRICE	-	\$452,000	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	2	-50%

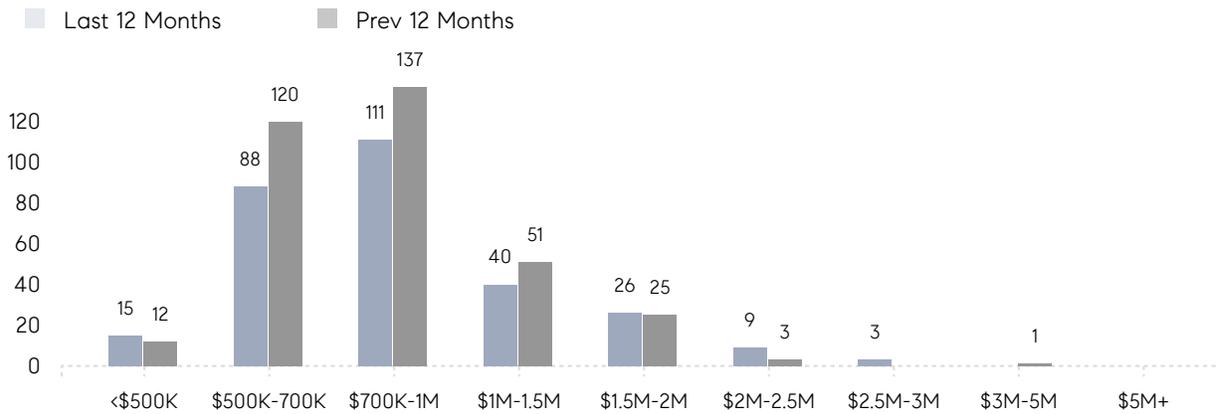
Paramus

APRIL 2023

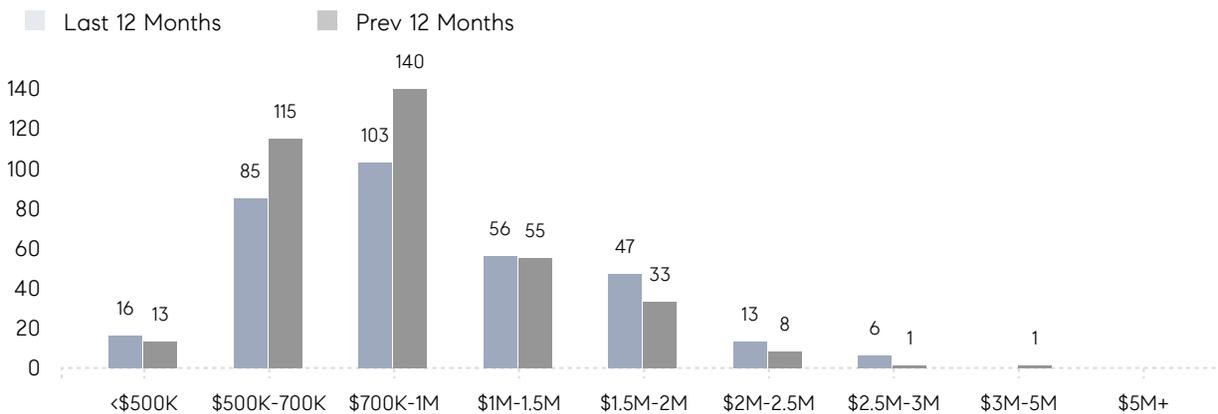
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Park Ridge

APRIL 2023

UNDER CONTRACT

9	\$675K	\$629K
Total Properties	Average Price	Median Price
-50%	-3%	-3%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

3	\$841K	\$740K
Total Properties	Average Price	Median Price
-57%	20%	41%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

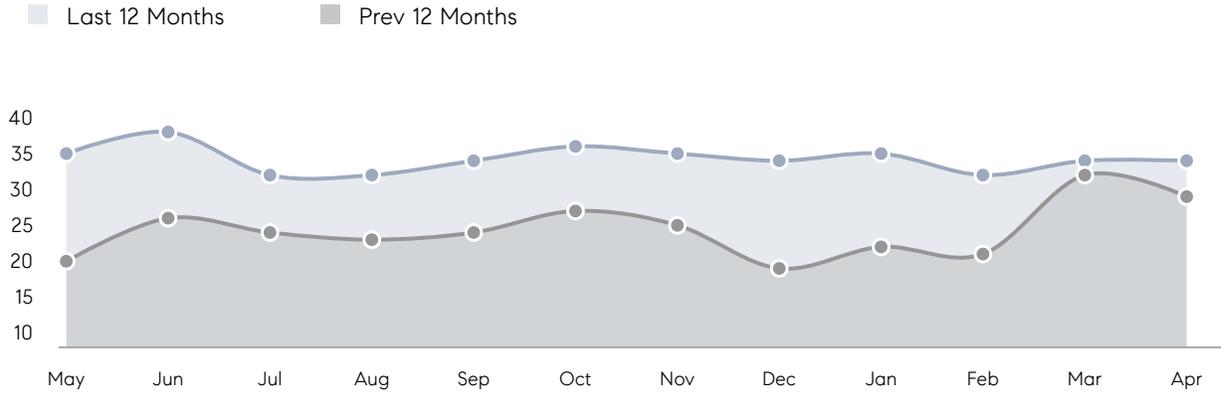
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	11	15	-27%
	% OF ASKING PRICE	111%	102%	
	AVERAGE SOLD PRICE	\$841,667	\$701,857	19.9%
	# OF CONTRACTS	9	18	-50.0%
	NEW LISTINGS	9	15	-40%
Houses	AVERAGE DOM	11	16	-31%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$1,045,000	\$873,200	20%
	# OF CONTRACTS	8	13	-38%
	NEW LISTINGS	9	11	-18%
Condo/Co-op/TH	AVERAGE DOM	11	13	-15%
	% OF ASKING PRICE	126%	103%	
	AVERAGE SOLD PRICE	\$435,000	\$273,500	59%
	# OF CONTRACTS	1	5	-80%
	NEW LISTINGS	0	4	0%

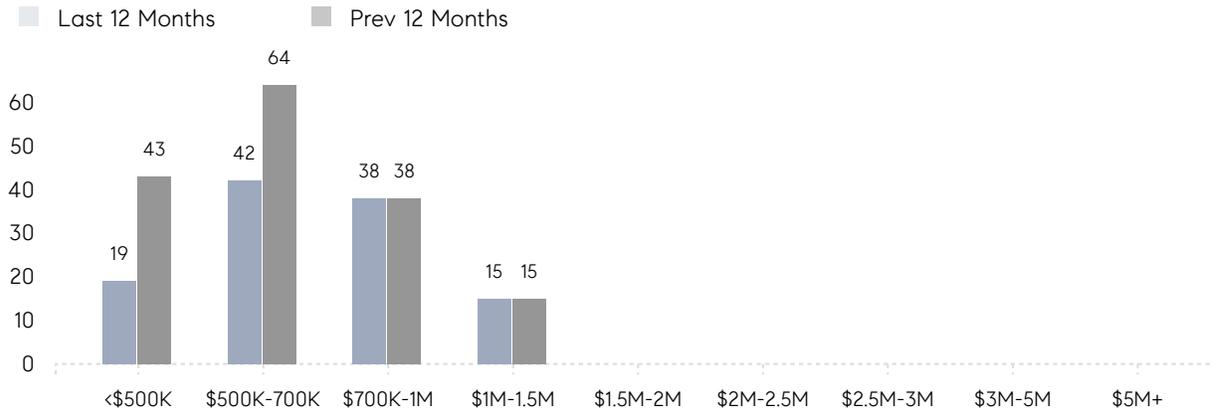
Park Ridge

APRIL 2023

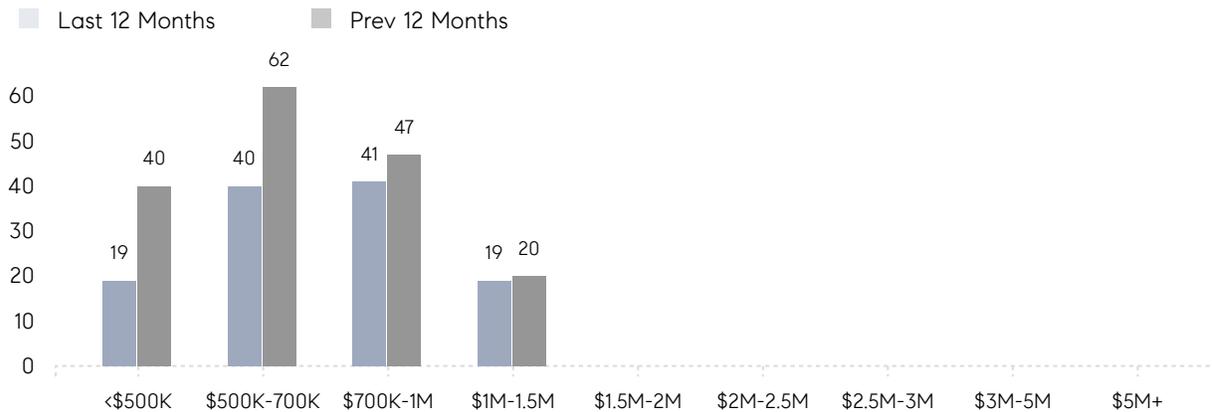
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Ramsey

APRIL 2023

UNDER CONTRACT

10	\$788K	\$661K
Total Properties	Average Price	Median Price
-50%	7%	-10%
Decrease From Apr 2022	Increase From Apr 2022	Decrease From Apr 2022

UNITS SOLD

14	\$692K	\$645K
Total Properties	Average Price	Median Price
-7%	0%	1%
Decrease From Apr 2022	Change From Apr 2022	Change From Apr 2022

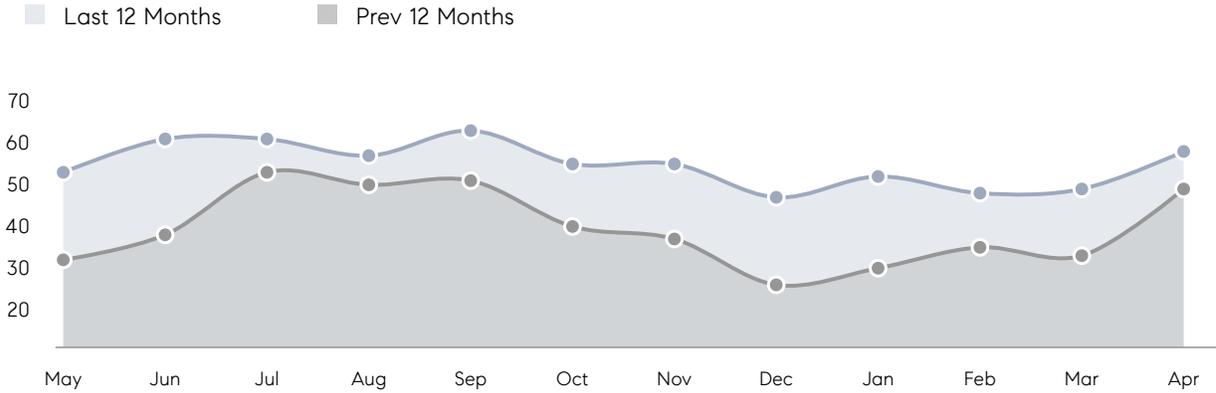
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	20	22	-9%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$692,921	\$691,103	0.3%
	# OF CONTRACTS	10	20	-50.0%
	NEW LISTINGS	20	37	-46%
Houses	AVERAGE DOM	23	18	28%
	% OF ASKING PRICE	103%	104%	
	AVERAGE SOLD PRICE	\$843,999	\$862,855	-2%
	# OF CONTRACTS	7	13	-46%
	NEW LISTINGS	14	25	-44%
Condo/Co-op/TH	AVERAGE DOM	15	31	-52%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$420,980	\$347,600	21%
	# OF CONTRACTS	3	7	-57%
	NEW LISTINGS	6	12	-50%

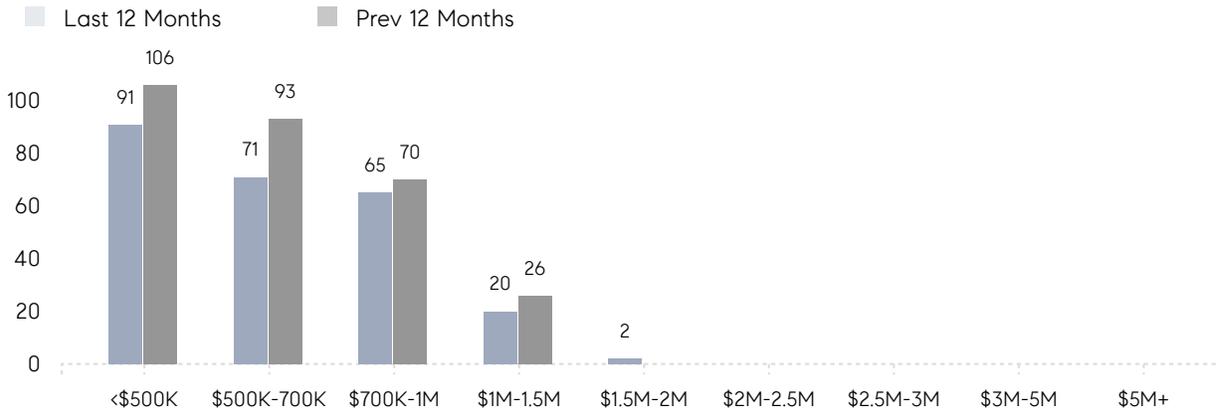
Ramsey

APRIL 2023

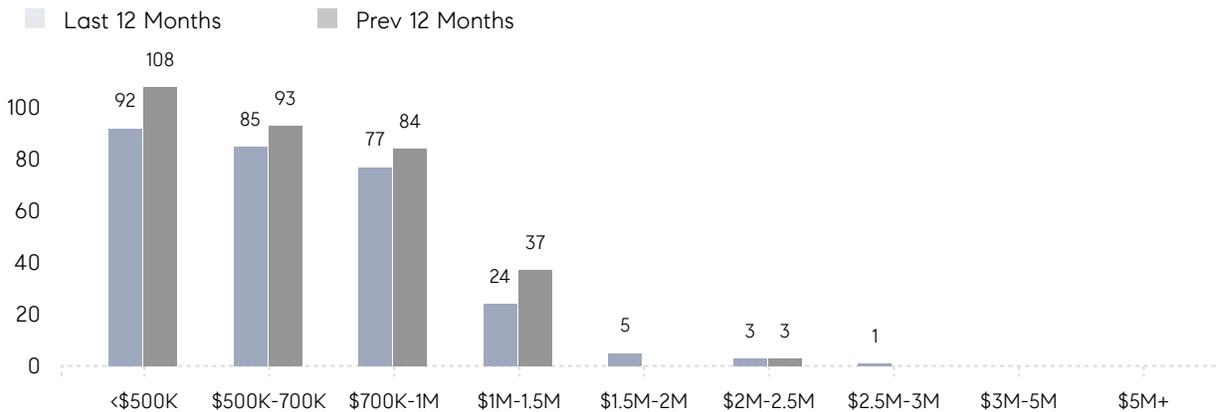
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Ridgefield

APRIL 2023

UNDER CONTRACT

4	\$787K	\$824K
Total Properties	Average Price	Median Price
-56%	26%	56%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

UNITS SOLD

1	\$580K	\$580K
Total Properties	Average Price	Median Price
-91%	-6%	-6%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

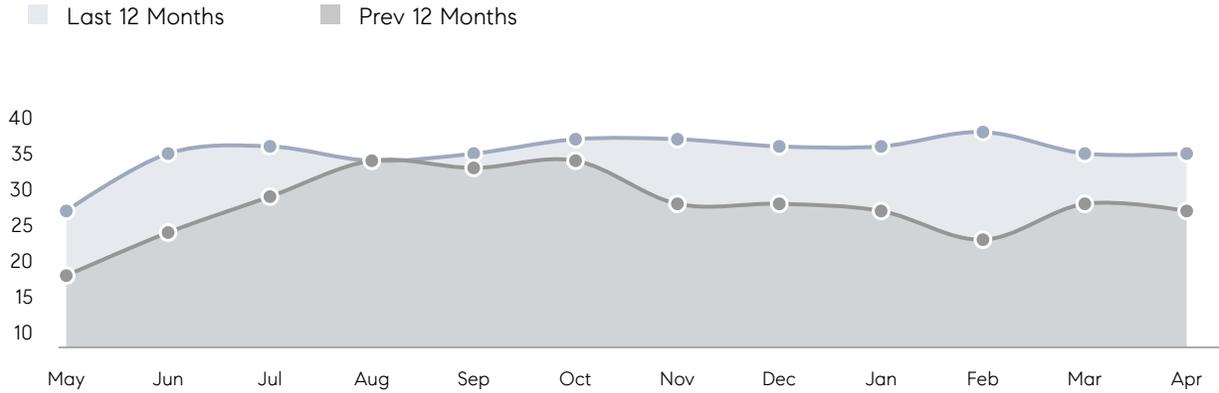
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	11	63	-83%
	% OF ASKING PRICE	127%	103%	
	AVERAGE SOLD PRICE	\$580,000	\$619,091	-6.3%
	# OF CONTRACTS	4	9	-55.6%
	NEW LISTINGS	4	7	-43%
Houses	AVERAGE DOM	11	63	-83%
	% OF ASKING PRICE	127%	103%	
	AVERAGE SOLD PRICE	\$580,000	\$619,091	-6%
	# OF CONTRACTS	4	8	-50%
	NEW LISTINGS	4	5	-20%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	2	0%

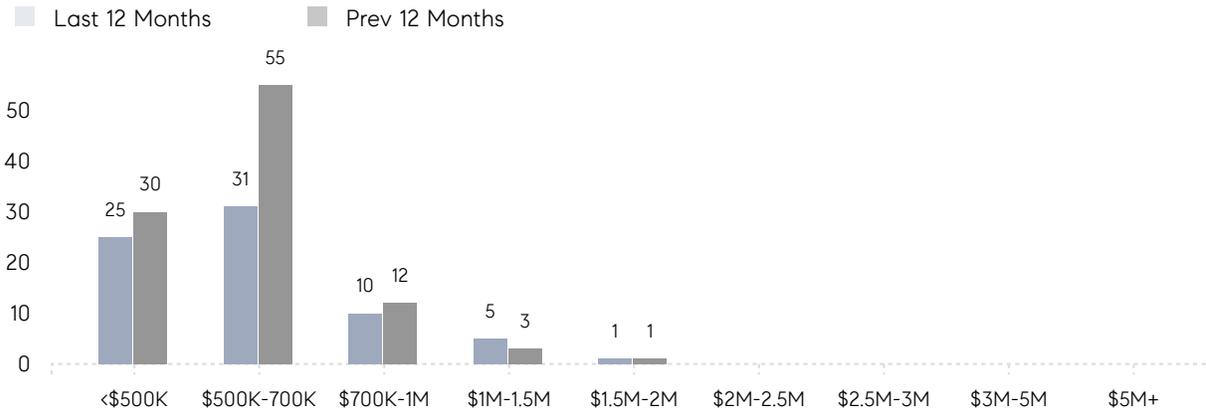
Ridgefield

APRIL 2023

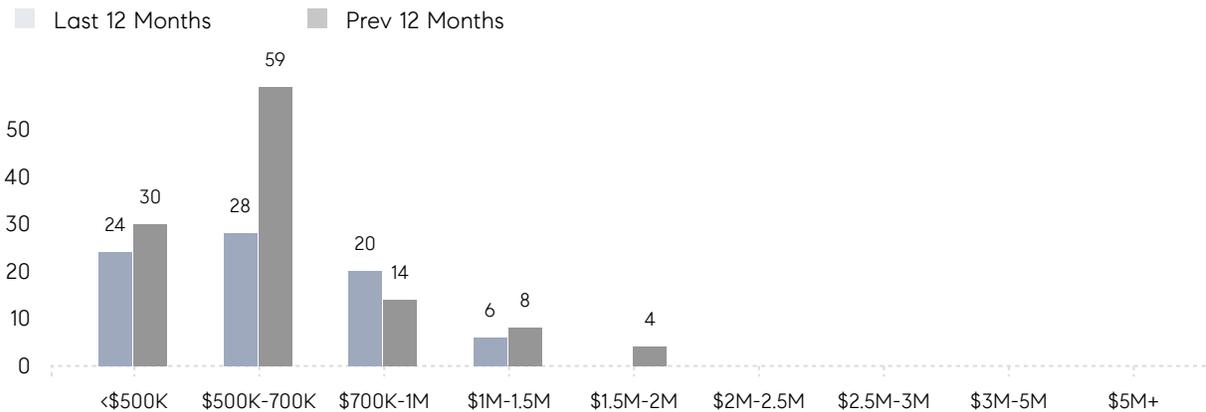
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Ridgefield Park

APRIL 2023

UNDER CONTRACT

7
Total
Properties

\$394K
Average
Price

\$410K
Median
Price

-42%
Decrease From
Apr 2022

-2%
Decrease From
Apr 2022

-6%
Decrease From
Apr 2022

UNITS SOLD

5
Total
Properties

\$498K
Average
Price

\$476K
Median
Price

0%
Change From
Apr 2022

13%
Increase From
Apr 2022

-6%
Decrease From
Apr 2022

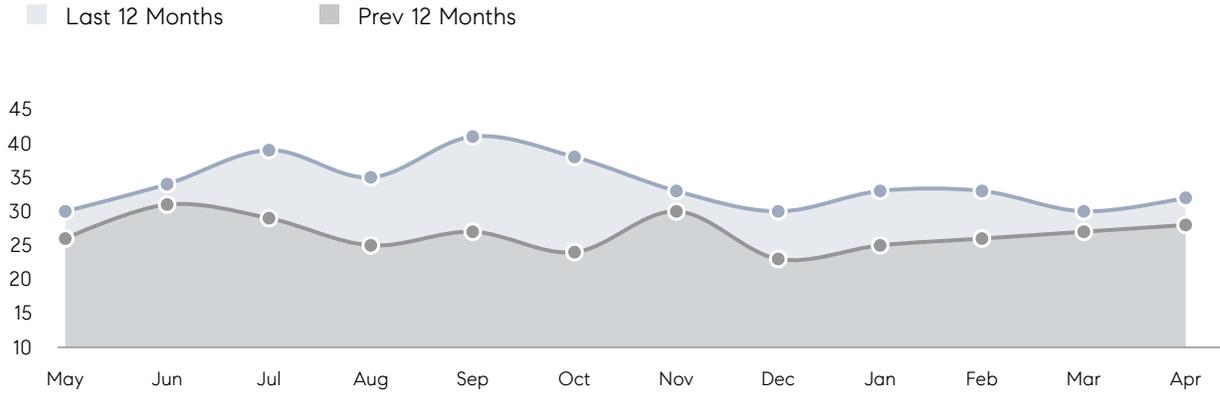
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	52	11	373%
	% OF ASKING PRICE	100%	106%	
	AVERAGE SOLD PRICE	\$498,400	\$441,600	12.9%
	# OF CONTRACTS	7	12	-41.7%
	NEW LISTINGS	8	13	-38%
Houses	AVERAGE DOM	65	13	400%
	% OF ASKING PRICE	106%	106%	
	AVERAGE SOLD PRICE	\$503,500	\$499,500	1%
	# OF CONTRACTS	5	10	-50%
	NEW LISTINGS	4	10	-60%
Condo/Co-op/TH	AVERAGE DOM	43	4	975%
	% OF ASKING PRICE	97%	106%	
	AVERAGE SOLD PRICE	\$495,000	\$210,000	136%
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	4	3	33%

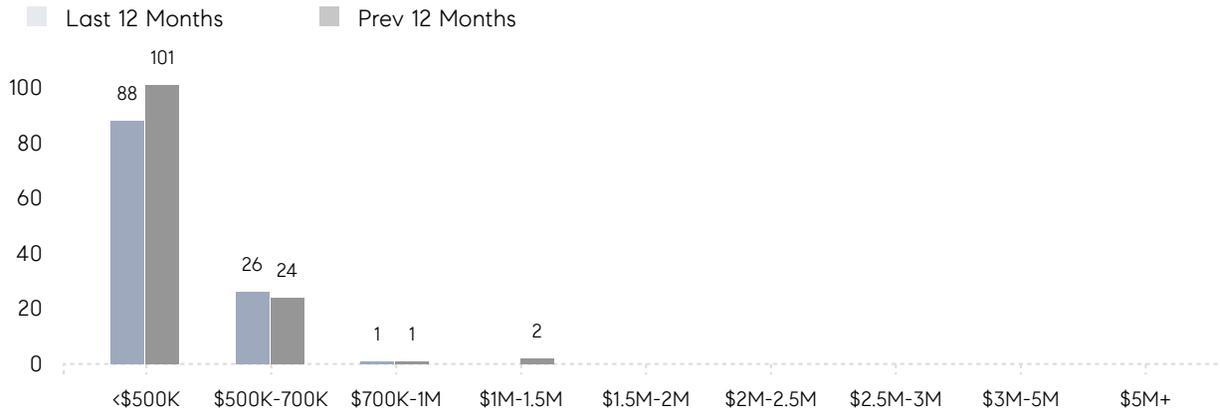
Ridgefield Park

APRIL 2023

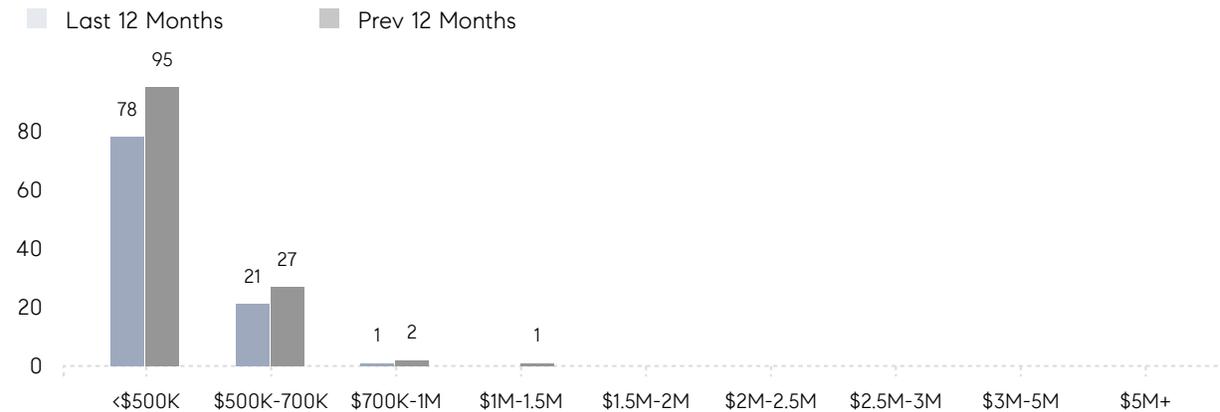
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Ridgewood

APRIL 2023

UNDER CONTRACT

18
Total
Properties

\$1.0M
Average
Price

\$975K
Median
Price

-40%
Decrease From
Apr 2022

-8%
Decrease From
Apr 2022

0%
Change From
Apr 2022

UNITS SOLD

16
Total
Properties

\$1.3M
Average
Price

\$1.1M
Median
Price

7%
Increase From
Apr 2022

0%
Change From
Apr 2022

-8%
Decrease From
Apr 2022

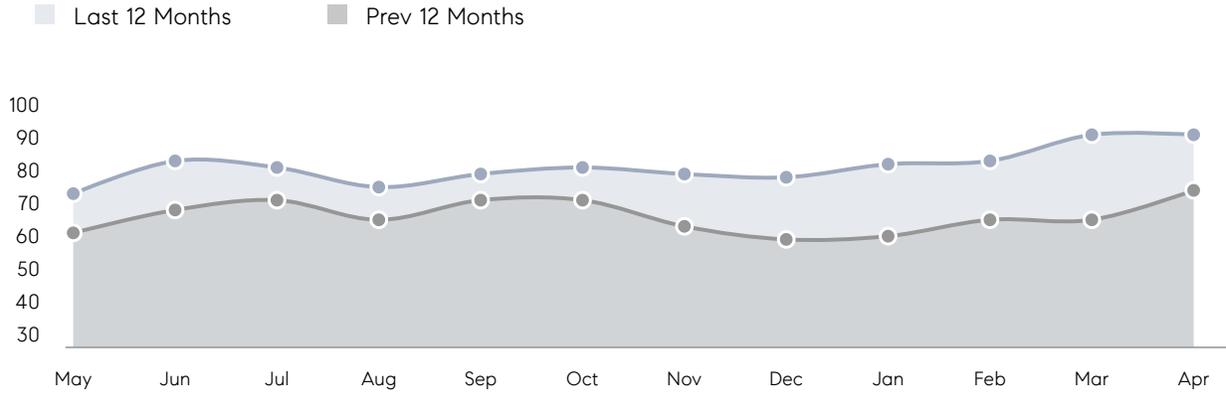
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	17	36	-53%
	% OF ASKING PRICE	106%	101%	
	AVERAGE SOLD PRICE	\$1,349,688	\$1,353,867	-0.3%
	# OF CONTRACTS	18	30	-40.0%
	NEW LISTINGS	20	33	-39%
Houses	AVERAGE DOM	17	36	-53%
	% OF ASKING PRICE	106%	101%	
	AVERAGE SOLD PRICE	\$1,349,688	\$1,353,867	0%
	# OF CONTRACTS	18	29	-38%
	NEW LISTINGS	19	31	-39%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	1	2	-50%

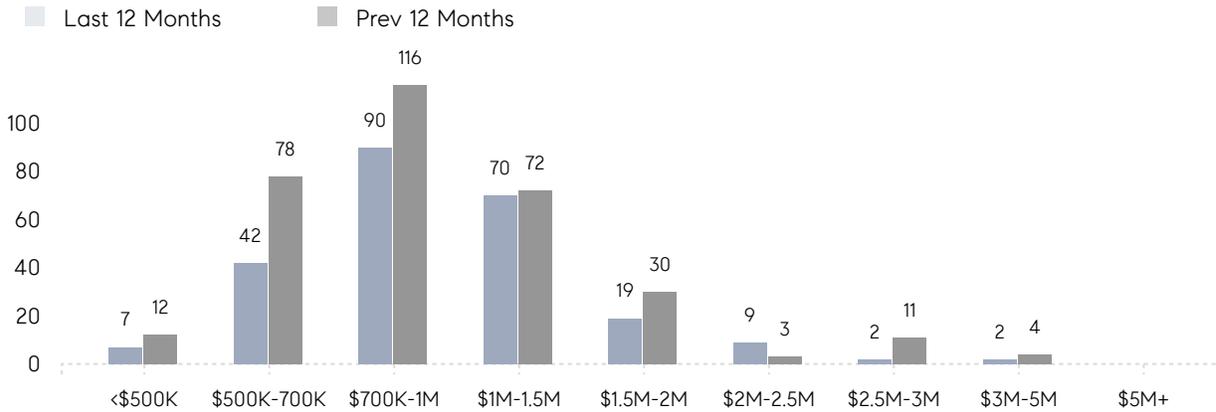
Ridgewood

APRIL 2023

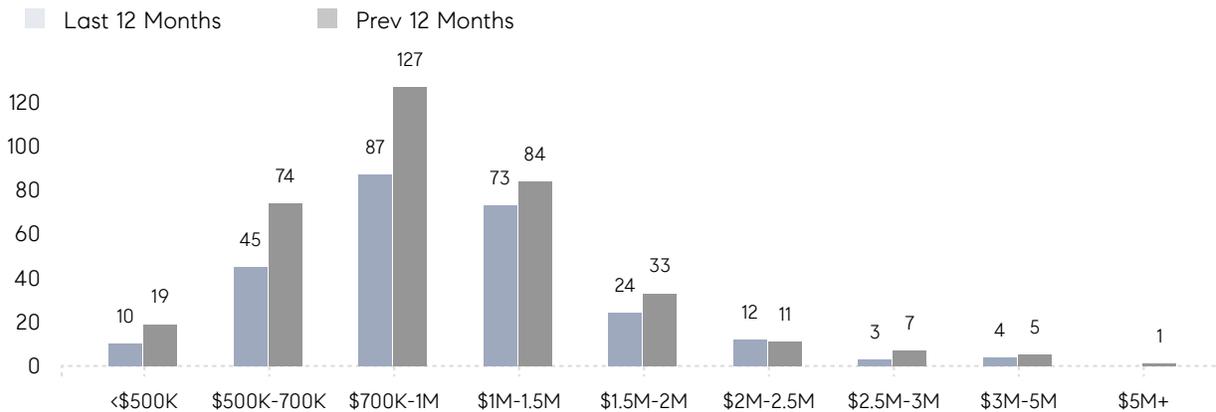
Monthly Inventory



Contracts By Price Range



Listings By Price Range



River Edge

APRIL 2023

UNDER CONTRACT

7	\$719K	\$699K
Total Properties	Average Price	Median Price
-50%	-9%	-7%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

4	\$726K	\$530K
Total Properties	Average Price	Median Price
-43%	12%	-15%
Decrease From Apr 2022	Increase From Apr 2022	Decrease From Apr 2022

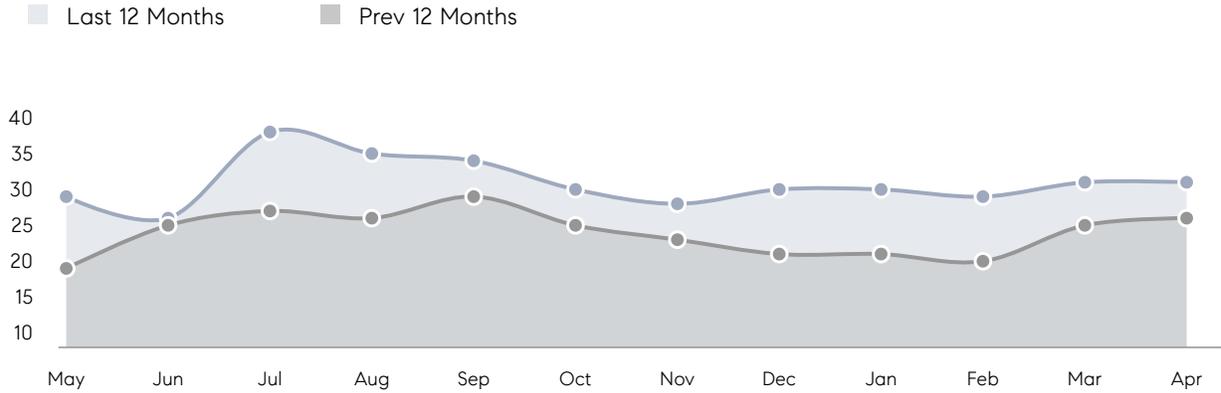
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	13	51	-75%
	% OF ASKING PRICE	105%	101%	
	AVERAGE SOLD PRICE	\$726,750	\$649,571	11.9%
	# OF CONTRACTS	7	14	-50.0%
	NEW LISTINGS	8	15	-47%
Houses	AVERAGE DOM	13	59	-78%
	% OF ASKING PRICE	105%	101%	
	AVERAGE SOLD PRICE	\$726,750	\$744,300	-2%
	# OF CONTRACTS	7	13	-46%
	NEW LISTINGS	8	14	-43%
Condo/Co-op/TH	AVERAGE DOM	-	33	-
	% OF ASKING PRICE	-	101%	
	AVERAGE SOLD PRICE	-	\$412,750	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	1	0%

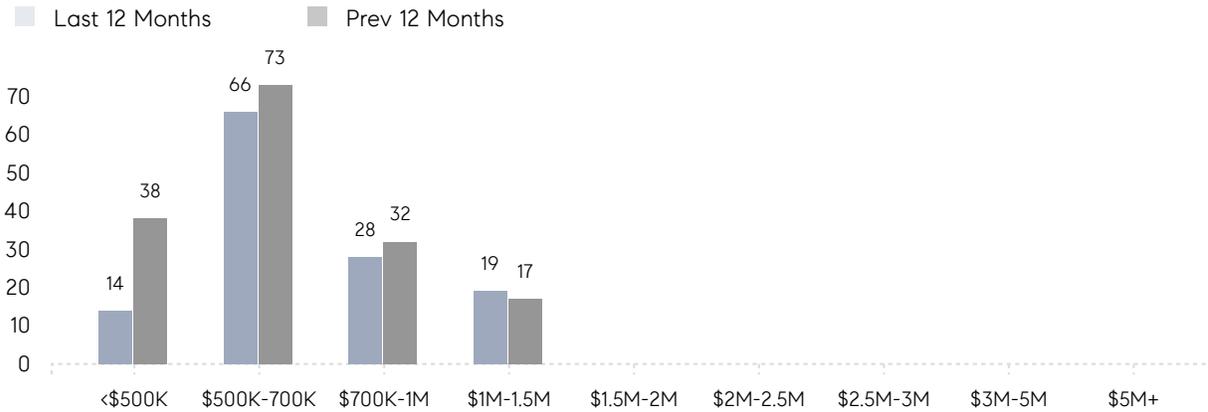
River Edge

APRIL 2023

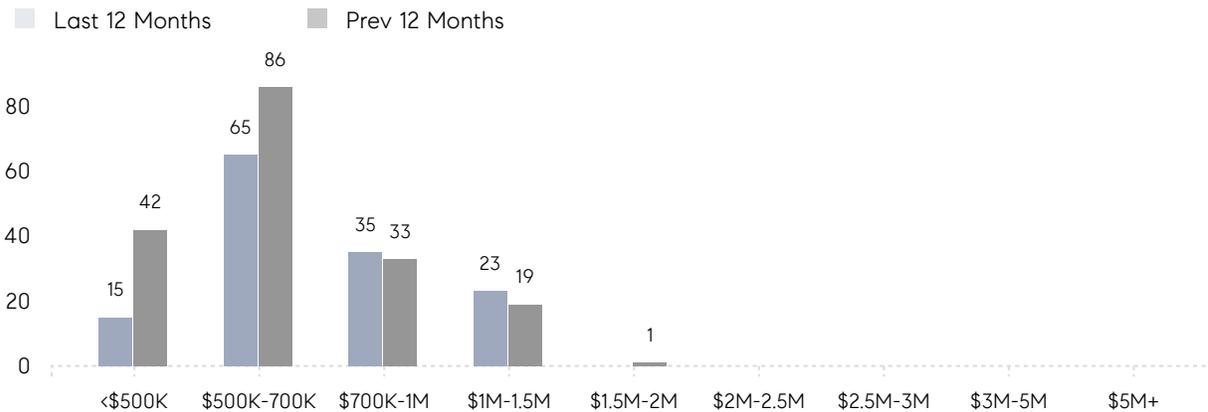
Monthly Inventory



Contracts By Price Range



Listings By Price Range



River Vale

APRIL 2023

UNDER CONTRACT

13
Total
Properties

\$826K
Average
Price

\$839K
Median
Price

-7%
Decrease From
Apr 2022

25%
Increase From
Apr 2022

22%
Increase From
Apr 2022

UNITS SOLD

7
Total
Properties

\$727K
Average
Price

\$885K
Median
Price

-36%
Decrease From
Apr 2022

13%
Increase From
Apr 2022

51%
Increase From
Apr 2022

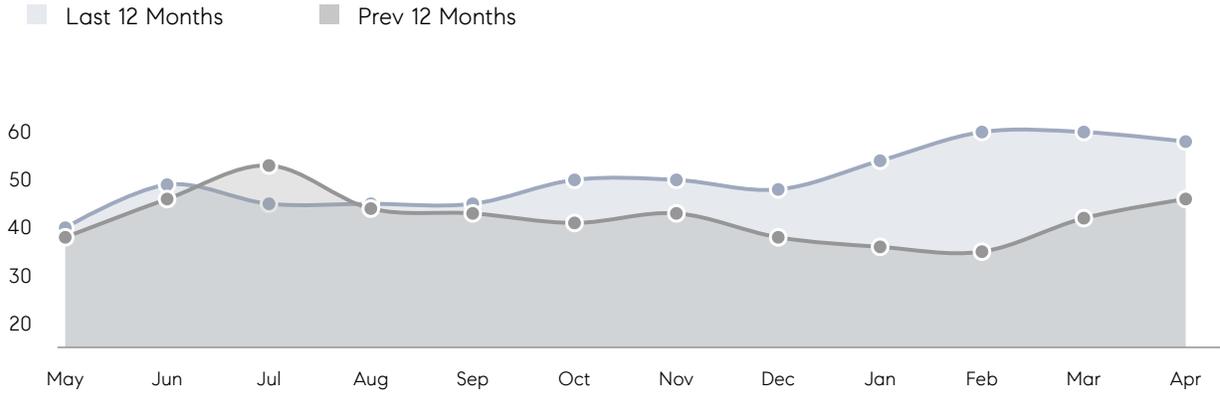
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	40	26	54%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$727,857	\$645,991	12.7%
	# OF CONTRACTS	13	14	-7.1%
	NEW LISTINGS	12	17	-29%
Houses	AVERAGE DOM	21	25	-16%
	% OF ASKING PRICE	108%	101%	
	AVERAGE SOLD PRICE	\$702,750	\$683,090	3%
	# OF CONTRACTS	11	12	-8%
	NEW LISTINGS	6	12	-50%
Condo/Co-op/TH	AVERAGE DOM	65	35	86%
	% OF ASKING PRICE	96%	100%	
	AVERAGE SOLD PRICE	\$761,333	\$275,000	177%
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	6	5	20%

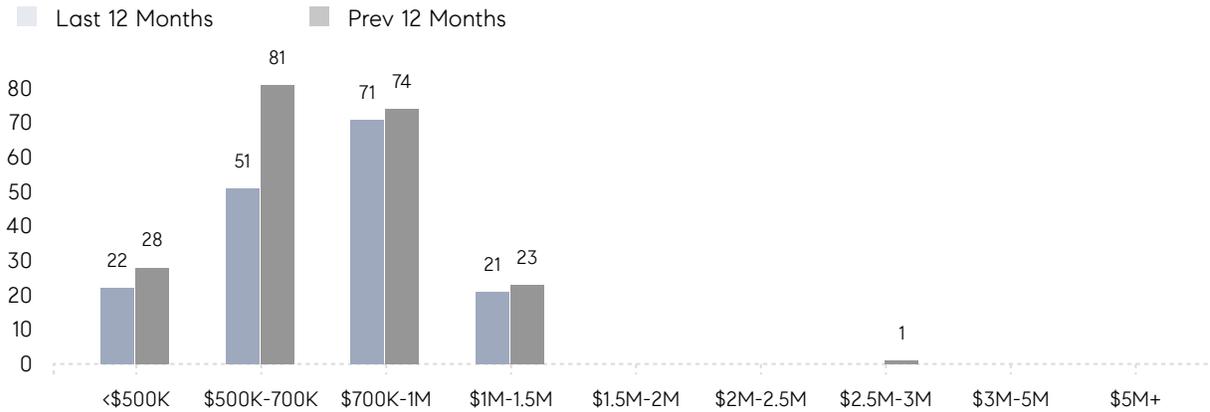
River Vale

APRIL 2023

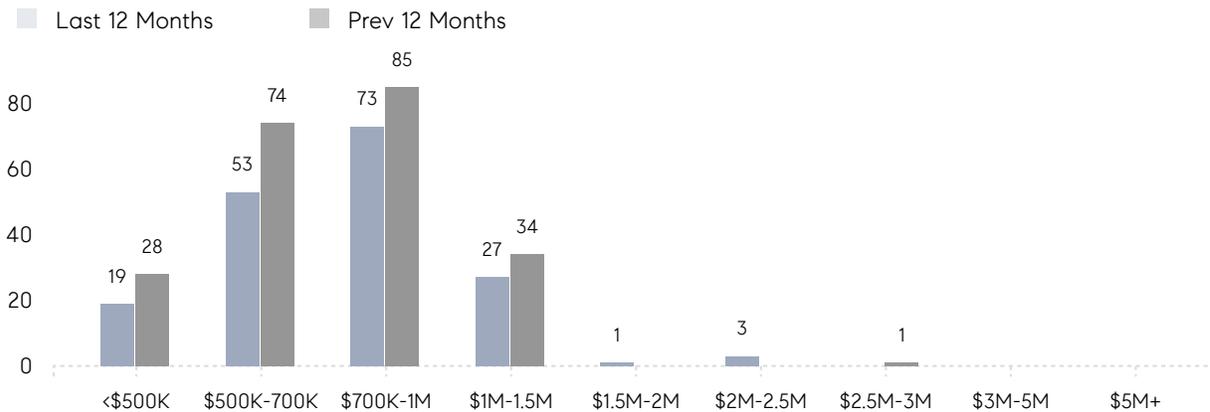
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Rochelle Park

APRIL 2023

UNDER CONTRACT

4
Total
Properties

\$534K
Average
Price

\$534K
Median
Price

-69%
Decrease From
Apr 2022

6%
Increase From
Apr 2022

10%
Increase From
Apr 2022

UNITS SOLD

5
Total
Properties

\$521K
Average
Price

\$480K
Median
Price

-44%
Decrease From
Apr 2022

5%
Increase From
Apr 2022

-4%
Decrease From
Apr 2022

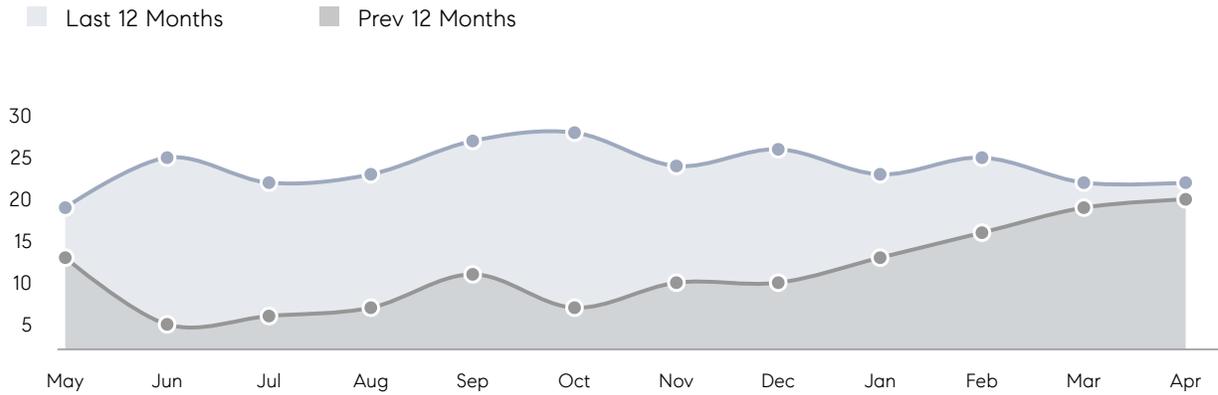
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	52	34	53%
	% OF ASKING PRICE	102%	106%	
	AVERAGE SOLD PRICE	\$521,700	\$495,000	5.4%
	# OF CONTRACTS	4	13	-69.2%
	NEW LISTINGS	5	11	-55%
Houses	AVERAGE DOM	63	34	85%
	% OF ASKING PRICE	102%	107%	
	AVERAGE SOLD PRICE	\$567,125	\$511,750	11%
	# OF CONTRACTS	4	11	-64%
	NEW LISTINGS	5	10	-50%
Condo/Co-op/TH	AVERAGE DOM	8	31	-74%
	% OF ASKING PRICE	101%	96%	
	AVERAGE SOLD PRICE	\$340,000	\$361,000	-6%
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	0	1	0%

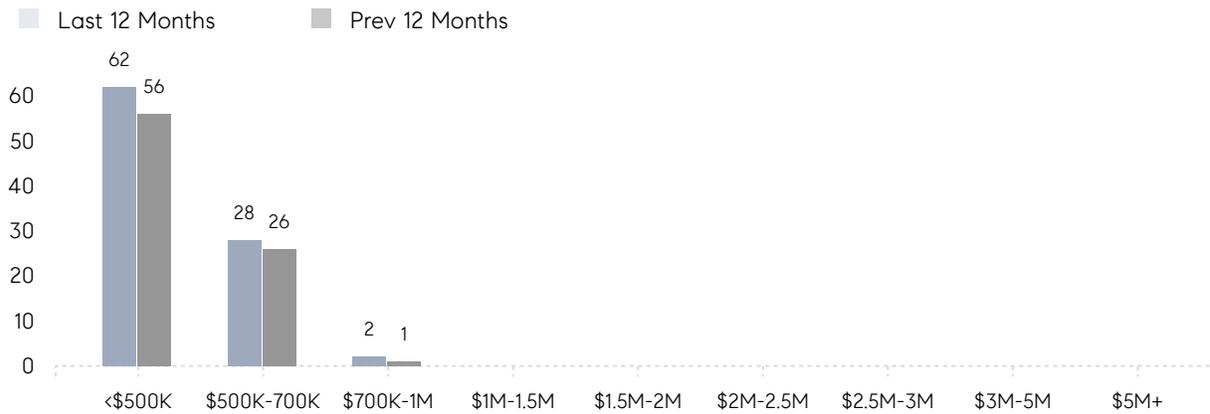
Rochelle Park

APRIL 2023

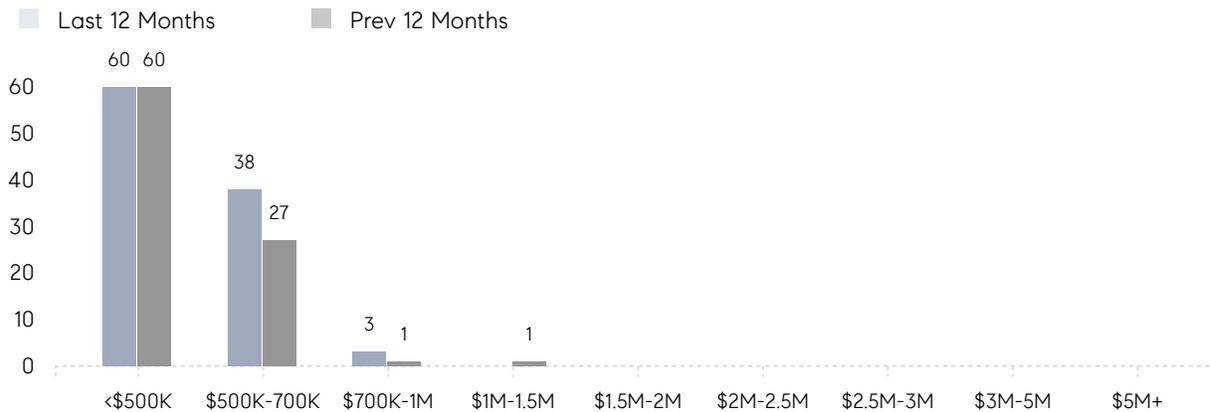
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Rutherford

APRIL 2023

UNDER CONTRACT

10	\$387K	\$346K
Total Properties	Average Price	Median Price
-72%	-34%	-33%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

14	\$531K	\$535K
Total Properties	Average Price	Median Price
-22%	-9%	0%
Decrease From Apr 2022	Decrease From Apr 2022	Change From Apr 2022

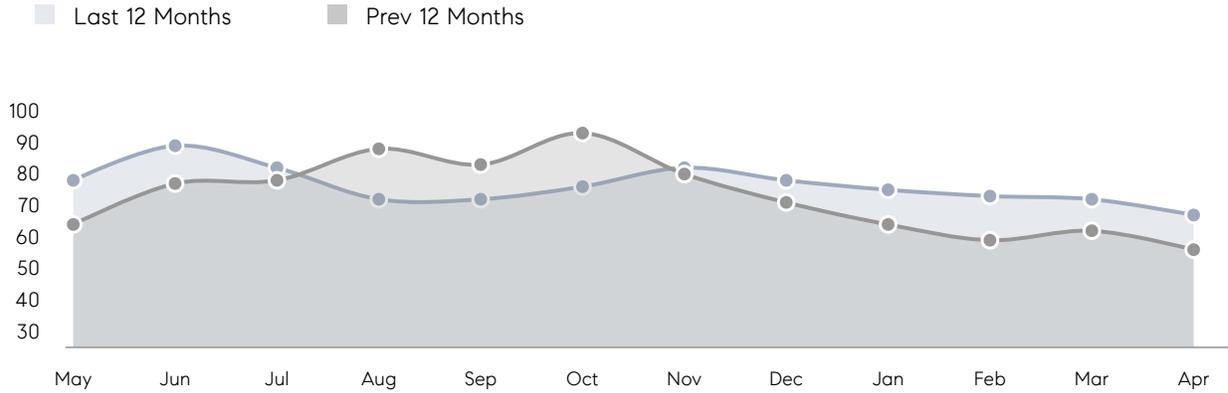
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	34	53	-36%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$531,714	\$584,629	-9.1%
	# OF CONTRACTS	10	36	-72.2%
	NEW LISTINGS	10	26	-62%
Houses	AVERAGE DOM	38	55	-31%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$610,545	\$690,162	-12%
	# OF CONTRACTS	3	28	-89%
	NEW LISTINGS	7	19	-63%
Condo/Co-op/TH	AVERAGE DOM	20	49	-59%
	% OF ASKING PRICE	103%	98%	
	AVERAGE SOLD PRICE	\$242,667	\$310,244	-22%
	# OF CONTRACTS	7	8	-12%
	NEW LISTINGS	3	7	-57%

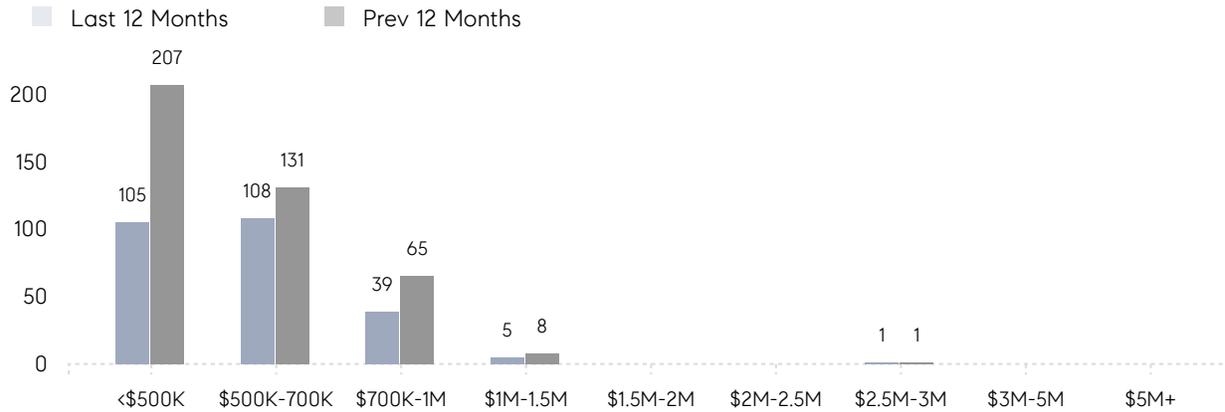
Rutherford

APRIL 2023

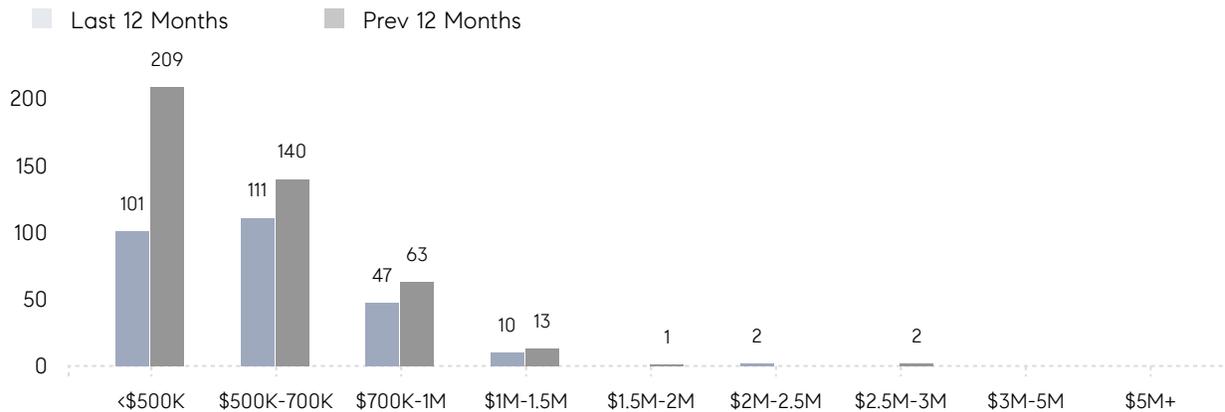
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Saddle Brook

APRIL 2023

UNDER CONTRACT

8
Total
Properties

\$470K
Average
Price

\$494K
Median
Price

-43%
Decrease From
Apr 2022

7%
Increase From
Apr 2022

11%
Increase From
Apr 2022

UNITS SOLD

10
Total
Properties

\$501K
Average
Price

\$447K
Median
Price

67%
Increase From
Apr 2022

-1%
Change From
Apr 2022

-10%
Decrease From
Apr 2022

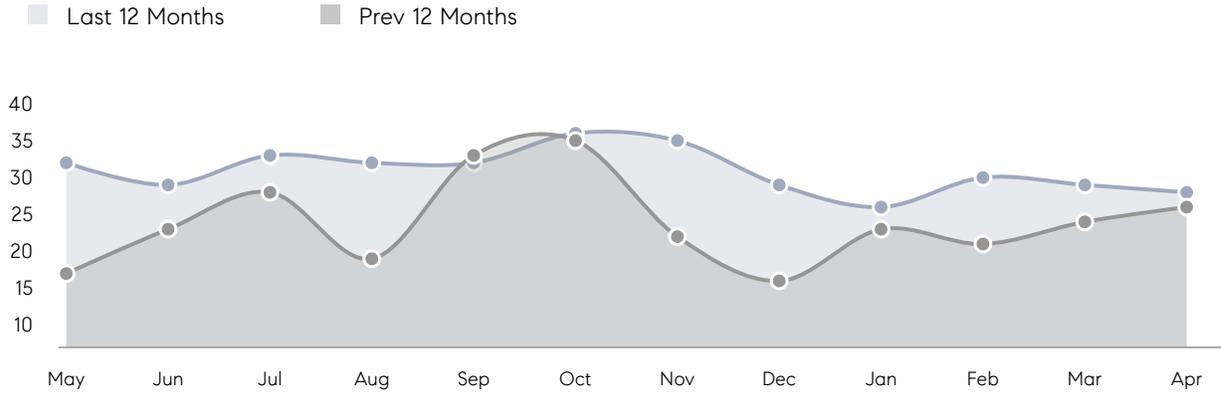
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	22	34	-35%
	% OF ASKING PRICE	108%	106%	
	AVERAGE SOLD PRICE	\$501,200	\$505,167	-0.8%
	# OF CONTRACTS	8	14	-42.9%
	NEW LISTINGS	9	16	-44%
Houses	AVERAGE DOM	23	38	-39%
	% OF ASKING PRICE	108%	108%	
	AVERAGE SOLD PRICE	\$514,625	\$537,750	-4%
	# OF CONTRACTS	7	13	-46%
	NEW LISTINGS	5	16	-69%
Condo/Co-op/TH	AVERAGE DOM	16	26	-38%
	% OF ASKING PRICE	107%	103%	
	AVERAGE SOLD PRICE	\$447,500	\$440,000	2%
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	4	0	0%

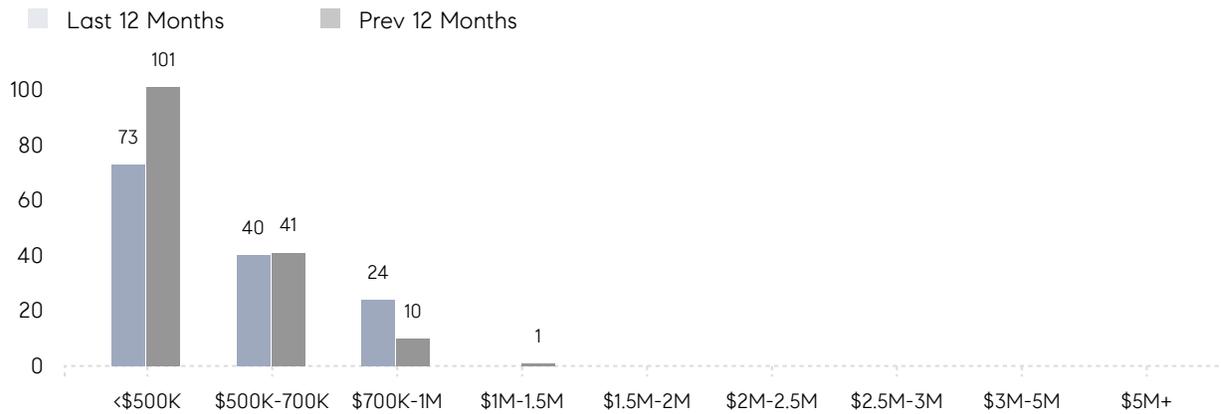
Saddle Brook

APRIL 2023

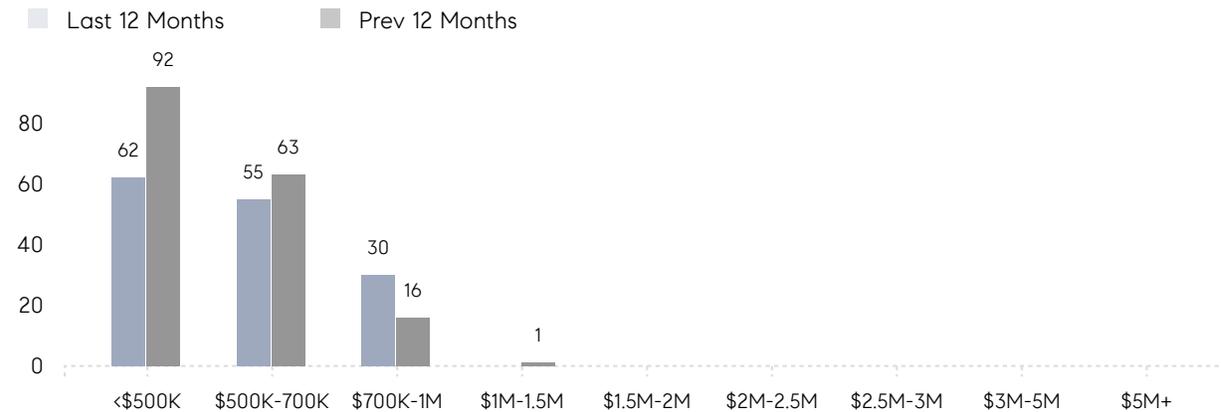
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Saddle River

APRIL 2023

UNDER CONTRACT

5
Total
Properties

\$2.9M
Average
Price

\$2.8M
Median
Price

-17%
Decrease From
Apr 2022

5%
Increase From
Apr 2022

37%
Increase From
Apr 2022

UNITS SOLD

2
Total
Properties

\$1.7M
Average
Price

\$1.7M
Median
Price

-67%
Decrease From
Apr 2022

-46%
Decrease From
Apr 2022

-43%
Decrease From
Apr 2022

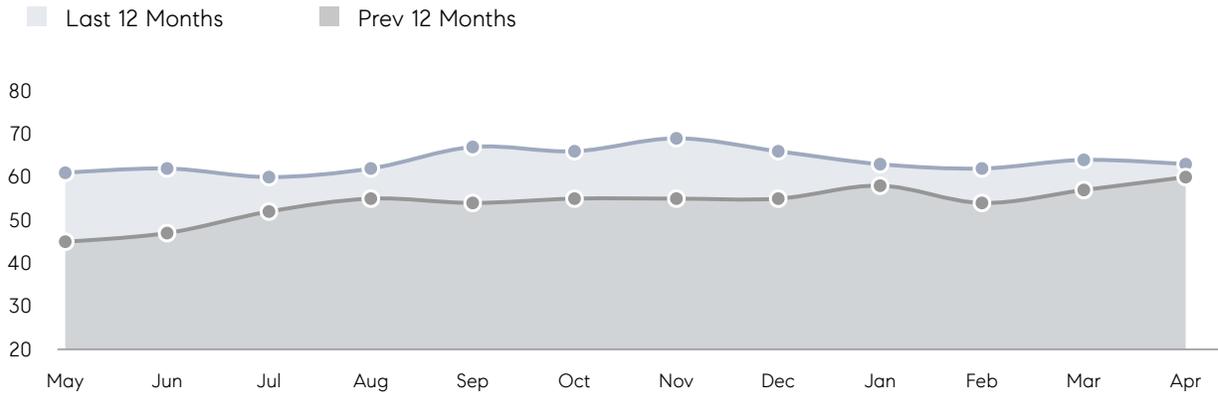
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	91	85	7%
	% OF ASKING PRICE	90%	95%	
	AVERAGE SOLD PRICE	\$1,738,000	\$3,237,500	-46.3%
	# OF CONTRACTS	5	6	-16.7%
	NEW LISTINGS	8	10	-20%
Houses	AVERAGE DOM	91	85	7%
	% OF ASKING PRICE	90%	95%	
	AVERAGE SOLD PRICE	\$1,738,000	\$3,237,500	-46%
	# OF CONTRACTS	5	6	-17%
	NEW LISTINGS	8	9	-11%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

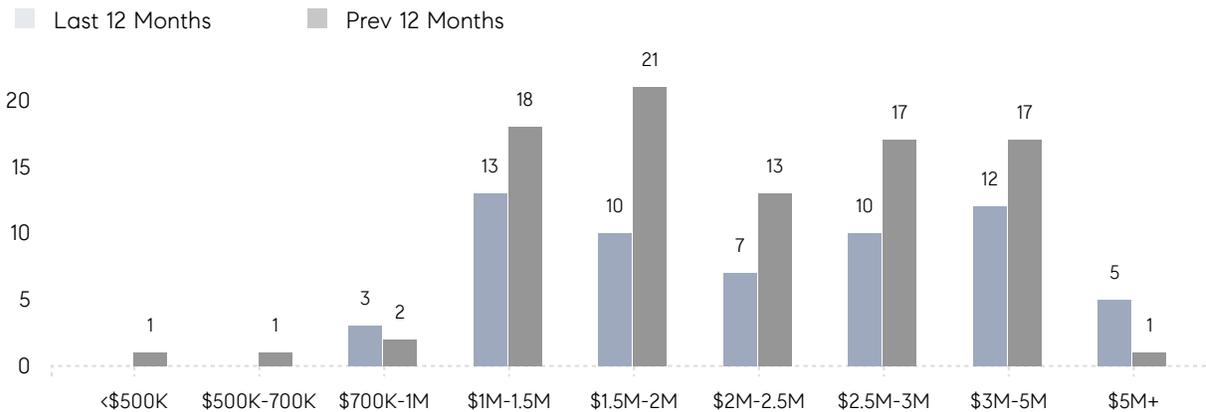
Saddle River

APRIL 2023

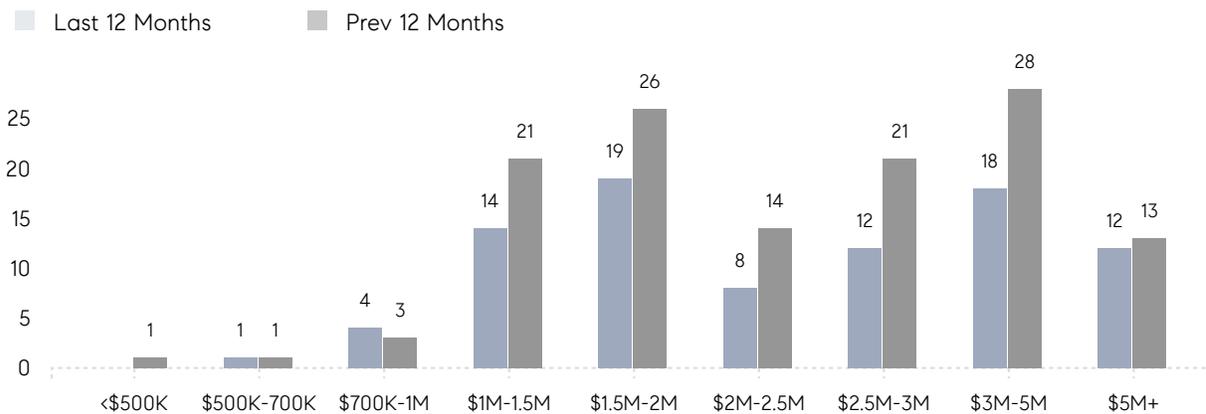
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Teaneck

APRIL 2023

UNDER CONTRACT

27	\$508K	\$519K
Total Properties	Average Price	Median Price
-27%	-10%	0%
Decrease From Apr 2022	Decrease From Apr 2022	Change From Apr 2022

UNITS SOLD

16	\$537K	\$497K
Total Properties	Average Price	Median Price
-48%	4%	-3%
Decrease From Apr 2022	Increase From Apr 2022	Decrease From Apr 2022

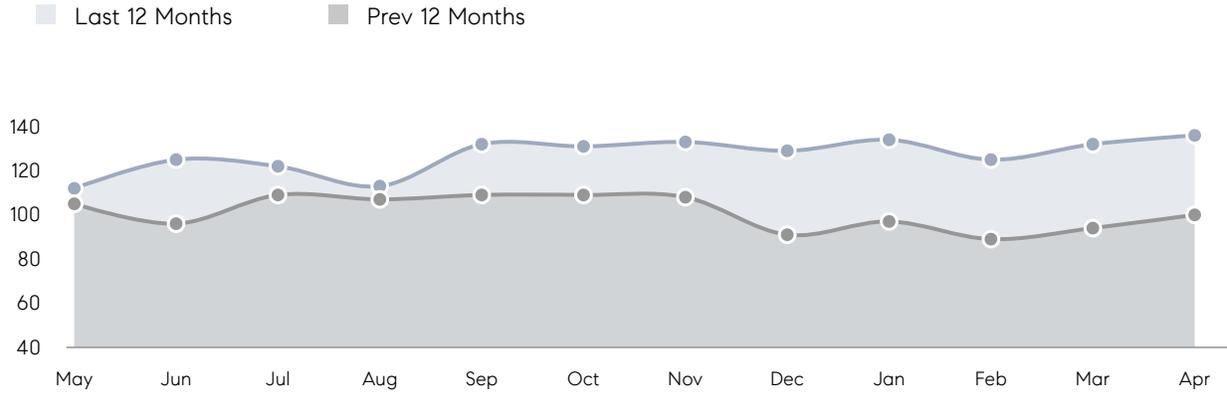
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	30	53	-43%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$537,813	\$514,939	4.4%
	# OF CONTRACTS	27	37	-27.0%
	NEW LISTINGS	27	44	-39%
Houses	AVERAGE DOM	33	36	-8%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$572,214	\$572,044	0%
	# OF CONTRACTS	22	31	-29%
	NEW LISTINGS	23	35	-34%
Condo/Co-op/TH	AVERAGE DOM	10	125	-92%
	% OF ASKING PRICE	101%	104%	
	AVERAGE SOLD PRICE	\$297,000	\$277,000	7%
	# OF CONTRACTS	5	6	-17%
	NEW LISTINGS	4	9	-56%

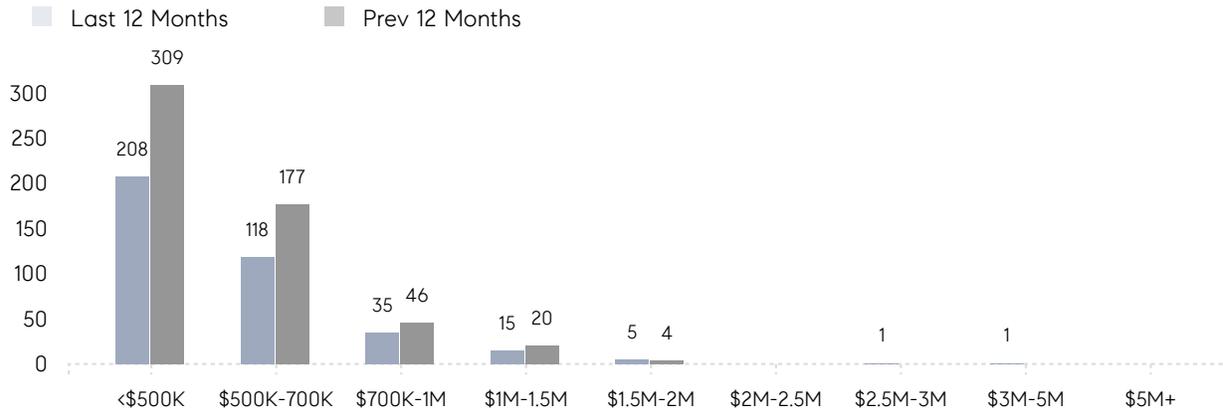
Teaneck

APRIL 2023

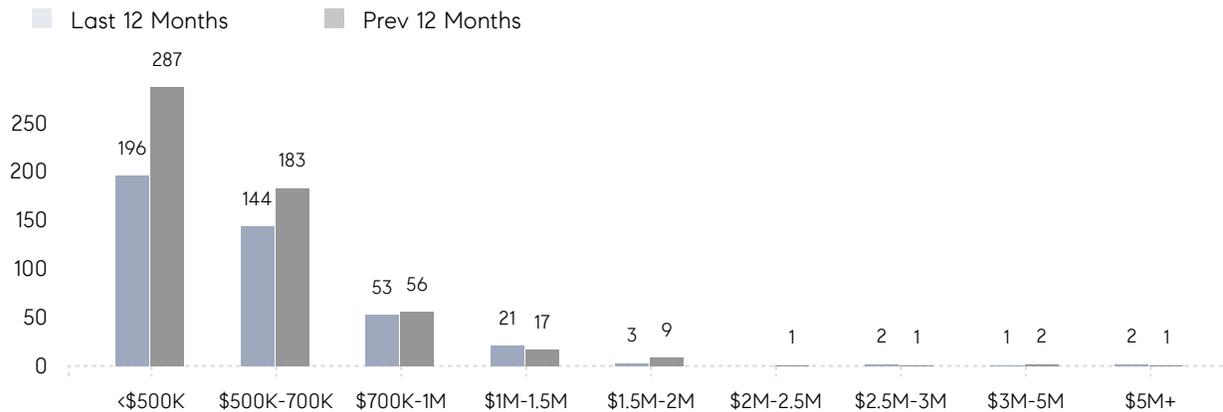
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Tenafly

APRIL 2023

UNDER CONTRACT

23 **\$1.3M** **\$1.3M**

Total
Properties

Average
Price

Median
Price

15%

Increase From
Apr 2022

37%

Increase From
Apr 2022

45%

Increase From
Apr 2022

UNITS SOLD

8 **\$1.6M** **\$1.4M**

Total
Properties

Average
Price

Median
Price

-33%

Decrease From
Apr 2022

37%

Increase From
Apr 2022

21%

Increase From
Apr 2022

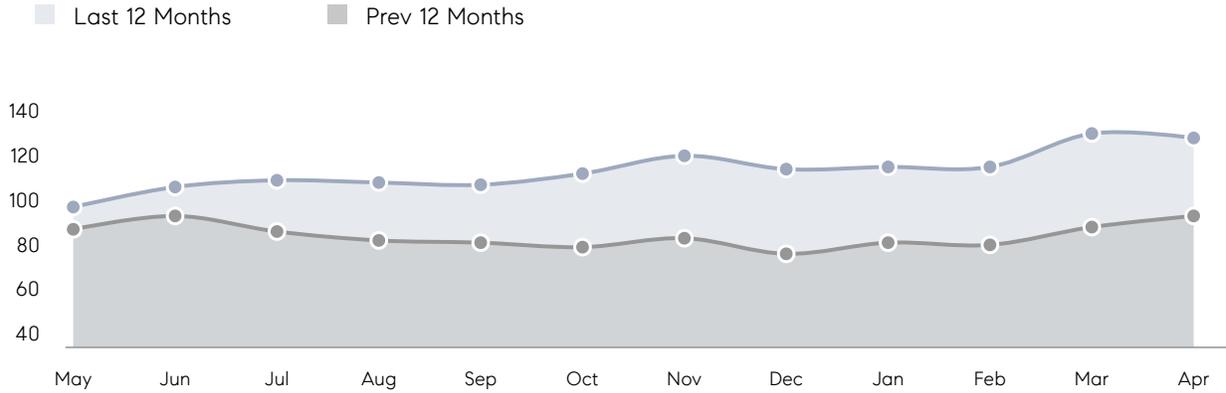
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	64	20	220%
	% OF ASKING PRICE	100%	104%	
	AVERAGE SOLD PRICE	\$1,699,625	\$1,243,667	36.7%
	# OF CONTRACTS	23	20	15.0%
	NEW LISTINGS	21	28	-25%
Houses	AVERAGE DOM	69	21	229%
	% OF ASKING PRICE	100%	104%	
	AVERAGE SOLD PRICE	\$1,910,286	\$1,295,818	47%
	# OF CONTRACTS	19	15	27%
	NEW LISTINGS	18	25	-28%
Condo/Co-op/TH	AVERAGE DOM	24	4	500%
	% OF ASKING PRICE	96%	101%	
	AVERAGE SOLD PRICE	\$225,000	\$670,000	-66%
	# OF CONTRACTS	4	5	-20%
	NEW LISTINGS	3	3	0%

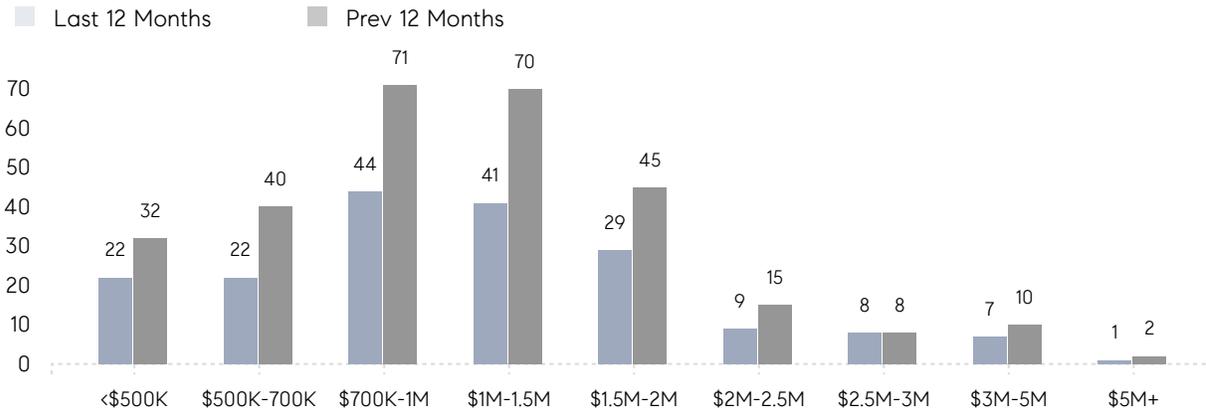
Tenafly

APRIL 2023

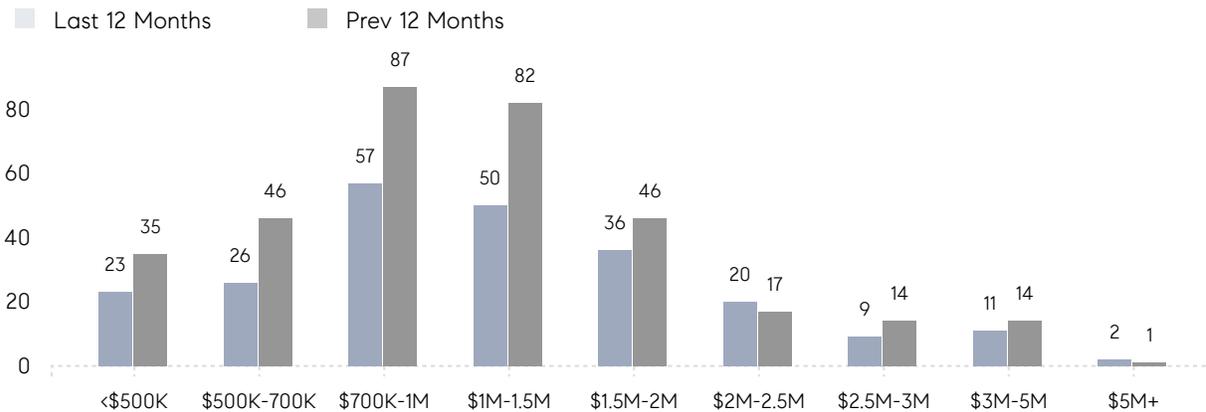
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Upper Saddle River

APRIL 2023

UNDER CONTRACT

17	\$1.3M	\$1.1M
Total Properties	Average Price	Median Price
31%	8%	17%
Increase From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

UNITS SOLD

11	\$1.2M	\$1.1M
Total Properties	Average Price	Median Price
-8%	25%	27%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

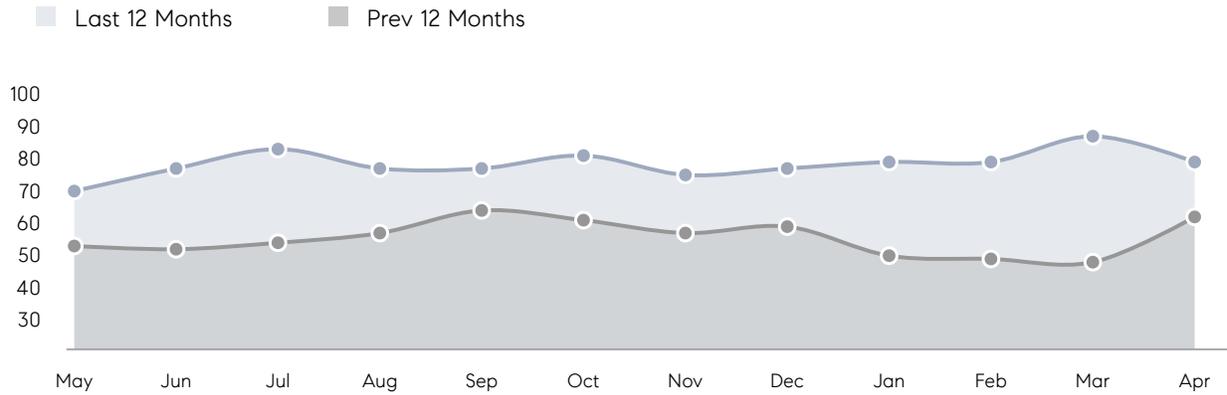
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	48	24	100%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$1,287,796	\$1,029,511	25.1%
	# OF CONTRACTS	17	13	30.8%
	NEW LISTINGS	7	26	-73%
Houses	AVERAGE DOM	54	31	74%
	% OF ASKING PRICE	98%	105%	
	AVERAGE SOLD PRICE	\$1,421,028	\$1,095,013	30%
	# OF CONTRACTS	11	11	0%
	NEW LISTINGS	6	19	-68%
Condo/Co-op/TH	AVERAGE DOM	37	10	270%
	% OF ASKING PRICE	109%	100%	
	AVERAGE SOLD PRICE	\$1,054,641	\$898,506	17%
	# OF CONTRACTS	6	2	200%
	NEW LISTINGS	1	7	-86%

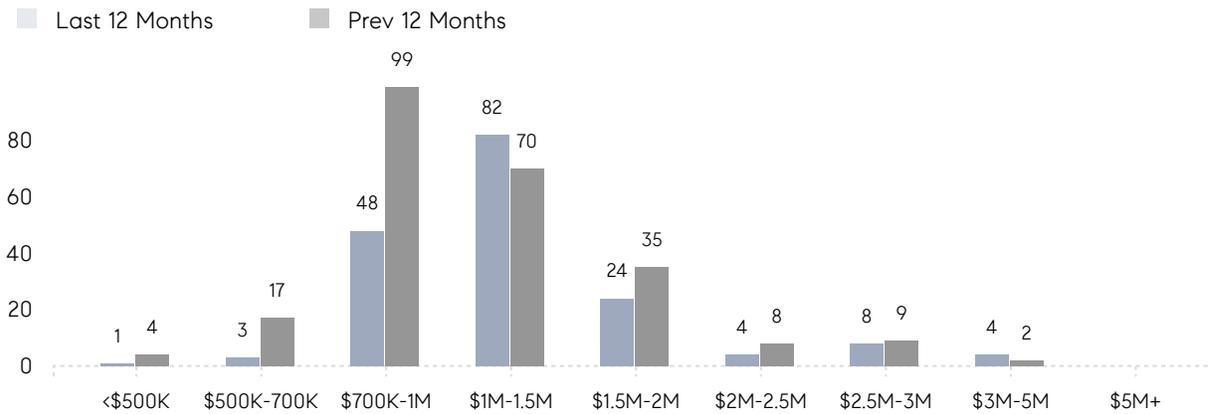
Upper Saddle River

APRIL 2023

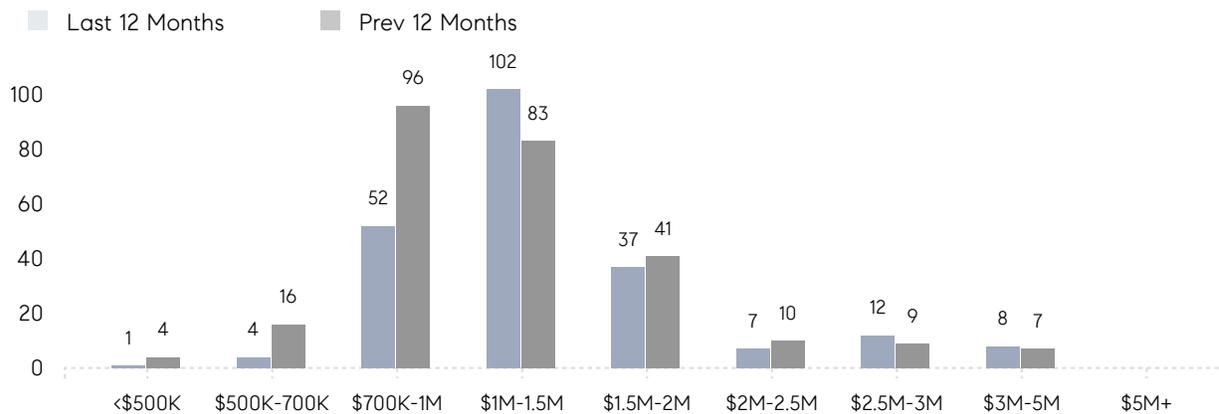
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Waldwick

APRIL 2023

UNDER CONTRACT

10
Total
Properties

\$555K
Average
Price

\$504K
Median
Price

-23%
Decrease From
Apr 2022

4%
Increase From
Apr 2022

-10%
Decrease From
Apr 2022

UNITS SOLD

12
Total
Properties

\$545K
Average
Price

\$533K
Median
Price

33%
Increase From
Apr 2022

-14%
Decrease From
Apr 2022

-7%
Decrease From
Apr 2022

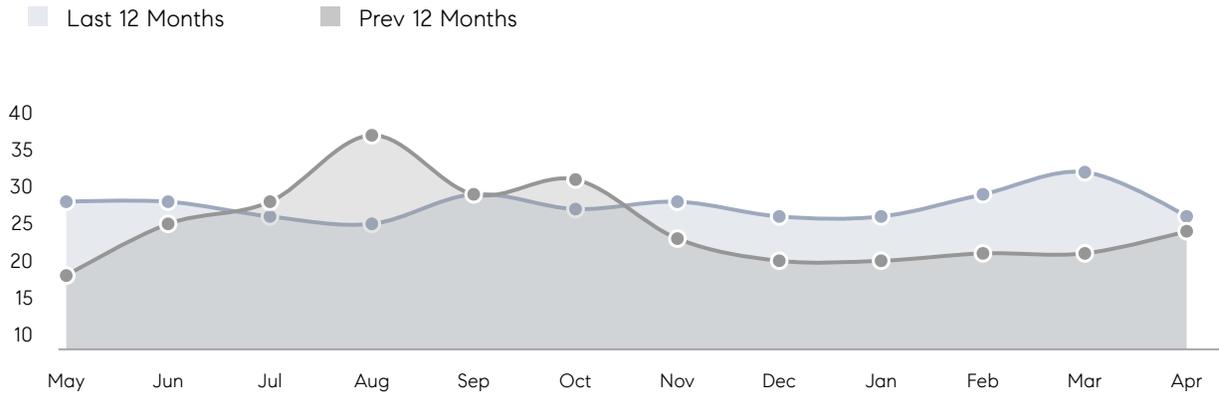
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	36	16	125%
	% OF ASKING PRICE	102%	107%	
	AVERAGE SOLD PRICE	\$545,350	\$634,000	-14.0%
	# OF CONTRACTS	10	13	-23.1%
	NEW LISTINGS	8	17	-53%
Houses	AVERAGE DOM	48	16	200%
	% OF ASKING PRICE	101%	107%	
	AVERAGE SOLD PRICE	\$538,775	\$634,000	-15%
	# OF CONTRACTS	9	11	-18%
	NEW LISTINGS	8	12	-33%
Condo/Co-op/TH	AVERAGE DOM	12	-	-
	% OF ASKING PRICE	104%	-	
	AVERAGE SOLD PRICE	\$558,500	-	-
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	0	5	0%

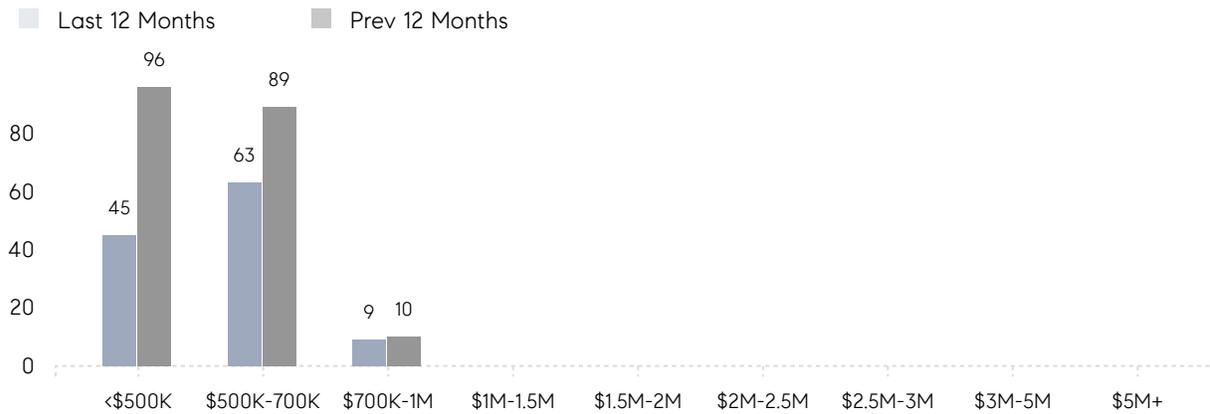
Waldwick

APRIL 2023

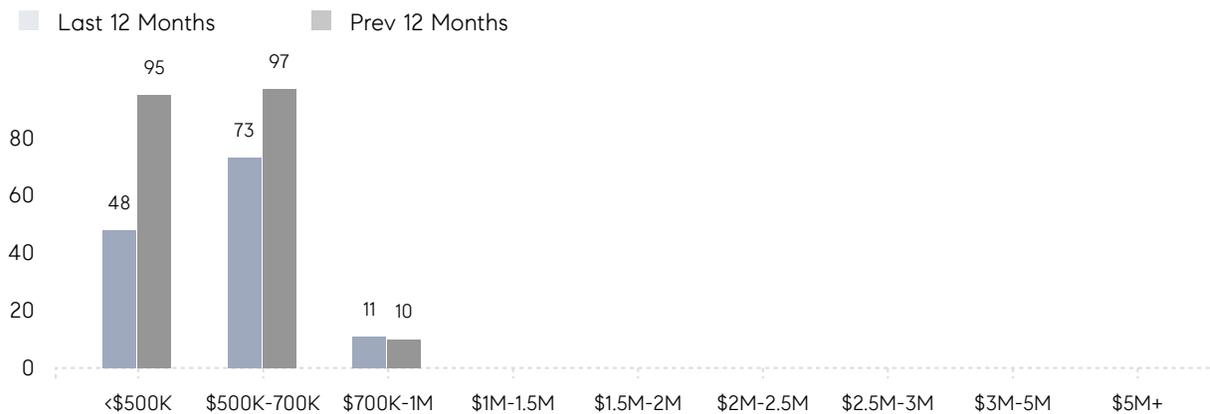
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Wallington

APRIL 2023

UNDER CONTRACT

3
Total
Properties

\$719K
Average
Price

\$729K
Median
Price

0%
Change From
Apr 2022

52%
Increase From
Apr 2022

117%
Increase From
Apr 2022

UNITS SOLD

0
Total
Properties

–
Average
Price

–
Median
Price

0%
Change From
Apr 2022

–
Change From
Apr 2022

–
Change From
Apr 2022

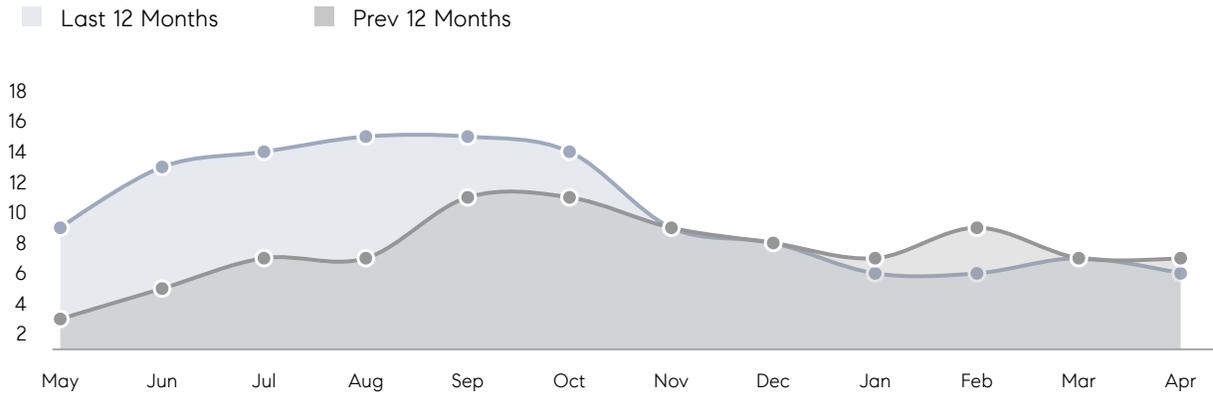
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	-	32	-
	% OF ASKING PRICE	-	103%	
	AVERAGE SOLD PRICE	-	\$660,960	-
	# OF CONTRACTS	3	3	0.0%
	NEW LISTINGS	2	3	-33%
Houses	AVERAGE DOM	-	32	-
	% OF ASKING PRICE	-	103%	
	AVERAGE SOLD PRICE	-	\$660,960	-
	# OF CONTRACTS	3	3	0%
	NEW LISTINGS	2	3	-33%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

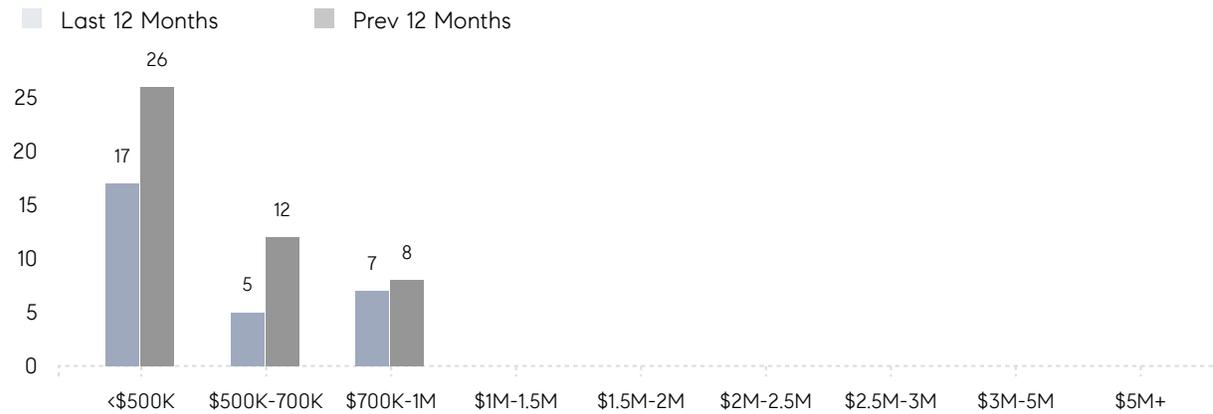
Wallington

APRIL 2023

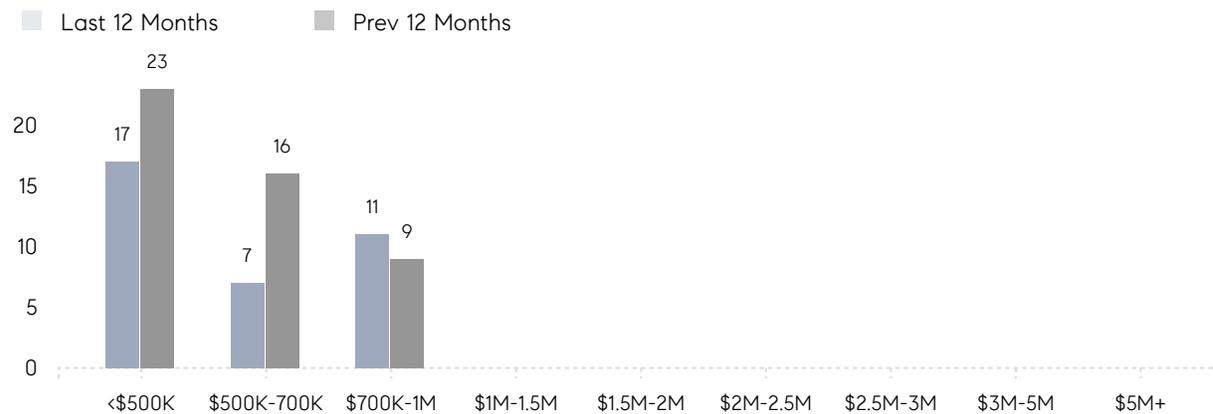
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Washington Township

APRIL 2023

UNDER CONTRACT

16
Total
Properties

\$593K
Average
Price

\$549K
Median
Price

23%
Increase From
Apr 2022

-6%
Decrease From
Apr 2022

-6%
Decrease From
Apr 2022

UNITS SOLD

6
Total
Properties

\$622K
Average
Price

\$622K
Median
Price

-40%
Decrease From
Apr 2022

0%
Change From
Apr 2022

8%
Increase From
Apr 2022

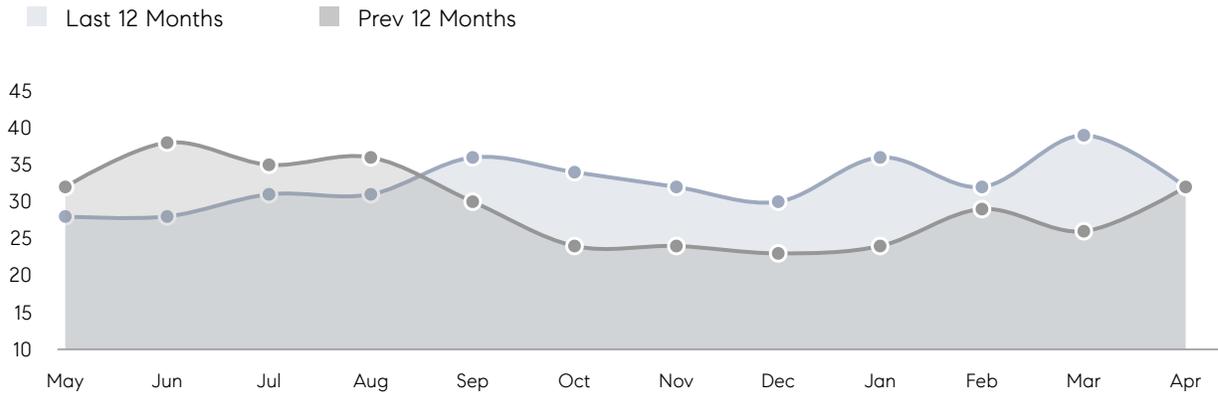
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	17	18	-6%
	% OF ASKING PRICE	101%	106%	
	AVERAGE SOLD PRICE	\$622,500	\$624,200	-0.3%
	# OF CONTRACTS	16	13	23.1%
	NEW LISTINGS	8	20	-60%
Houses	AVERAGE DOM	17	20	-15%
	% OF ASKING PRICE	101%	107%	
	AVERAGE SOLD PRICE	\$622,500	\$664,571	-6%
	# OF CONTRACTS	10	7	43%
	NEW LISTINGS	5	14	-64%
Condo/Co-op/TH	AVERAGE DOM	-	13	-
	% OF ASKING PRICE	-	103%	
	AVERAGE SOLD PRICE	-	\$530,000	-
	# OF CONTRACTS	6	6	0%
	NEW LISTINGS	3	6	-50%

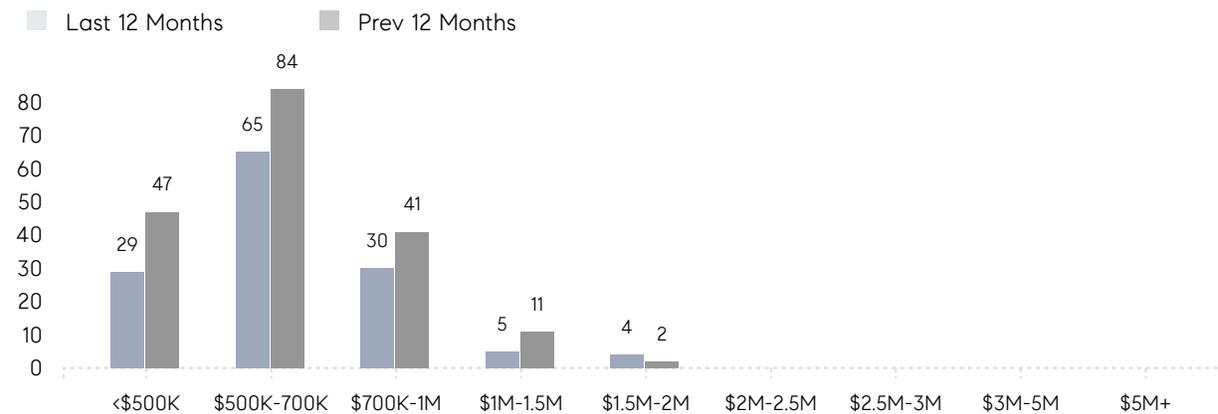
Washington Township

APRIL 2023

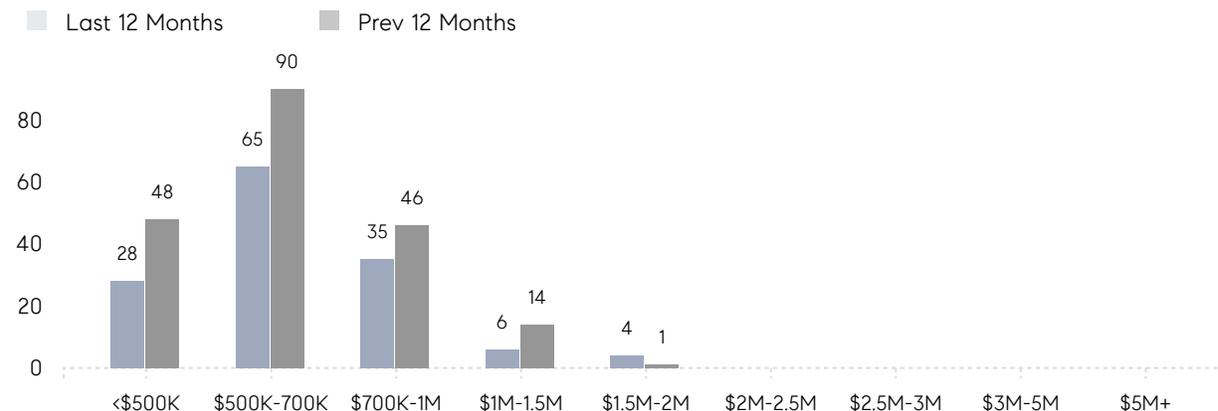
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Westwood

APRIL 2023

UNDER CONTRACT

8	\$581K	\$599K
Total Properties	Average Price	Median Price
-20%	-18%	-8%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

5	\$660K	\$575K
Total Properties	Average Price	Median Price
-55%	43%	8%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

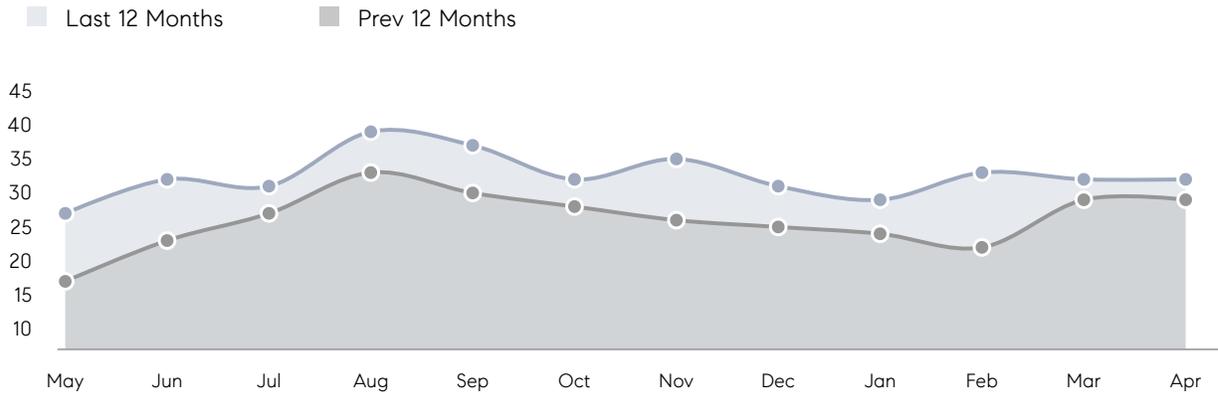
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	50	41	22%
	% OF ASKING PRICE	102%	99%	
	AVERAGE SOLD PRICE	\$660,000	\$462,686	42.6%
	# OF CONTRACTS	8	10	-20.0%
	NEW LISTINGS	10	11	-9%
Houses	AVERAGE DOM	55	25	120%
	% OF ASKING PRICE	102%	100%	
	AVERAGE SOLD PRICE	\$760,500	\$519,367	46%
	# OF CONTRACTS	7	10	-30%
	NEW LISTINGS	8	11	-27%
Condo/Co-op/TH	AVERAGE DOM	29	111	-74%
	% OF ASKING PRICE	103%	90%	
	AVERAGE SOLD PRICE	\$258,000	\$207,625	24%
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	2	0	0%

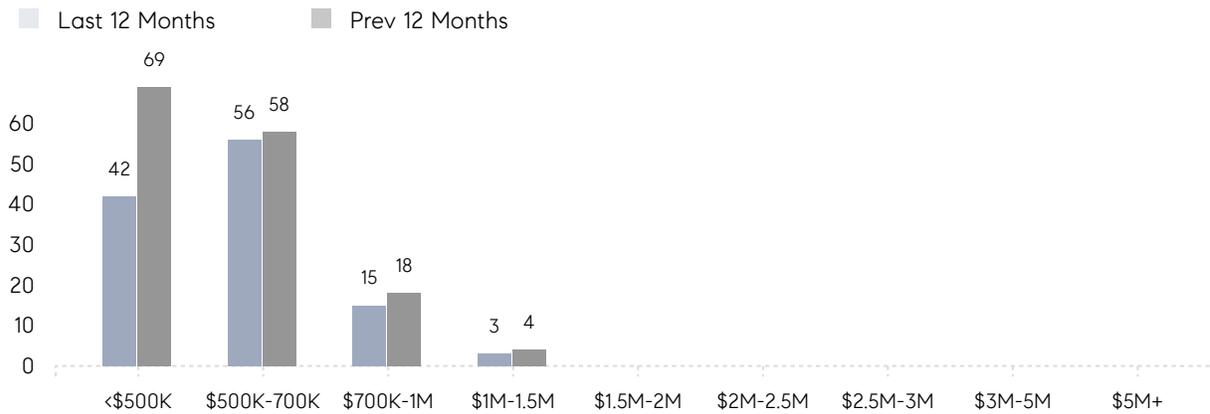
Westwood

APRIL 2023

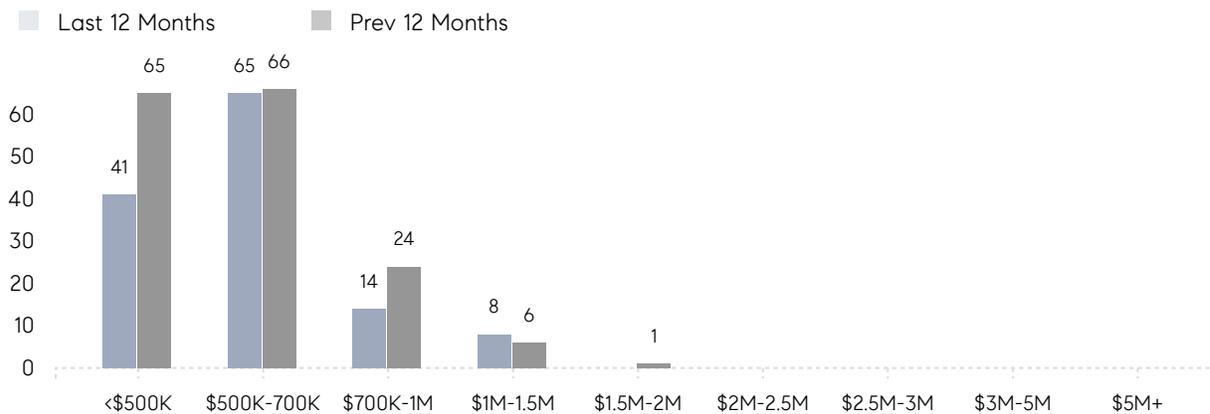
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Woodcliff Lake

APRIL 2023

UNDER CONTRACT

4	\$1.4M	\$1.6M
Total Properties	Average Price	Median Price
-56%	53%	85%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

UNITS SOLD

2	\$1.2M	\$1.2M
Total Properties	Average Price	Median Price
-82%	5%	6%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

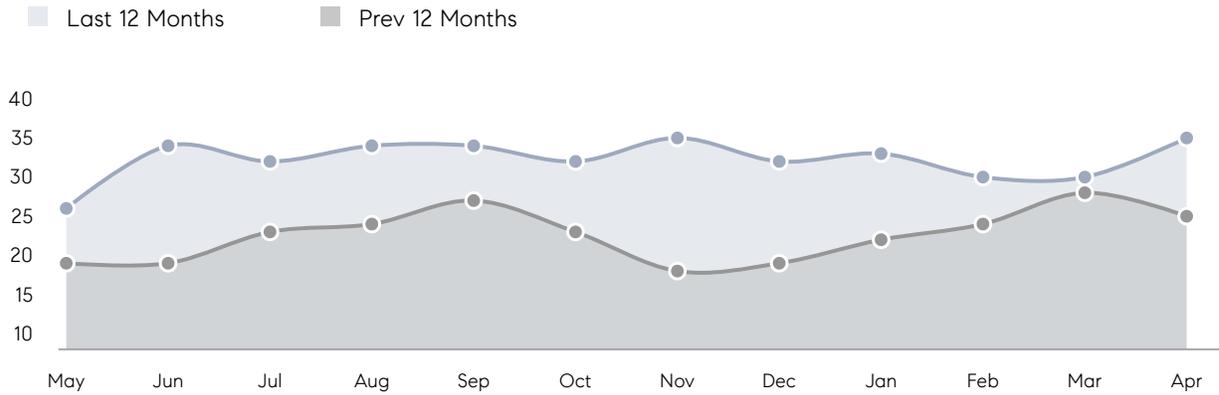
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	12	18	-33%
	% OF ASKING PRICE	101%	105%	
	AVERAGE SOLD PRICE	\$1,272,500	\$1,209,182	5.2%
	# OF CONTRACTS	4	9	-55.6%
	NEW LISTINGS	8	7	14%
Houses	AVERAGE DOM	12	18	-33%
	% OF ASKING PRICE	101%	105%	
	AVERAGE SOLD PRICE	\$1,272,500	\$1,250,000	2%
	# OF CONTRACTS	4	8	-50%
	NEW LISTINGS	8	6	33%
Condo/Co-op/TH	AVERAGE DOM	-	13	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$801,000	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	1	0%

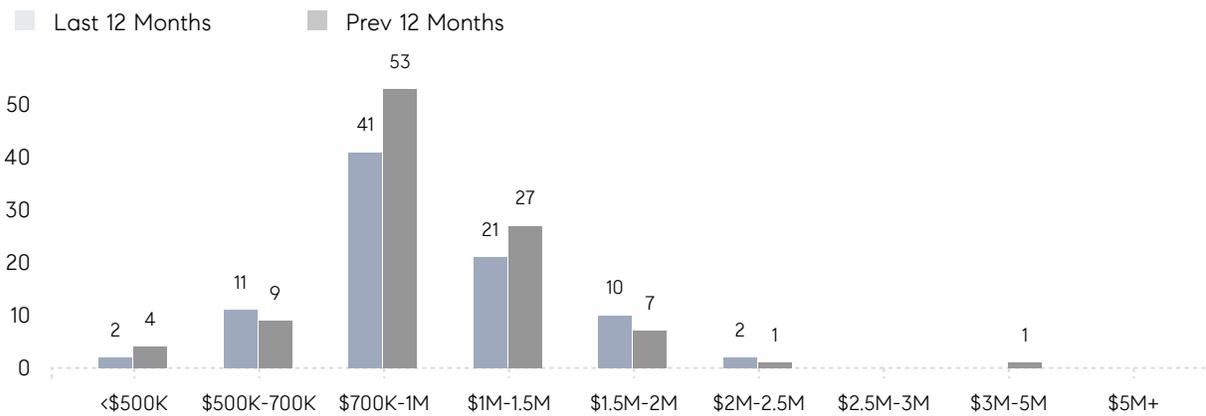
Woodcliff Lake

APRIL 2023

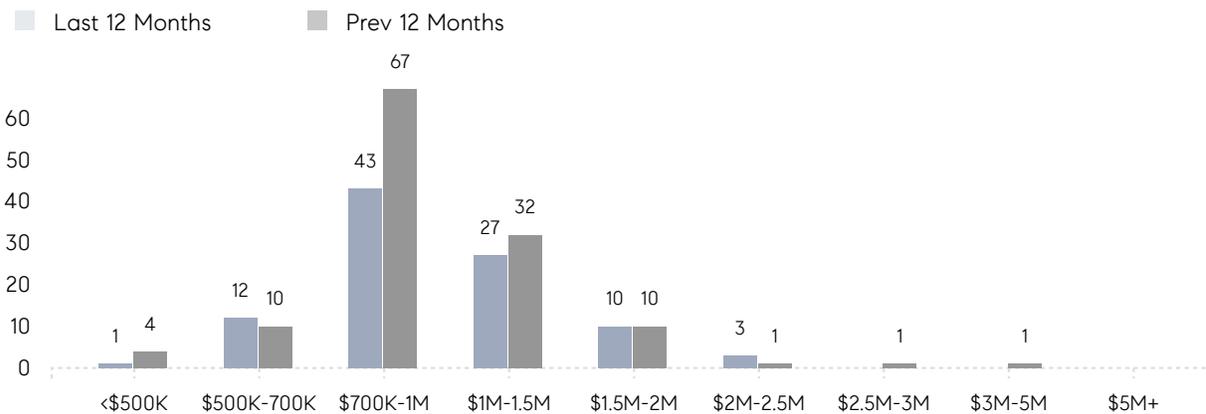
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Wood-Ridge

APRIL 2023

UNDER CONTRACT

3	\$439K	\$435K
Total Properties	Average Price	Median Price
-82%	-24%	-24%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

UNITS SOLD

5	\$554K	\$510K
Total Properties	Average Price	Median Price
-72%	-6%	-7%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

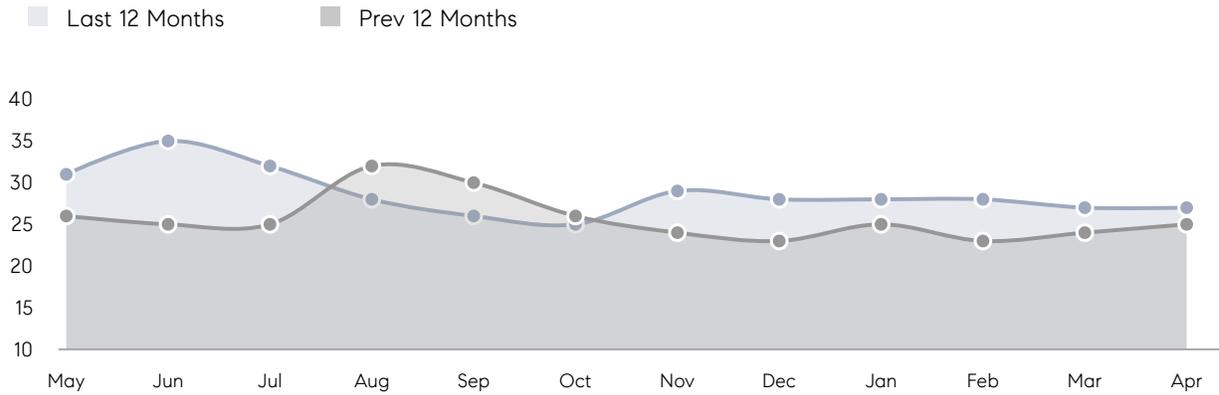
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	38	24	58%
	% OF ASKING PRICE	98%	101%	
	AVERAGE SOLD PRICE	\$554,000	\$591,202	-6.3%
	# OF CONTRACTS	3	17	-82.4%
	NEW LISTINGS	5	20	-75%
Houses	AVERAGE DOM	38	28	36%
	% OF ASKING PRICE	98%	102%	
	AVERAGE SOLD PRICE	\$554,000	\$580,273	-5%
	# OF CONTRACTS	1	8	-87%
	NEW LISTINGS	2	11	-82%
Condo/Co-op/TH	AVERAGE DOM	-	17	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$608,378	-
	# OF CONTRACTS	2	9	-78%
	NEW LISTINGS	3	9	-67%

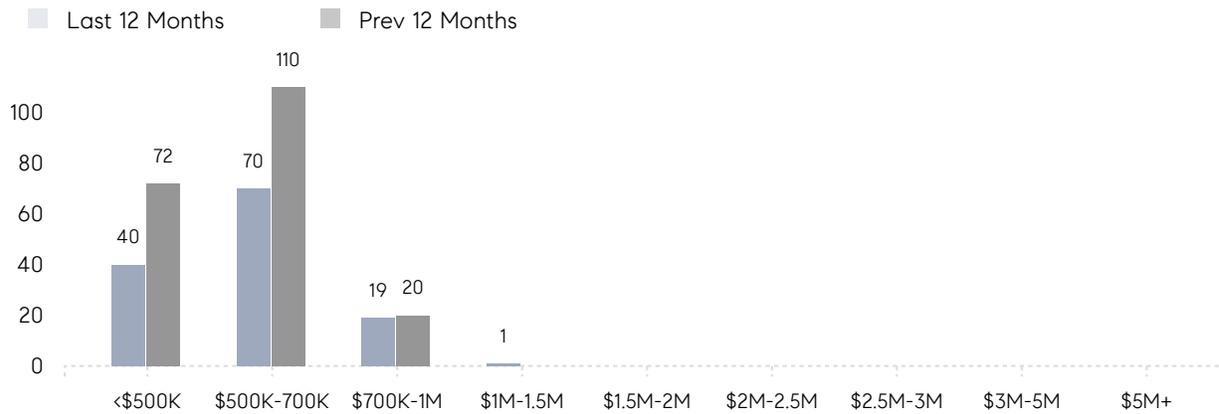
Wood-Ridge

APRIL 2023

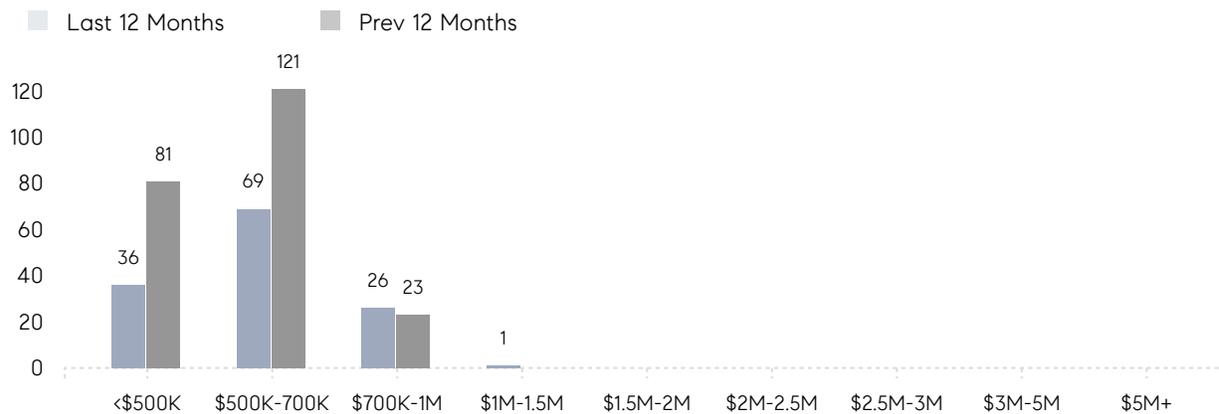
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Wyckoff

APRIL 2023

UNDER CONTRACT

10	\$1.4M	\$1.0M
Total Properties	Average Price	Median Price
-70%	41%	23%
Decrease From Apr 2022	Increase From Apr 2022	Increase From Apr 2022

UNITS SOLD

10	\$1.0M	\$1.0M
Total Properties	Average Price	Median Price
-23%	-8%	-5%
Decrease From Apr 2022	Decrease From Apr 2022	Decrease From Apr 2022

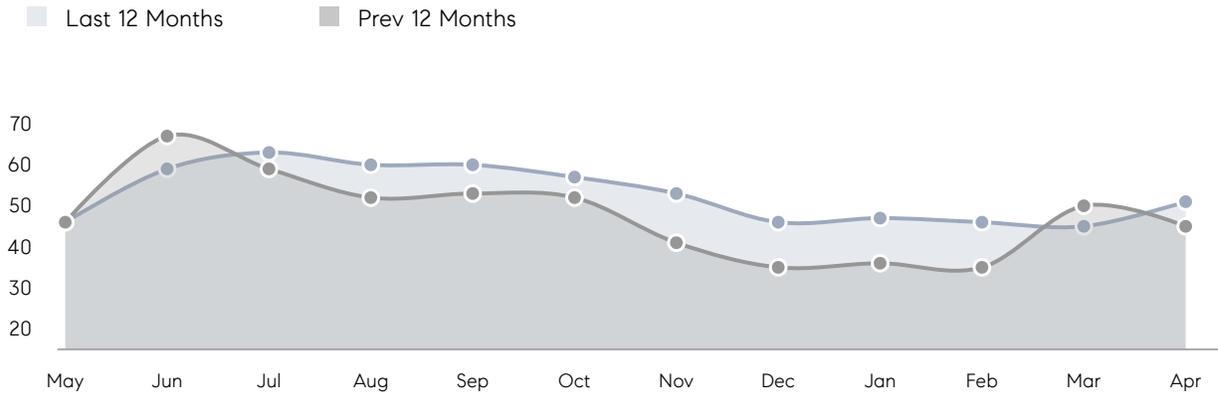
Property Statistics

		Apr 2023	Apr 2022	% Change
Overall	AVERAGE DOM	22	41	-46%
	% OF ASKING PRICE	105%	104%	
	AVERAGE SOLD PRICE	\$1,031,500	\$1,123,168	-8.2%
	# OF CONTRACTS	10	33	-69.7%
	NEW LISTINGS	16	25	-36%
Houses	AVERAGE DOM	22	41	-46%
	% OF ASKING PRICE	106%	104%	
	AVERAGE SOLD PRICE	\$1,073,889	\$1,123,168	-4%
	# OF CONTRACTS	9	30	-70%
	NEW LISTINGS	15	22	-32%
Condo/Co-op/TH	AVERAGE DOM	29	-	-
	% OF ASKING PRICE	98%	-	
	AVERAGE SOLD PRICE	\$650,000	-	-
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	1	3	-67%

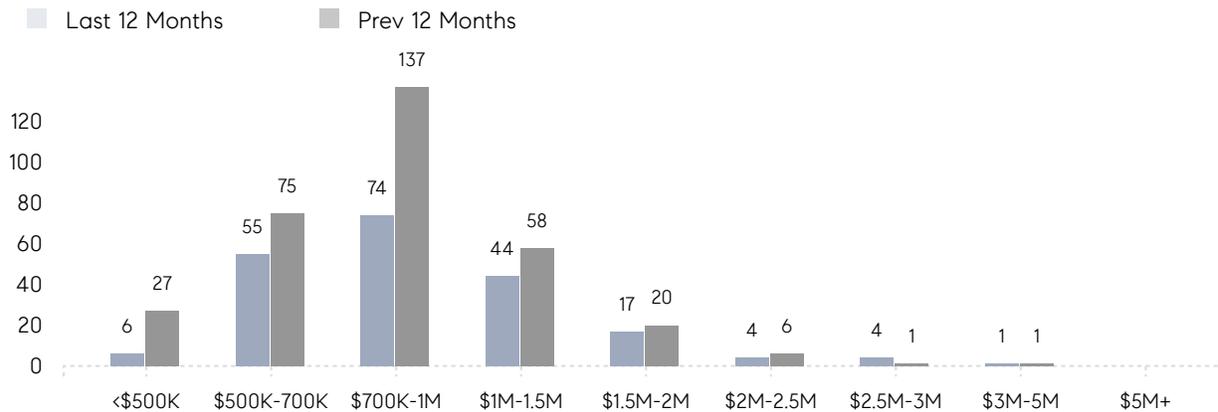
Wyckoff

APRIL 2023

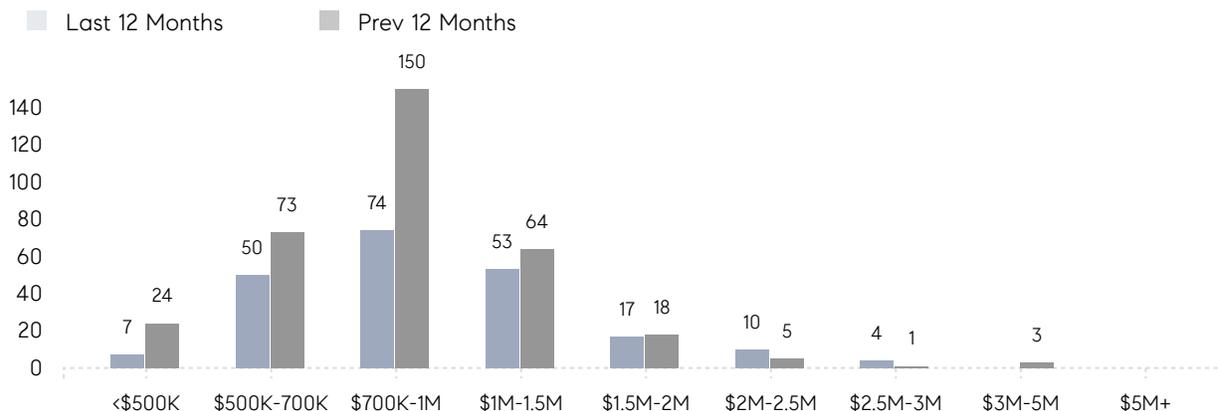
Monthly Inventory

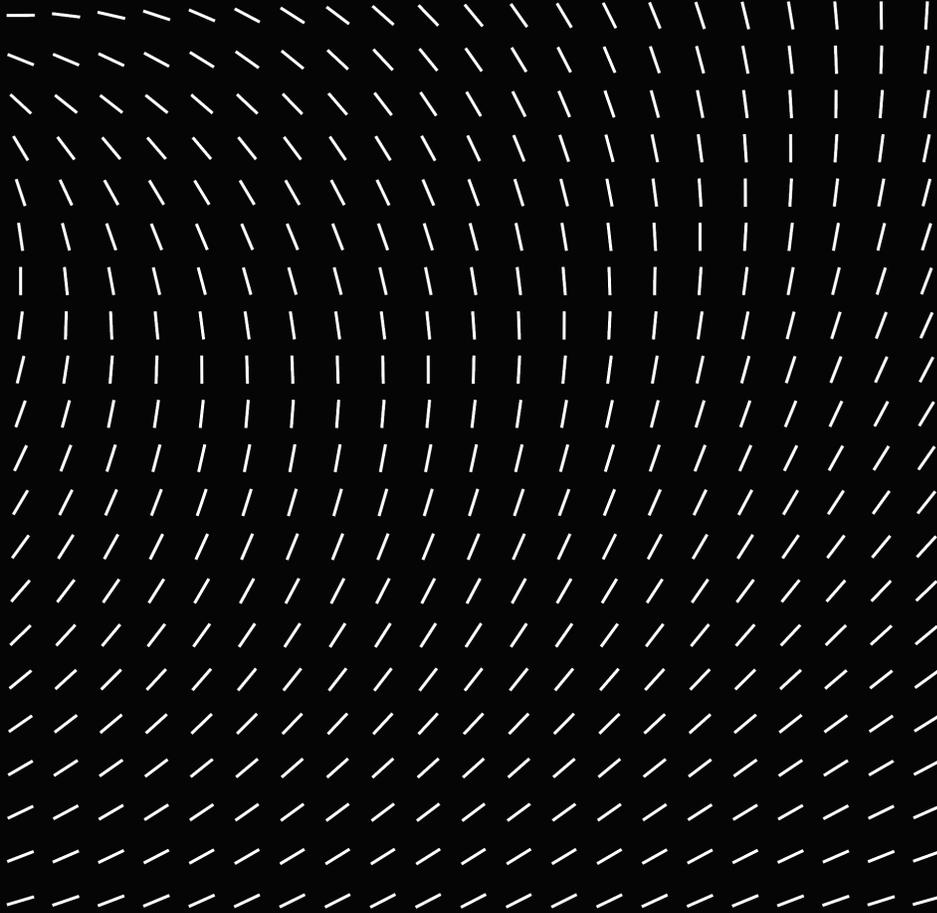


Contracts By Price Range



Listings By Price Range





COMPASS

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Allendale

APRIL 2023



\$832K

Average
Sales Price

-71%

Decrease In Sales
From Apr 2022

\$832K

Median
Sales Price

-36%

Decrease In Contracts
From Apr 2022

104%

Average %
Of Asking Price

-33%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Alpine

APRIL 2023



\$2.2M

Average
Sales Price

0%

Change In Sales
From Apr 2022

\$2.2M

Median
Sales Price

100%

Increase In Contracts
From Apr 2022

100%

Average %
Of Asking Price

-78%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Bergenfield

APRIL 2023



\$490K

Average
Sales Price

-85%

Decrease In Sales
From Apr 2022

\$495K

Median
Sales Price

-36%

Decrease In Contracts
From Apr 2022

100%

Average %
Of Asking Price

-13%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Bogota

APRIL 2023



\$470K

Average
Sales Price

20%

Increase In Sales
From Apr 2022

\$475K

Median
Sales Price

0%

Change In Contracts
From Apr 2022

100%

Average %
Of Asking Price

33%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Carlstadt

APRIL 2023



\$425K

Average
Sales Price

100%

Increase In Sales
From Apr 2022

\$425K

Median
Sales Price

0%

Change In Contracts
From Apr 2022

88%

Average %
Of Asking Price

1,054%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Cliffside Park

APRIL 2023



\$661K

Average
Sales Price

17%

Increase In Sales
From Apr 2022

\$540K

Median
Sales Price

-13%

Decrease In Contracts
From Apr 2022

96%

Average %
Of Asking Price

23%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Closter

APRIL 2023



\$781K

Average
Sales Price

-50%

Decrease In Sales
From Apr 2022

\$600K

Median
Sales Price

-36%

Decrease In Contracts
From Apr 2022

101%

Average %
Of Asking Price

118%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Cresskill

APRIL 2023



\$891K

Average
Sales Price

-83%

Decrease In Sales
From Apr 2022

\$891K

Median
Sales Price

-50%

Decrease In Contracts
From Apr 2022

92%

Average %
Of Asking Price

-41%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Demarest

APRIL 2023



\$1.0M

Average
Sales Price

0%

Change In Sales
From Apr 2022

\$1.0M

Median
Sales Price

-42%

Decrease In Contracts
From Apr 2022

100%

Average %
Of Asking Price

-12%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Dumont

APRIL 2023



\$602K

Average
Sales Price

0%

Change In Sales
From Apr 2022

\$615K

Median
Sales Price

-21%

Decrease In Contracts
From Apr 2022

101%

Average %
Of Asking Price

-36%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Edgewater

APRIL 2023



\$604K

Average
Sales Price

-62%

Decrease In Sales
From Apr 2022

\$497K

Median
Sales Price

-4%

Decrease In Contracts
From Apr 2022

95%

Average %
Of Asking Price

57%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Elmwood Park

APRIL 2023



\$422K

Average
Sales Price

-44%

Decrease In Sales
From Apr 2022

\$426K

Median
Sales Price

-72%

Decrease In Contracts
From Apr 2022

106%

Average %
Of Asking Price

-12%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Emerson

APRIL 2023



\$985K

Average
Sales Price

-75%

Decrease In Sales
From Apr 2022

\$985K

Median
Sales Price

140%

Increase In Contracts
From Apr 2022

102%

Average %
Of Asking Price

-83%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Englewood

APRIL 2023



\$537K

Average
Sales Price

-72%

Decrease In Sales
From Apr 2022

\$499K

Median
Sales Price

-61%

Decrease In Contracts
From Apr 2022

100%

Average %
Of Asking Price

-13%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Englewood Cliffs

APRIL 2023



\$1.7M

Average
Sales Price

-55%

Decrease In Sales
From Apr 2022

\$1.4M

Median
Sales Price

75%

Increase In Contracts
From Apr 2022

82%

Average %
Of Asking Price

257%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Fair Lawn

APRIL 2023



\$597K

Average
Sales Price

-46%

Decrease In Sales
From Apr 2022

\$530K

Median
Sales Price

-37%

Decrease In Contracts
From Apr 2022

104%

Average %
Of Asking Price

45%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Fairview

APRIL 2023



\$550K

Average
Sales Price

-86%

Decrease In Sales
From Apr 2022

\$550K

Median
Sales Price

-86%

Decrease In Contracts
From Apr 2022

110%

Average %
Of Asking Price

-92%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Fort Lee

APRIL 2023



\$415K

Average
Sales Price

-26%

Decrease In Sales
From Apr 2022

\$337K

Median
Sales Price

-42%

Decrease In Contracts
From Apr 2022

96%

Average %
Of Asking Price

-13%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Franklin Lakes

APRIL 2023



\$1.3M

Average
Sales Price

-57%

Decrease In Sales
From Apr 2022

\$1.3M

Median
Sales Price

-32%

Decrease In Contracts
From Apr 2022

90%

Average %
Of Asking Price

-14%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Garfield City

APRIL 2023



\$355K

Average
Sales Price

33%

Increase In Sales
From Apr 2022

\$352K

Median
Sales Price

-27%

Decrease In Contracts
From Apr 2022

104%

Average %
Of Asking Price

-47%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Glen Rock

APRIL 2023



\$851K

Average
Sales Price

0%

Change In Sales
From Apr 2022

\$726K

Median
Sales Price

7%

Increase In Contracts
From Apr 2022

103%

Average %
Of Asking Price

100%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Hackensack

APRIL 2023



\$321K

Average
Sales Price

29%

Increase In Sales
From Apr 2022

\$325K

Median
Sales Price

-48%

Decrease In Contracts
From Apr 2022

99%

Average %
Of Asking Price

8%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Haworth

APRIL 2023



\$964K

Average
Sales Price

0%

Change In Sales
From Apr 2022

\$965K

Median
Sales Price

100%

Increase In Contracts
From Apr 2022

111%

Average %
Of Asking Price

-65%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Harrington Park

APRIL 2023



\$802K

Average
Sales Price

100%

Increase In Sales
From Apr 2022

\$709K

Median
Sales Price

-62%

Decrease In Contracts
From Apr 2022

102%

Average %
Of Asking Price

135%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Hasbrouck Heights

APRIL 2023



\$679K

Average
Sales Price

-25%

Decrease In Sales
From Apr 2022

\$582K

Median
Sales Price

11%

Increase In Contracts
From Apr 2022

99%

Average %
Of Asking Price

10%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Hillsdale

APRIL 2023



\$711K

Average
Sales Price

-73%

Decrease In Sales
From Apr 2022

\$680K

Median
Sales Price

-25%

Decrease In Contracts
From Apr 2022

99%

Average %
Of Asking Price

-25%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Ho-Ho-Kus

APRIL 2023



\$1.3M

Average
Sales Price

-57%

Decrease In Sales
From Apr 2022

\$1.5M

Median
Sales Price

-12%

Decrease In Contracts
From Apr 2022

100%

Average %
Of Asking Price

215%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Leonia

APRIL 2023



\$630K

Average
Sales Price

-50%

Decrease In Sales
From Apr 2022

\$630K

Median
Sales Price

-29%

Decrease In Contracts
From Apr 2022

101%

Average %
Of Asking Price

-39%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Little Ferry

APRIL 2023



\$417K

Average
Sales Price

-71%

Decrease In Sales
From Apr 2022

\$417K

Median
Sales Price

-20%

Decrease In Contracts
From Apr 2022

103%

Average %
Of Asking Price

-22%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Lodi

APRIL 2023



\$403K

Average
Sales Price

-77%

Decrease In Sales
From Apr 2022

\$420K

Median
Sales Price

75%

Increase In Contracts
From Apr 2022

97%

Average %
Of Asking Price

-30%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Lyndhurst

APRIL 2023



\$578K

Average
Sales Price

-55%

Decrease In Sales
From Apr 2022

\$529K

Median
Sales Price

-25%

Decrease In Contracts
From Apr 2022

105%

Average %
Of Asking Price

-24%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Mahwah

APRIL 2023



\$868K

Average
Sales Price

-30%

Decrease In Sales
From Apr 2022

\$505K

Median
Sales Price

-21%

Decrease In Contracts
From Apr 2022

100%

Average %
Of Asking Price

16%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Maywood

APRIL 2023



\$485K

Average
Sales Price

-44%

Decrease In Sales
From Apr 2022

\$490K

Median
Sales Price

-56%

Decrease In Contracts
From Apr 2022

110%

Average %
Of Asking Price

68%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Midland Park

APRIL 2023



\$625K

Average
Sales Price

-83%

Decrease In Sales
From Apr 2022

\$625K

Median
Sales Price

33%

Increase In Contracts
From Apr 2022

104%

Average %
Of Asking Price

-9%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Montvale

APRIL 2023



\$989K

Average
Sales Price

-37%

Decrease In Sales
From Apr 2022

\$999K

Median
Sales Price

-44%

Decrease In Contracts
From Apr 2022

101%

Average %
Of Asking Price

-77%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Moonachie

APRIL 2023



\$659K

Average
Sales Price

-50%

Decrease In Sales
From Apr 2022

\$659K

Median
Sales Price

150%

Increase In Contracts
From Apr 2022

100%

Average %
Of Asking Price

-83%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

New Milford

APRIL 2023



\$610K

Average
Sales Price

-47%

Decrease In Sales
From Apr 2022

\$602K

Median
Sales Price

-58%

Decrease In Contracts
From Apr 2022

103%

Average %
Of Asking Price

-65%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

North Arlington

APRIL 2023



\$464K

Average
Sales Price

0%

Change In Sales
From Apr 2022

\$474K

Median
Sales Price

75%

Increase In Contracts
From Apr 2022

100%

Average %
Of Asking Price

-33%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

North Bergen

APRIL 2023



\$468K

Average
Sales Price

-54%

Decrease In Sales
From Apr 2022

\$309K

Median
Sales Price

-4%

Decrease In Contracts
From Apr 2022

98%

Average %
Of Asking Price

16%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Northvale

APRIL 2023



\$530K

Average
Sales Price

-80%

Decrease In Sales
From Apr 2022

\$530K

Median
Sales Price

-77%

Decrease In Contracts
From Apr 2022

96%

Average %
Of Asking Price

185%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Norwood

APRIL 2023



\$610K

Average
Sales Price

-50%

Decrease In Sales
From Apr 2022

\$595K

Median
Sales Price

-37%

Decrease In Contracts
From Apr 2022

99%

Average %
Of Asking Price

107%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Oakland

APRIL 2023



\$680K

Average
Sales Price

11%

Increase In Sales
From Apr 2022

\$692K

Median
Sales Price

-29%

Decrease In Contracts
From Apr 2022

101%

Average %
Of Asking Price

23%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Old Tappan

APRIL 2023



\$1.1M

Average
Sales Price

57%

Increase In Sales
From Apr 2022

\$961K

Median
Sales Price

-40%

Decrease In Contracts
From Apr 2022

104%

Average %
Of Asking Price

-38%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Oradell

APRIL 2023



\$834K

Average
Sales Price

60%

Increase In Sales
From Apr 2022

\$732K

Median
Sales Price

0%

Change In Contracts
From Apr 2022

102%

Average %
Of Asking Price

-18%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Palisades Park

APRIL 2023



\$864K

Average
Sales Price

-60%

Decrease In Sales
From Apr 2022

\$905K

Median
Sales Price

8%

Increase In Contracts
From Apr 2022

97%

Average %
Of Asking Price

-42%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Paramus

APRIL 2023



\$839K

Average
Sales Price

-39%

Decrease In Sales
From Apr 2022

\$715K

Median
Sales Price

-43%

Decrease In Contracts
From Apr 2022

102%

Average %
Of Asking Price

-15%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Park Ridge

APRIL 2023



\$841K

Average
Sales Price

-57%

Decrease In Sales
From Apr 2022

\$740K

Median
Sales Price

-50%

Decrease In Contracts
From Apr 2022

111%

Average %
Of Asking Price

-27%

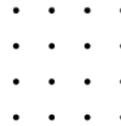
Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Ramsey

APRIL 2023



\$692K

Average
Sales Price

-7%

Decrease In Sales
From Apr 2022

\$645K

Median
Sales Price

-50%

Decrease In Contracts
From Apr 2022

103%

Average %
Of Asking Price

-9%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Ridgefield

APRIL 2023



\$580K

Average
Sales Price

-91%

Decrease In Sales
From Apr 2022

\$580K

Median
Sales Price

-56%

Decrease In Contracts
From Apr 2022

127%

Average %
Of Asking Price

-83%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Ridgefield Park

APRIL 2023



\$498K

Average
Sales Price

0%

Change In Sales
From Apr 2022

\$476K

Median
Sales Price

-42%

Decrease In Contracts
From Apr 2022

100%

Average %
Of Asking Price

373%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Ridgewood

APRIL 2023



\$1.3M

Average
Sales Price

7%

Increase In Sales
From Apr 2022

\$1.1M

Median
Sales Price

-40%

Decrease In Contracts
From Apr 2022

106%

Average %
Of Asking Price

-53%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

River Edge

APRIL 2023



\$726K

Average
Sales Price

-43%

Decrease In Sales
From Apr 2022

\$530K

Median
Sales Price

-50%

Decrease In Contracts
From Apr 2022

105%

Average %
Of Asking Price

-75%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

River Vale

APRIL 2023



\$727K

Average
Sales Price

-36%

Decrease In Sales
From Apr 2022

\$885K

Median
Sales Price

-7%

Decrease In Contracts
From Apr 2022

103%

Average %
Of Asking Price

54%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Rochelle Park

APRIL 2023



\$521K

Average
Sales Price

-44%

Decrease In Sales
From Apr 2022

\$480K

Median
Sales Price

-69%

Decrease In Contracts
From Apr 2022

102%

Average %
Of Asking Price

53%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Rutherford

APRIL 2023



\$531K

Average
Sales Price

-22%

Decrease In Sales
From Apr 2022

\$535K

Median
Sales Price

-72%

Decrease In Contracts
From Apr 2022

101%

Average %
Of Asking Price

-36%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Saddle Brook

APRIL 2023



\$501K

Average
Sales Price

67%

Increase In Sales
From Apr 2022

\$447K

Median
Sales Price

-43%

Decrease In Contracts
From Apr 2022

108%

Average %
Of Asking Price

-35%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Saddle River

APRIL 2023



\$1.7M

Average
Sales Price

-67%

Decrease In Sales
From Apr 2022

\$1.7M

Median
Sales Price

-17%

Decrease In Contracts
From Apr 2022

90%

Average %
Of Asking Price

7%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Teaneck

APRIL 2023



\$537K

Average
Sales Price

-48%

Decrease In Sales
From Apr 2022

\$497K

Median
Sales Price

-27%

Decrease In Contracts
From Apr 2022

103%

Average %
Of Asking Price

-43%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Tenafly

APRIL 2023



\$1.6M

Average
Sales Price

-33%

Decrease In Sales
From Apr 2022

\$1.4M

Median
Sales Price

15%

Increase In Contracts
From Apr 2022

100%

Average %
Of Asking Price

220%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Upper Saddle River

APRIL 2023



\$1.2M

Average
Sales Price

-8%

Decrease In Sales
From Apr 2022

\$1.1M

Median
Sales Price

31%

Increase In Contracts
From Apr 2022

102%

Average %
Of Asking Price

100%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Waldwick

APRIL 2023



\$545K

Average
Sales Price

33%

Increase In Sales
From Apr 2022

\$533K

Median
Sales Price

-23%

Decrease In Contracts
From Apr 2022

102%

Average %
Of Asking Price

125%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Wallington

APRIL 2023



—

Average
Sales Price

0%

Change In Sales
From Apr 2022

—

Median
Sales Price

0%

Change In Contracts
From Apr 2022

—

Average %
Of Asking Price

—

Change In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Washington Township

APRIL 2023



\$622K

Average
Sales Price

-40%

Decrease In Sales
From Apr 2022

\$622K

Median
Sales Price

23%

Increase In Contracts
From Apr 2022

101%

Average %
Of Asking Price

-6%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Westwood

APRIL 2023



\$660K

Average
Sales Price

-55%

Decrease In Sales
From Apr 2022

\$575K

Median
Sales Price

-20%

Decrease In Contracts
From Apr 2022

102%

Average %
Of Asking Price

22%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Woodcliff Lake

APRIL 2023



\$1.2M

Average
Sales Price

-82%

Decrease In Sales
From Apr 2022

\$1.2M

Median
Sales Price

-56%

Decrease In Contracts
From Apr 2022

101%

Average %
Of Asking Price

-33%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Wood-Ridge

APRIL 2023



\$554K

Average
Sales Price

-72%

Decrease In Sales
From Apr 2022

\$510K

Median
Sales Price

-82%

Decrease In Contracts
From Apr 2022

98%

Average %
Of Asking Price

58%

Increase In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Wyckoff

APRIL 2023



\$1.0M

Average
Sales Price

-23%

Decrease In Sales
From Apr 2022

\$1.0M

Median
Sales Price

-70%

Decrease In Contracts
From Apr 2022

105%

Average %
Of Asking Price

-46%

Decrease In
Days On Market
From Apr 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS