



COMPASS

May 2023

Bergen Market Insights

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MAY 2023

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Allendale

MAY 2023

UNDER CONTRACT

10	\$1.2M	\$1.2M
Total Properties	Average Price	Median Price
-29%	27%	56%
Decrease From May 2022	Increase From May 2022	Increase From May 2022

UNITS SOLD

7	\$1.1M	\$1.0M
Total Properties	Average Price	Median Price
-12%	13%	14%
Decrease From May 2022	Increase From May 2022	Increase From May 2022

Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	21	37	-43%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$1,152,857	\$1,016,674	13.4%
	# OF CONTRACTS	10	14	-28.6%
	NEW LISTINGS	8	12	-33%
Houses	AVERAGE DOM	23	27	-15%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$1,282,500	\$1,175,600	9%
	# OF CONTRACTS	9	10	-10%
	NEW LISTINGS	7	9	-22%
Condo/Co-op/TH	AVERAGE DOM	9	53	-83%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$375,000	\$751,796	-50%
	# OF CONTRACTS	1	4	-75%
	NEW LISTINGS	1	3	-67%

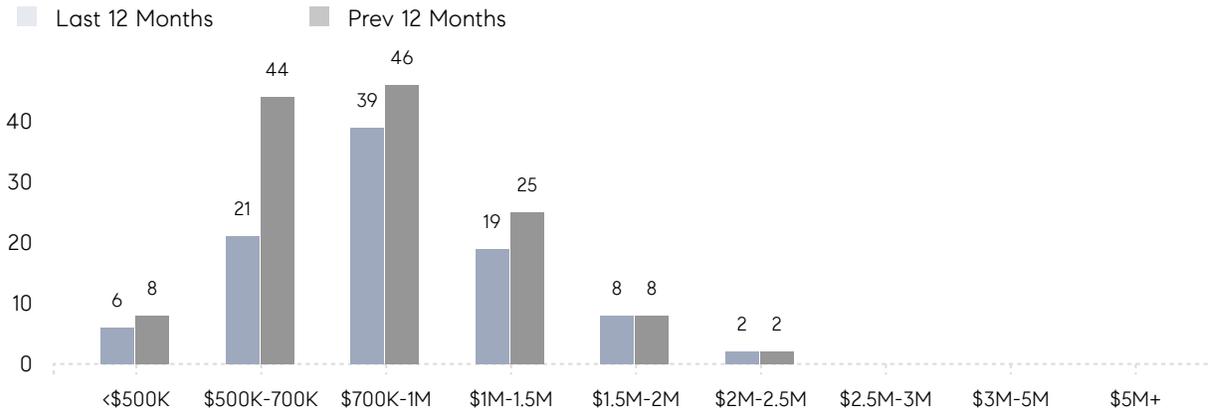
Allendale

MAY 2023

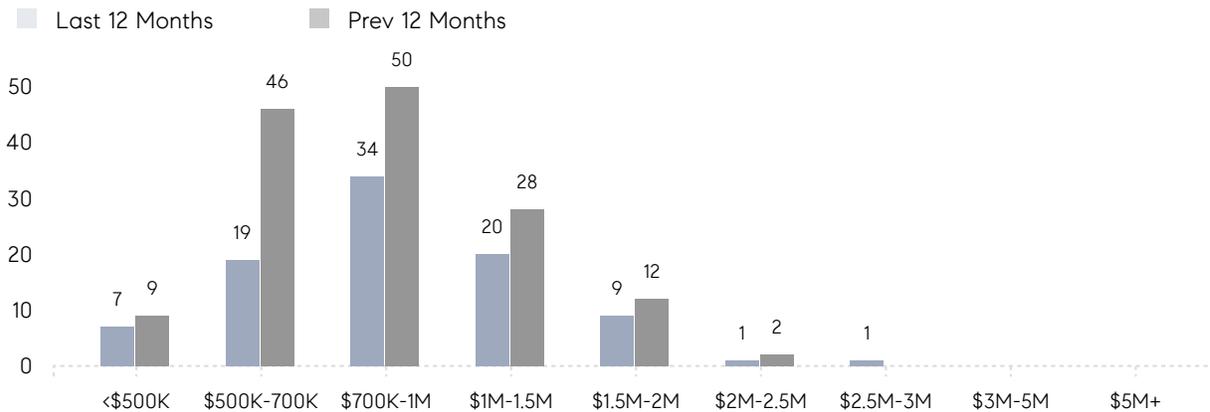
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Alpine

MAY 2023

UNDER CONTRACT

3 **\$7.7M** **\$4.9M**
 Total Average Median
 Properties Price Price

0% **182%** **126%**
 Change From Increase From Increase From
 May 2022 May 2022 May 2022

UNITS SOLD

0 - -
 Total Average Median
 Properties Price Price

0% - -
 Change From Change From Change From
 May 2022 May 2022 May 2022

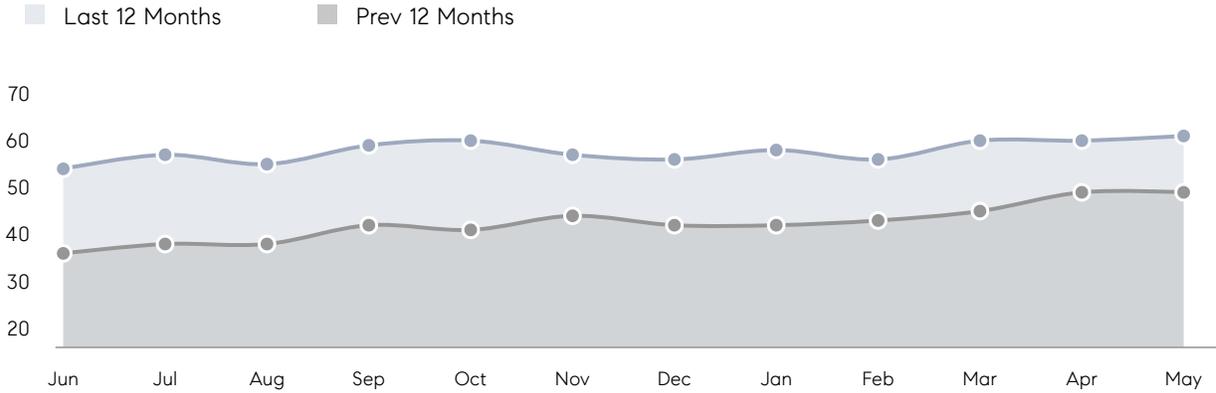
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	-	91	-
	% OF ASKING PRICE	-	98%	
	AVERAGE SOLD PRICE	-	\$3,775,000	-
	# OF CONTRACTS	3	3	0.0%
	NEW LISTINGS	6	4	50%
Houses	AVERAGE DOM	-	91	-
	% OF ASKING PRICE	-	98%	
	AVERAGE SOLD PRICE	-	\$3,775,000	-
	# OF CONTRACTS	3	3	0%
	NEW LISTINGS	6	4	50%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

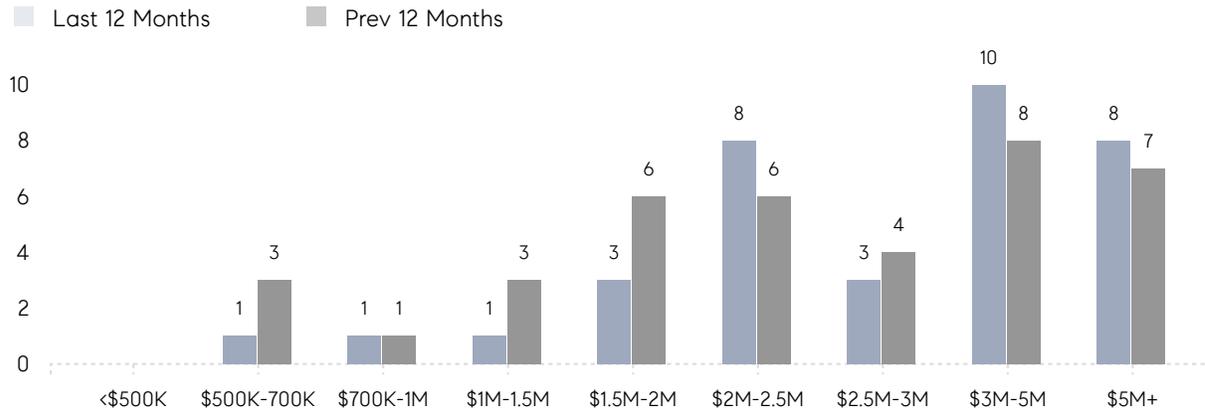
Alpine

MAY 2023

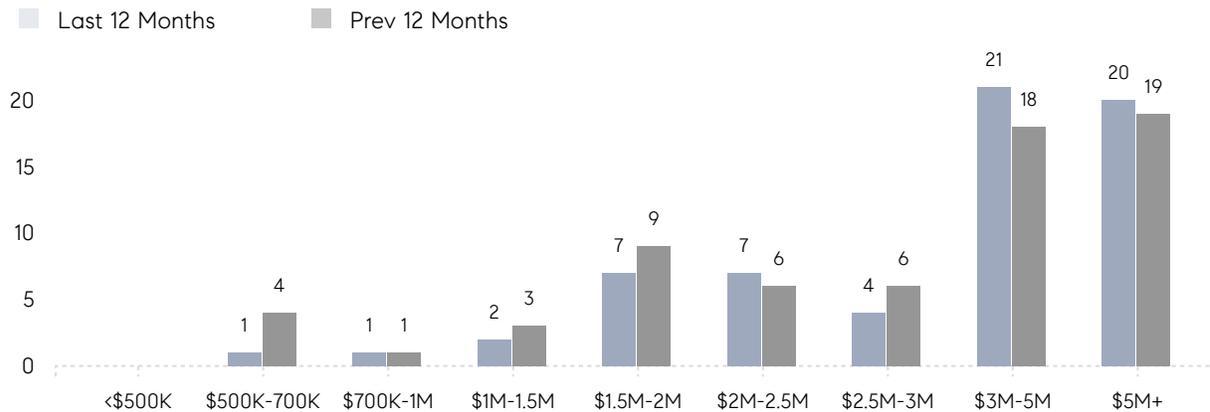
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Bergenfield

MAY 2023

UNDER CONTRACT

22
Total
Properties

\$582K
Average
Price

\$530K
Median
Price

-29%
Decrease From
May 2022

8%
Increase From
May 2022

6%
Increase From
May 2022

UNITS SOLD

14
Total
Properties

\$514K
Average
Price

\$540K
Median
Price

-44%
Decrease From
May 2022

-8%
Decrease From
May 2022

2%
Increase From
May 2022

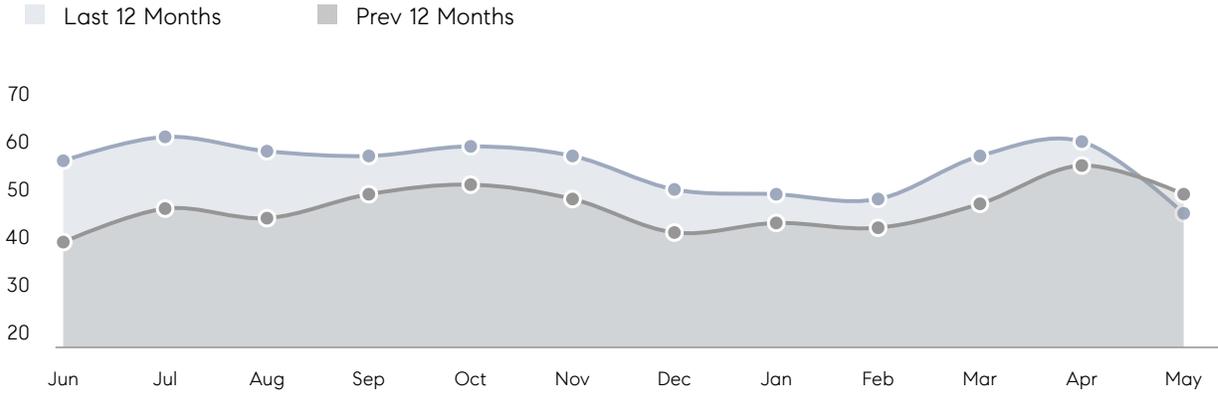
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	35	18	94%
	% OF ASKING PRICE	104%	106%	
	AVERAGE SOLD PRICE	\$514,357	\$558,912	-8.0%
	# OF CONTRACTS	22	31	-29.0%
	NEW LISTINGS	6	22	-73%
Houses	AVERAGE DOM	33	18	83%
	% OF ASKING PRICE	104%	106%	
	AVERAGE SOLD PRICE	\$560,000	\$558,912	0%
	# OF CONTRACTS	21	31	-32%
	NEW LISTINGS	6	22	-73%
Condo/Co-op/TH	AVERAGE DOM	48	-	-
	% OF ASKING PRICE	102%	-	
	AVERAGE SOLD PRICE	\$240,500	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	0	0%

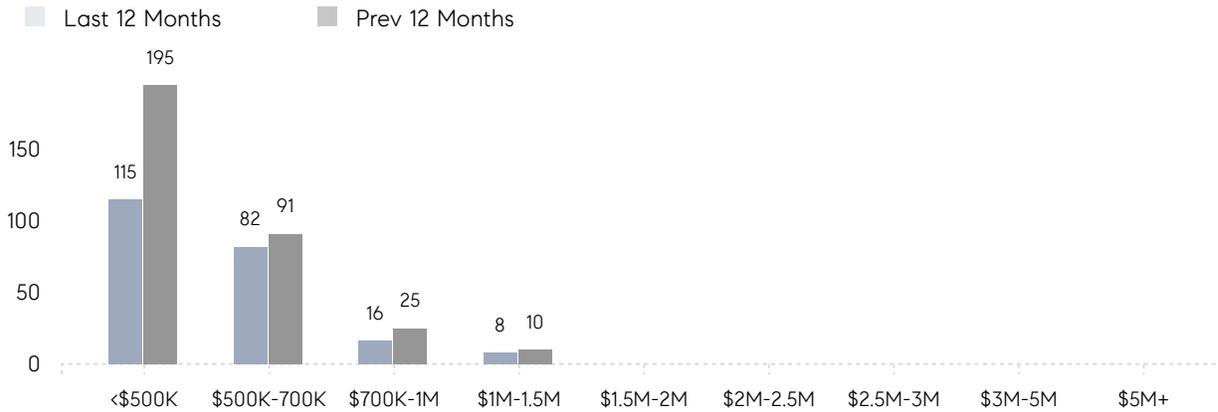
Bergenfield

MAY 2023

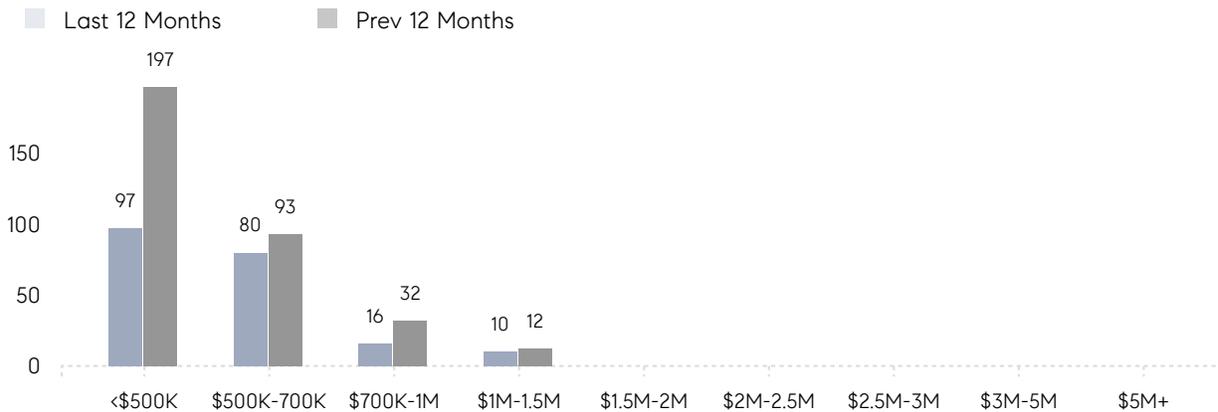
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Bogota

MAY 2023

UNDER CONTRACT

3	\$508K	\$425K
Total Properties	Average Price	Median Price
0%	0%	-16%
Change From May 2022	Change From May 2022	Decrease From May 2022

UNITS SOLD

6	\$488K	\$490K
Total Properties	Average Price	Median Price
50%	-13%	-10%
Increase From May 2022	Decrease From May 2022	Decrease From May 2022

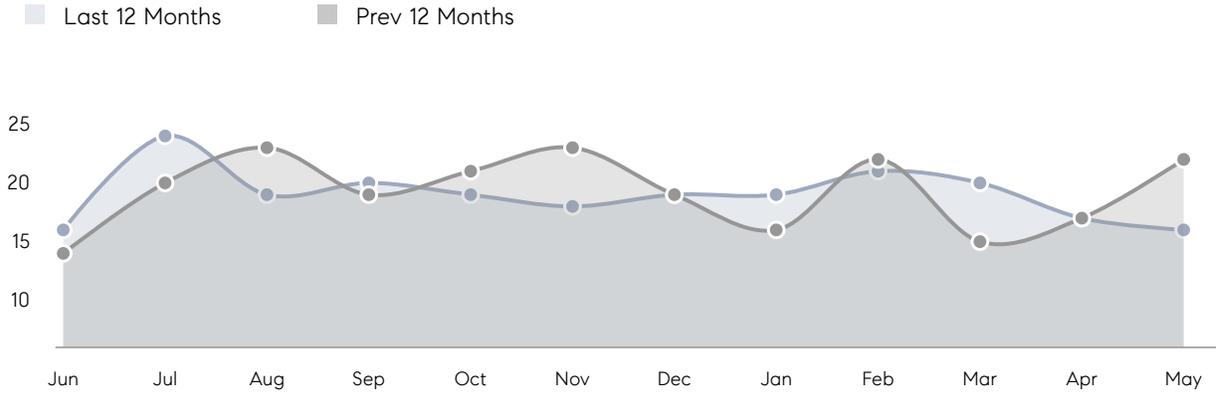
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	62	38	63%
	% OF ASKING PRICE	110%	104%	
	AVERAGE SOLD PRICE	\$488,333	\$564,000	-13.4%
	# OF CONTRACTS	3	3	0.0%
	NEW LISTINGS	3	7	-57%
Houses	AVERAGE DOM	62	38	63%
	% OF ASKING PRICE	110%	104%	
	AVERAGE SOLD PRICE	\$488,333	\$564,000	-13%
	# OF CONTRACTS	3	3	0%
	NEW LISTINGS	3	7	-57%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

Bogota

MAY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Carlstadt

MAY 2023

UNDER CONTRACT

4	\$566K	\$599K
Total Properties	Average Price	Median Price
33%	-17%	-20%
Increase From May 2022	Decrease From May 2022	Decrease From May 2022

UNITS SOLD

3	\$521K	\$483K
Total Properties	Average Price	Median Price
0%	-	-
Change From May 2022	Change From May 2022	Change From May 2022

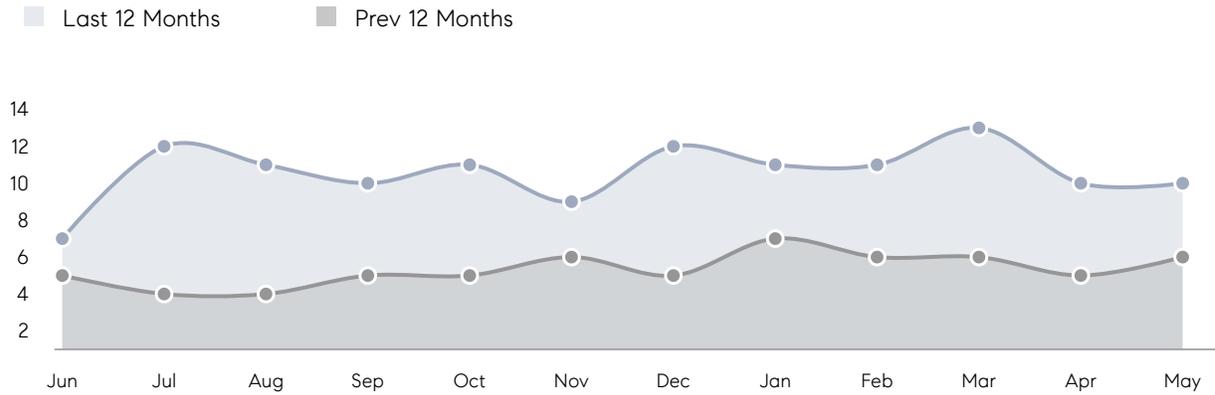
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	90	-	-
	% OF ASKING PRICE	100%	-	
	AVERAGE SOLD PRICE	\$521,000	-	-
	# OF CONTRACTS	4	3	33.3%
	NEW LISTINGS	4	5	-20%
Houses	AVERAGE DOM	90	-	-
	% OF ASKING PRICE	100%	-	
	AVERAGE SOLD PRICE	\$521,000	-	-
	# OF CONTRACTS	4	3	33%
	NEW LISTINGS	4	4	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

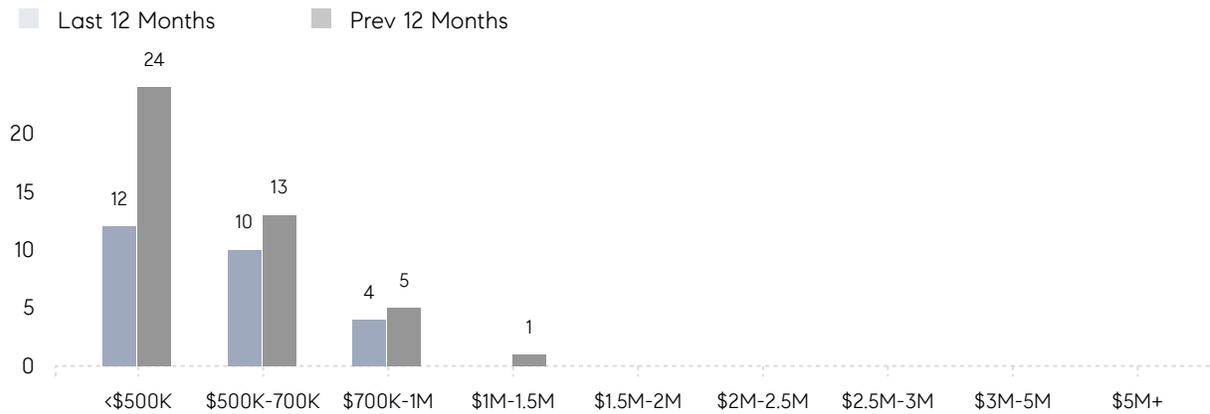
Carlstadt

MAY 2023

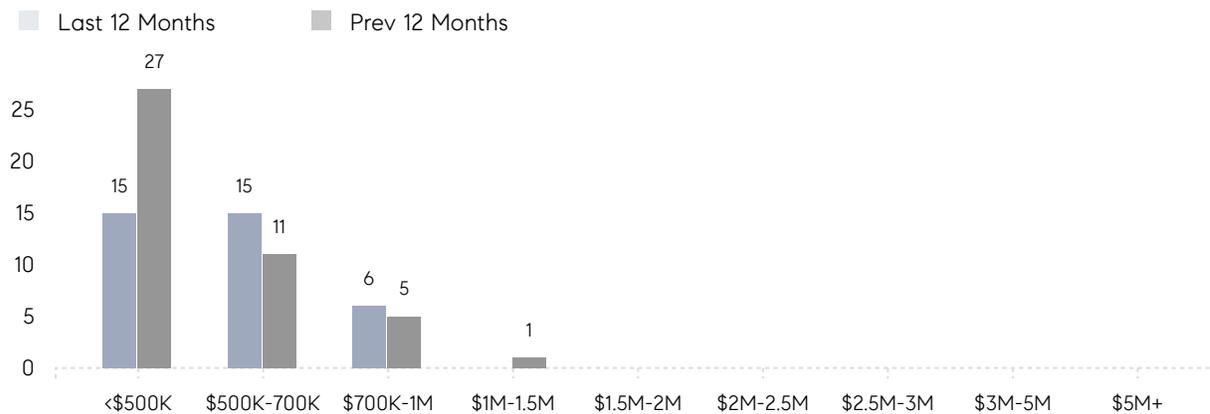
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Cliffside Park

MAY 2023

UNDER CONTRACT

27
Total
Properties

\$739K
Average
Price

\$549K
Median
Price

-10%
Decrease From
May 2022

21%
Increase From
May 2022

14%
Increase From
May 2022

UNITS SOLD

24
Total
Properties

\$20.8M
Average
Price

\$557K
Median
Price

-4%
Decrease From
May 2022

3408%
Increase From
May 2022

12%
Increase From
May 2022

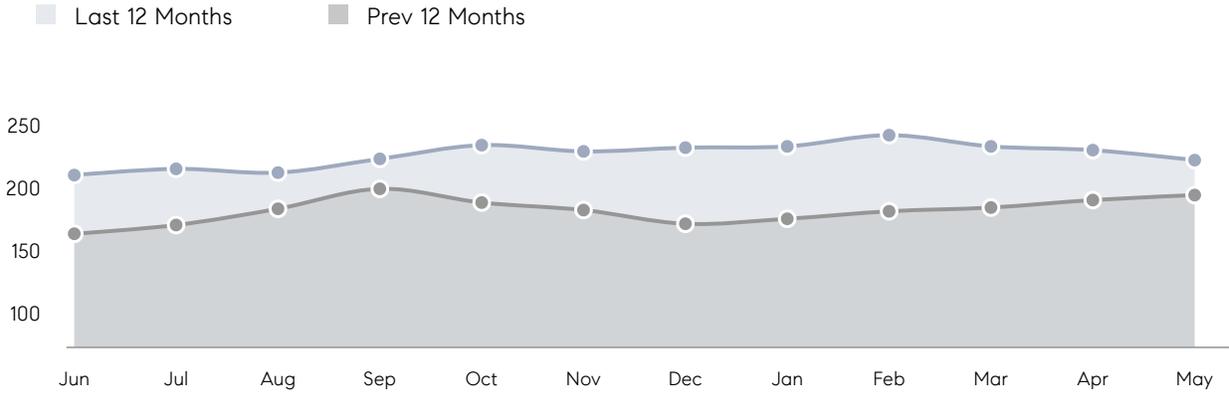
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	73	56	30%
	% OF ASKING PRICE	4142%	98%	
	AVERAGE SOLD PRICE	\$20,804,798	\$593,000	3,408.4%
	# OF CONTRACTS	27	30	-10.0%
	NEW LISTINGS	18	32	-44%
Houses	AVERAGE DOM	92	166	-45%
	% OF ASKING PRICE	99%	90%	
	AVERAGE SOLD PRICE	\$789,562	\$828,000	-5%
	# OF CONTRACTS	4	5	-20%
	NEW LISTINGS	2	5	-60%
Condo/Co-op/TH	AVERAGE DOM	70	41	71%
	% OF ASKING PRICE	4951%	99%	
	AVERAGE SOLD PRICE	\$24,807,845	\$560,955	4322%
	# OF CONTRACTS	23	25	-8%
	NEW LISTINGS	16	27	-41%

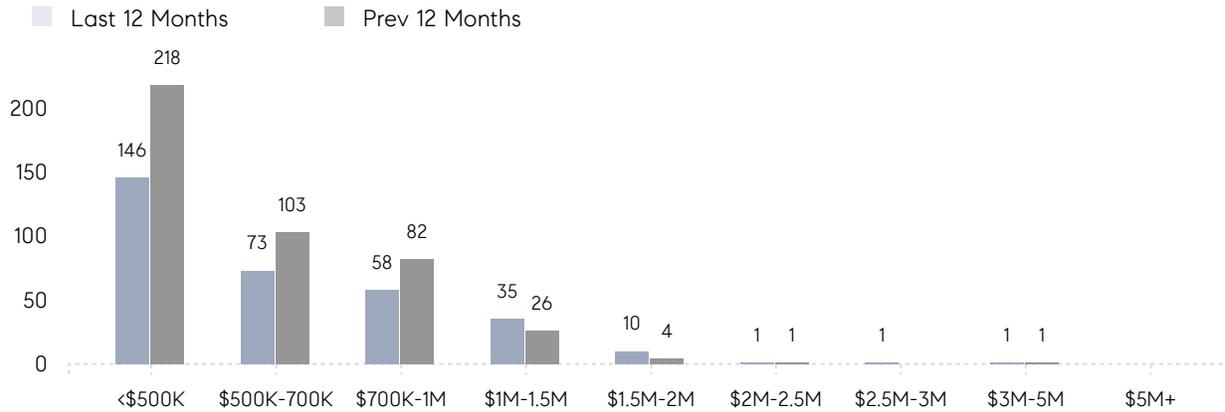
Cliffside Park

MAY 2023

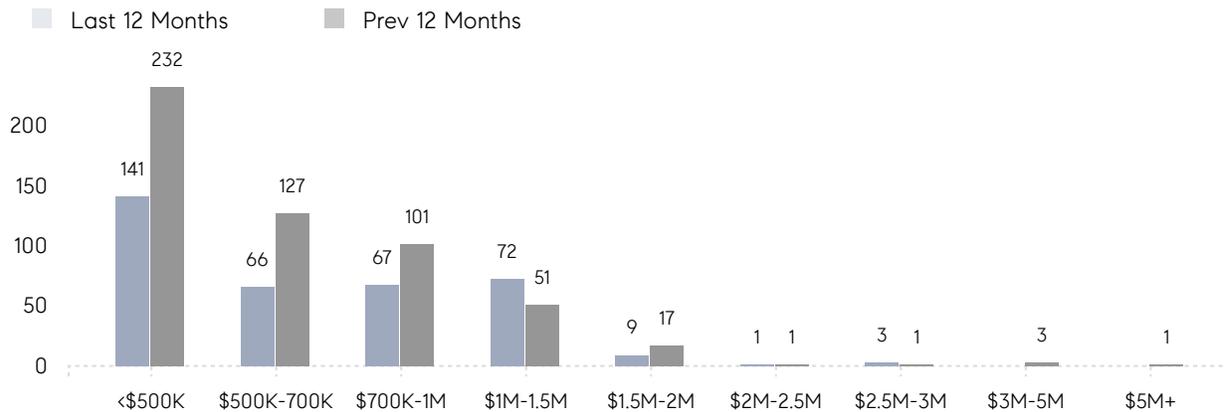
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Closter

MAY 2023

UNDER CONTRACT

9	\$1.2M	\$1.0M
Total Properties	Average Price	Median Price
-25%	26%	26%
Decrease From May 2022	Increase From May 2022	Increase From May 2022

UNITS SOLD

9	\$1.2M	\$1.1M
Total Properties	Average Price	Median Price
50%	29%	42%
Increase From May 2022	Increase From May 2022	Increase From May 2022

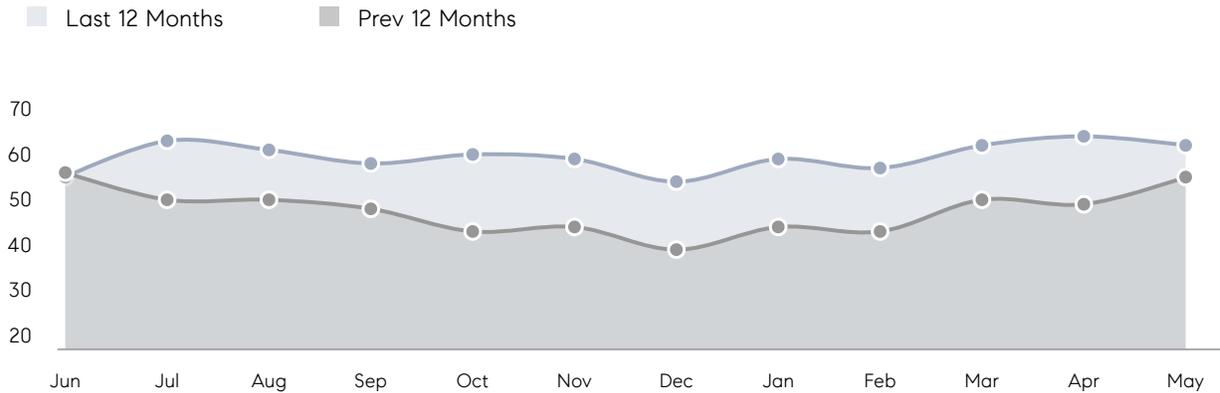
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	29	13	123%
	% OF ASKING PRICE	101%	108%	
	AVERAGE SOLD PRICE	\$1,266,222	\$982,000	28.9%
	# OF CONTRACTS	9	12	-25.0%
	NEW LISTINGS	7	15	-53%
Houses	AVERAGE DOM	29	13	123%
	% OF ASKING PRICE	101%	108%	
	AVERAGE SOLD PRICE	\$1,266,222	\$982,000	29%
	# OF CONTRACTS	9	12	-25%
	NEW LISTINGS	7	15	-53%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

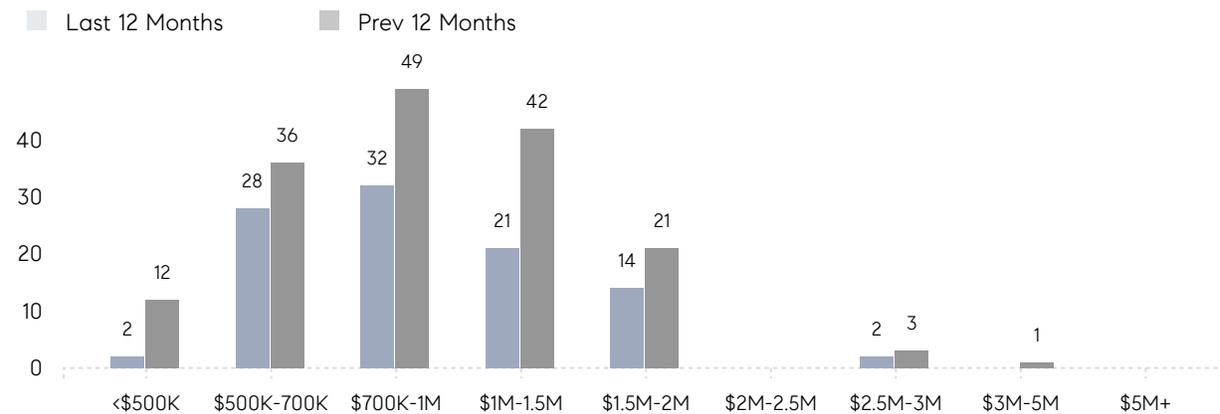
Cluster

MAY 2023

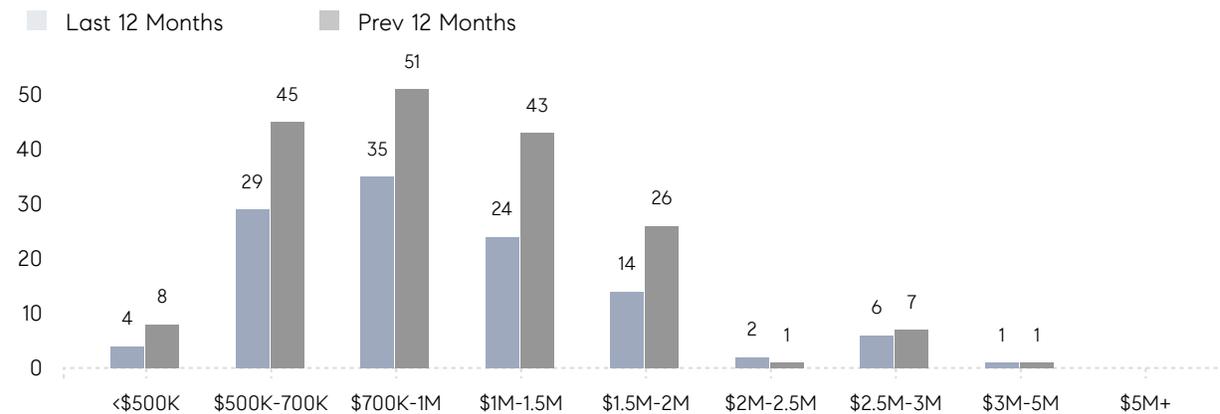
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Cresskill

MAY 2023

UNDER CONTRACT

6	\$1.1M	\$908K
Total Properties	Average Price	Median Price
-62%	-15%	-2%
Decrease From May 2022	Decrease From May 2022	Decrease From May 2022

UNITS SOLD

6	\$1.6M	\$1.3M
Total Properties	Average Price	Median Price
-65%	73%	44%
Decrease From May 2022	Increase From May 2022	Increase From May 2022

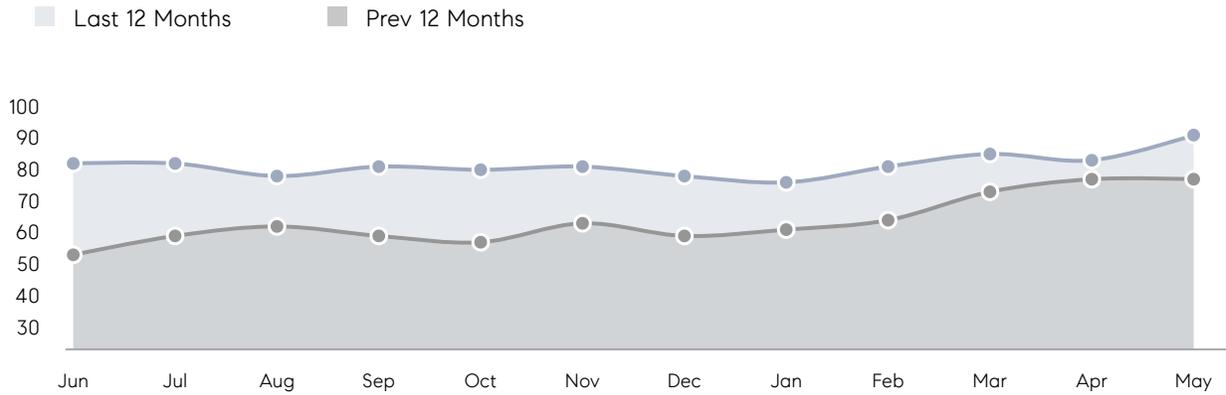
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	74	53	40%
	% OF ASKING PRICE	97%	100%	
	AVERAGE SOLD PRICE	\$1,696,667	\$979,823	73.2%
	# OF CONTRACTS	6	16	-62.5%
	NEW LISTINGS	13	17	-24%
Houses	AVERAGE DOM	77	47	64%
	% OF ASKING PRICE	97%	100%	
	AVERAGE SOLD PRICE	\$1,903,000	\$991,800	92%
	# OF CONTRACTS	6	14	-57%
	NEW LISTINGS	12	10	20%
Condo/Co-op/TH	AVERAGE DOM	56	95	-41%
	% OF ASKING PRICE	95%	99%	
	AVERAGE SOLD PRICE	\$665,000	\$890,000	-25%
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	1	7	-86%

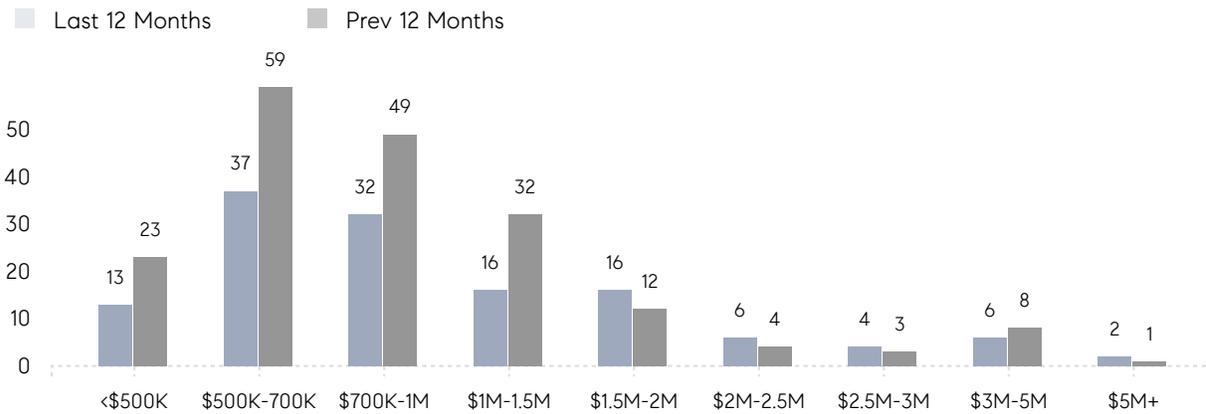
Cresskill

MAY 2023

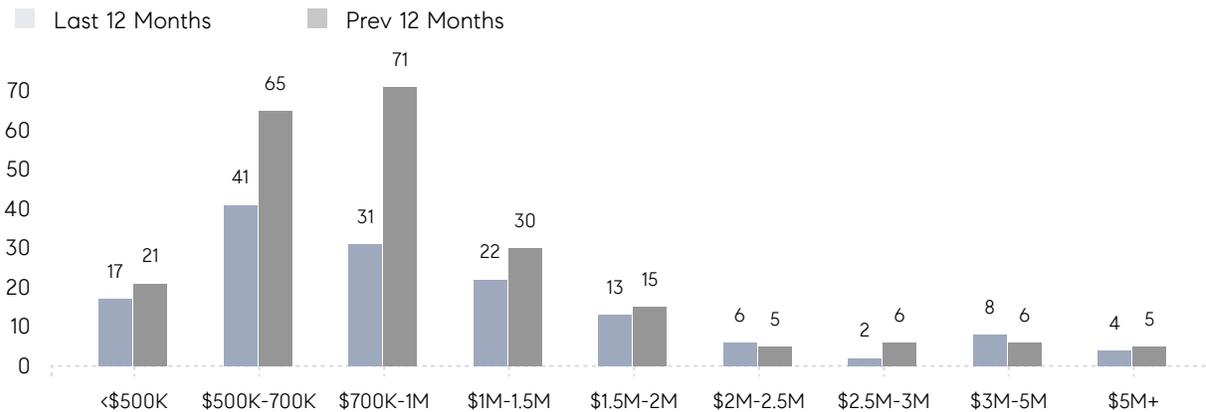
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Demarest

MAY 2023

UNDER CONTRACT

5	\$1.5M	\$1.6M
Total Properties	Average Price	Median Price
25%	6%	26%
Increase From May 2022	Increase From May 2022	Increase From May 2022

UNITS SOLD

2	\$2.0M	\$2.0M
Total Properties	Average Price	Median Price
-82%	56%	94%
Decrease From May 2022	Increase From May 2022	Increase From May 2022

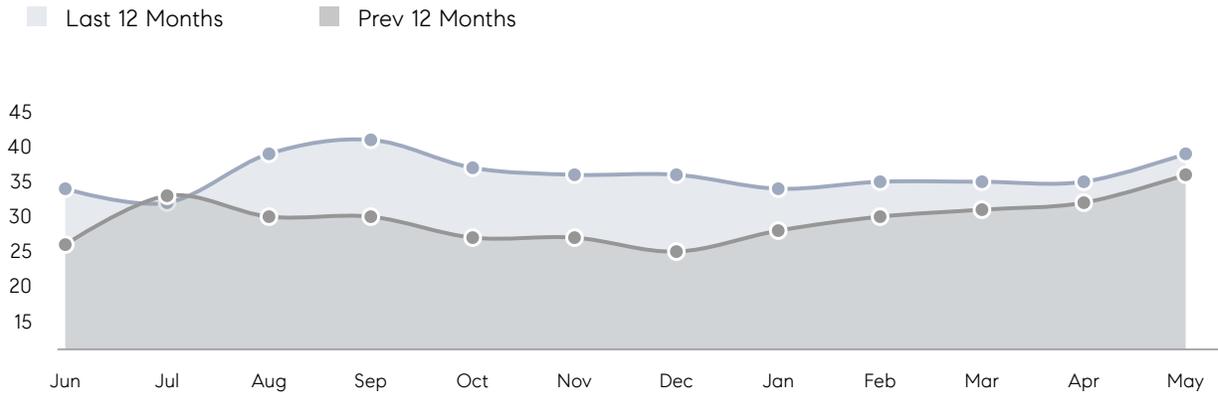
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	8	86	-91%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$2,075,000	\$1,331,182	55.9%
	# OF CONTRACTS	5	4	25.0%
	NEW LISTINGS	10	9	11%
Houses	AVERAGE DOM	8	43	-81%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$2,075,000	\$1,239,300	67%
	# OF CONTRACTS	5	4	25%
	NEW LISTINGS	10	9	11%
Condo/Co-op/TH	AVERAGE DOM	-	519	-
	% OF ASKING PRICE	-	85%	
	AVERAGE SOLD PRICE	-	\$2,250,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

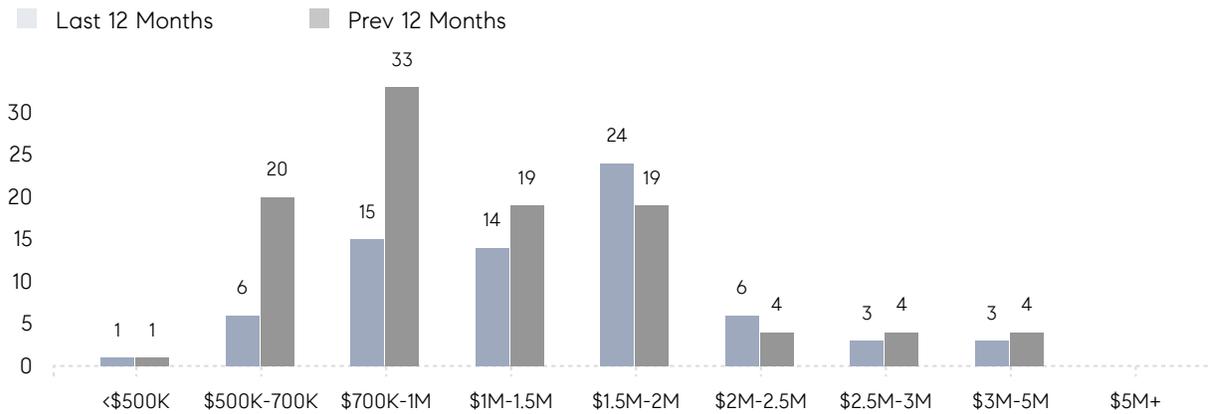
Demarest

MAY 2023

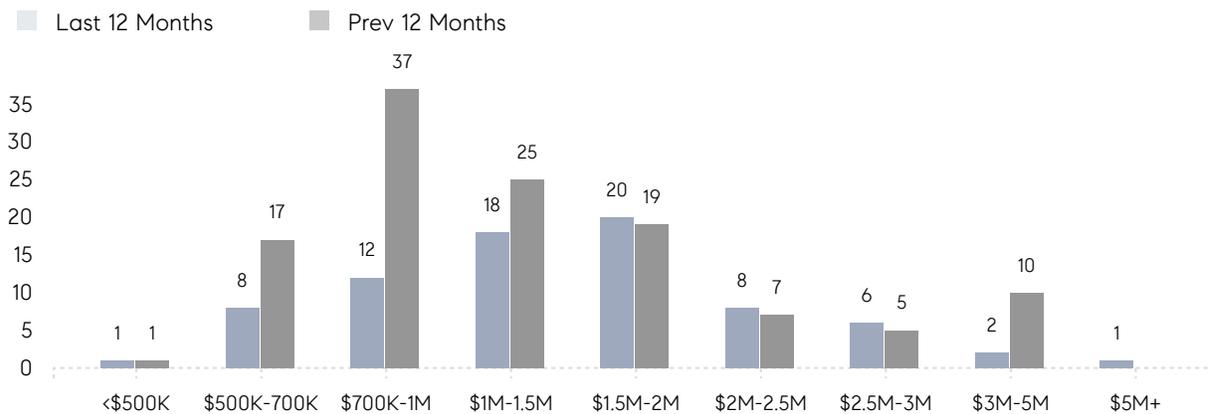
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Dumont

MAY 2023

UNDER CONTRACT

13
Total
Properties

\$512K
Average
Price

\$495K
Median
Price

-24%
Decrease From
May 2022

-2%
Decrease From
May 2022

-1%
Decrease From
May 2022

UNITS SOLD

12
Total
Properties

\$563K
Average
Price

\$558K
Median
Price

-25%
Decrease From
May 2022

-4%
Decrease From
May 2022

-2%
Decrease From
May 2022

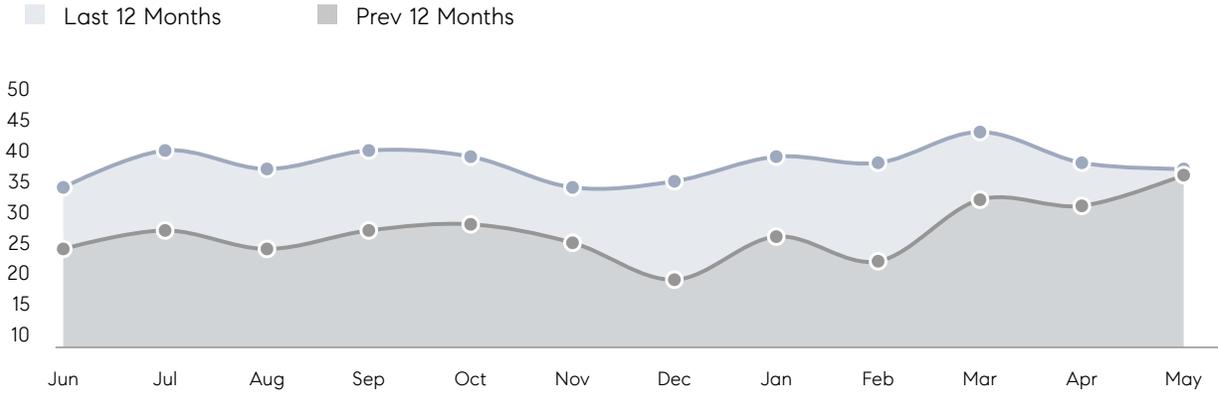
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	24	25	-4%
	% OF ASKING PRICE	99%	107%	
	AVERAGE SOLD PRICE	\$563,083	\$588,363	-4.3%
	# OF CONTRACTS	13	17	-23.5%
	NEW LISTINGS	13	19	-32%
Houses	AVERAGE DOM	24	25	-4%
	% OF ASKING PRICE	99%	107%	
	AVERAGE SOLD PRICE	\$563,083	\$588,363	-4%
	# OF CONTRACTS	13	17	-24%
	NEW LISTINGS	13	19	-32%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

Dumont

MAY 2023

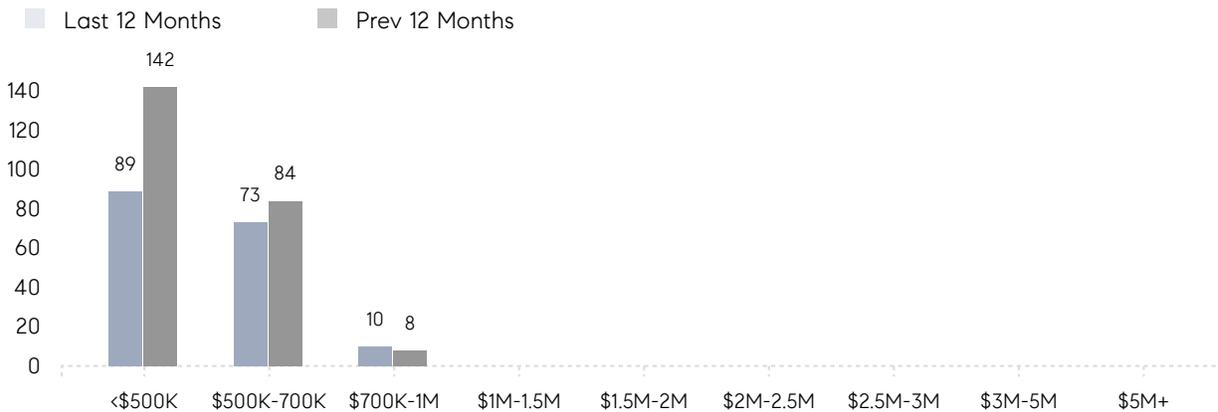
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Edgewater

MAY 2023

UNDER CONTRACT

31
Total
Properties

\$852K
Average
Price

\$699K
Median
Price

41%
Increase From
May 2022

-4%
Decrease From
May 2022

-8%
Decrease From
May 2022

UNITS SOLD

27
Total
Properties

\$697K
Average
Price

\$595K
Median
Price

35%
Increase From
May 2022

18%
Increase From
May 2022

29%
Increase From
May 2022

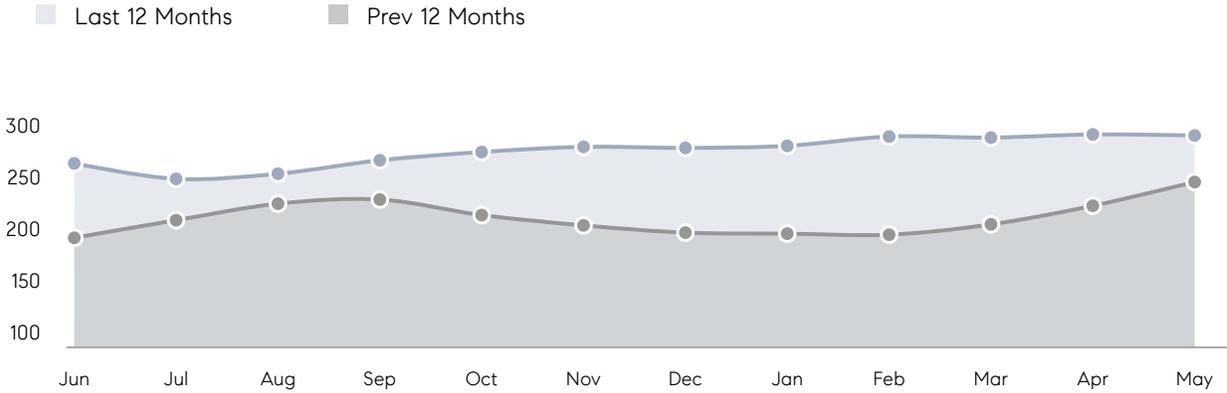
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	67	72	-7%
	% OF ASKING PRICE	99%	138%	
	AVERAGE SOLD PRICE	\$697,015	\$592,325	17.7%
	# OF CONTRACTS	31	22	40.9%
	NEW LISTINGS	30	53	-43%
Houses	AVERAGE DOM	4	8	-50%
	% OF ASKING PRICE	100%	98%	
	AVERAGE SOLD PRICE	\$795,000	\$770,000	3%
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	1	3	-67%
Condo/Co-op/TH	AVERAGE DOM	70	75	-7%
	% OF ASKING PRICE	99%	140%	
	AVERAGE SOLD PRICE	\$693,246	\$582,974	19%
	# OF CONTRACTS	29	22	32%
	NEW LISTINGS	29	50	-42%

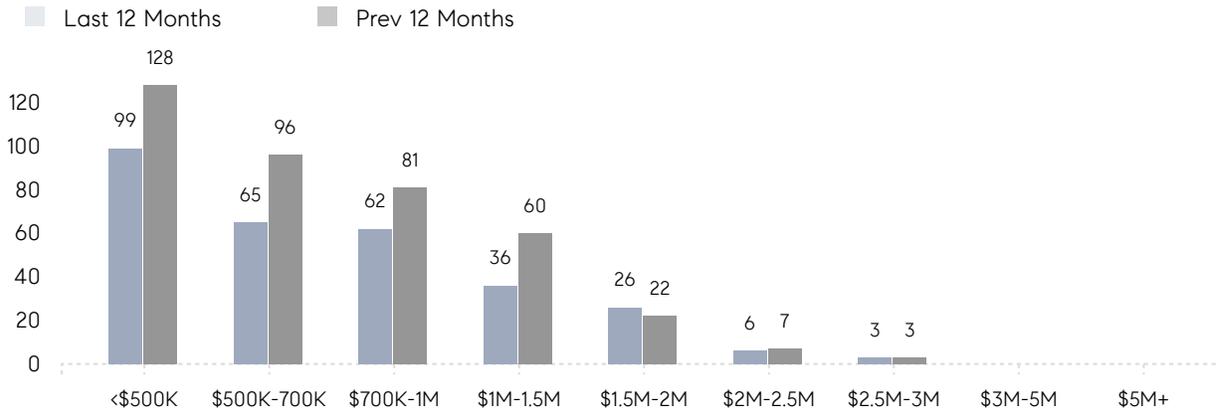
Edgewater

MAY 2023

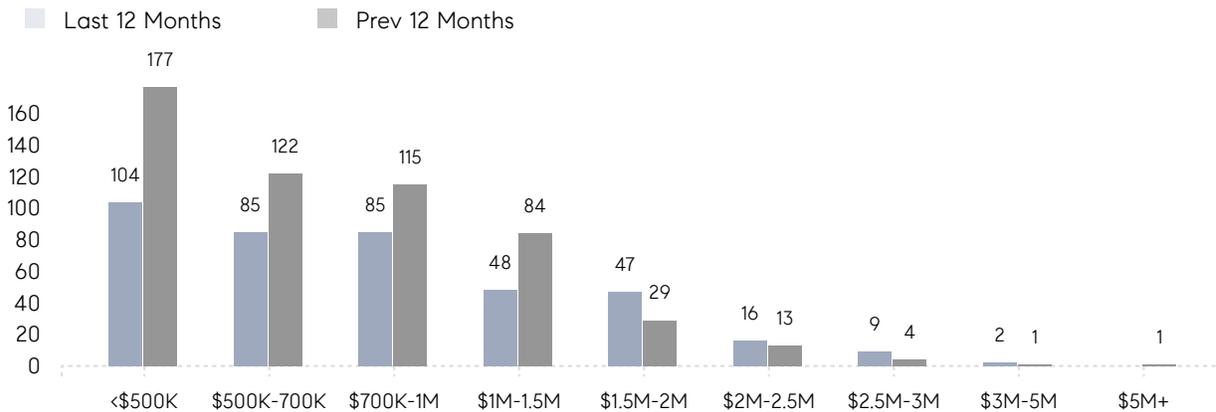
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Elmwood Park

MAY 2023

UNDER CONTRACT

11
Total
Properties

\$469K
Average
Price

\$459K
Median
Price

-21%
Decrease From
May 2022

10%
Increase From
May 2022

6%
Increase From
May 2022

UNITS SOLD

7
Total
Properties

\$502K
Average
Price

\$500K
Median
Price

-65%
Decrease From
May 2022

8%
Increase From
May 2022

10%
Increase From
May 2022

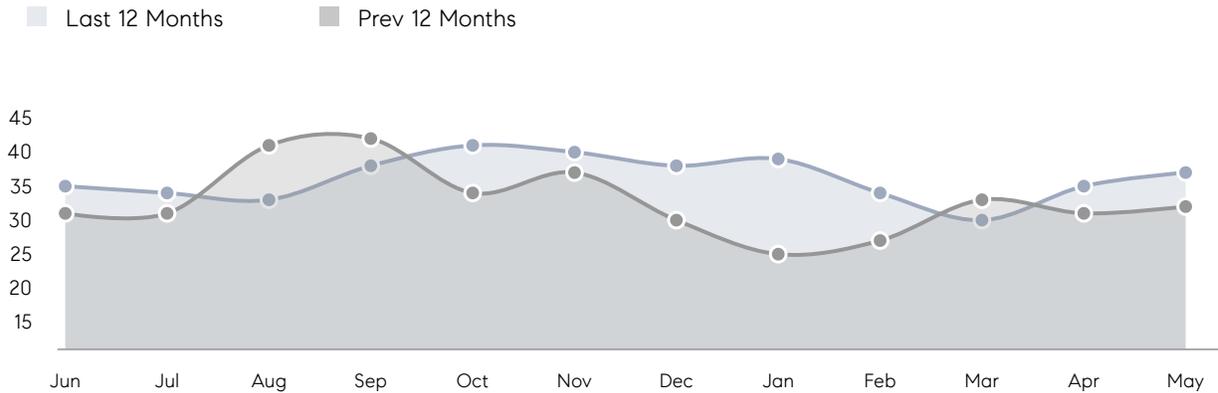
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	65	25	160%
	% OF ASKING PRICE	99%	104%	
	AVERAGE SOLD PRICE	\$502,786	\$464,600	8.2%
	# OF CONTRACTS	11	14	-21.4%
	NEW LISTINGS	13	16	-19%
Houses	AVERAGE DOM	65	26	150%
	% OF ASKING PRICE	99%	104%	
	AVERAGE SOLD PRICE	\$502,786	\$476,944	5%
	# OF CONTRACTS	9	13	-31%
	NEW LISTINGS	11	11	0%
Condo/Co-op/TH	AVERAGE DOM	-	18	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$353,500	-
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	2	5	-60%

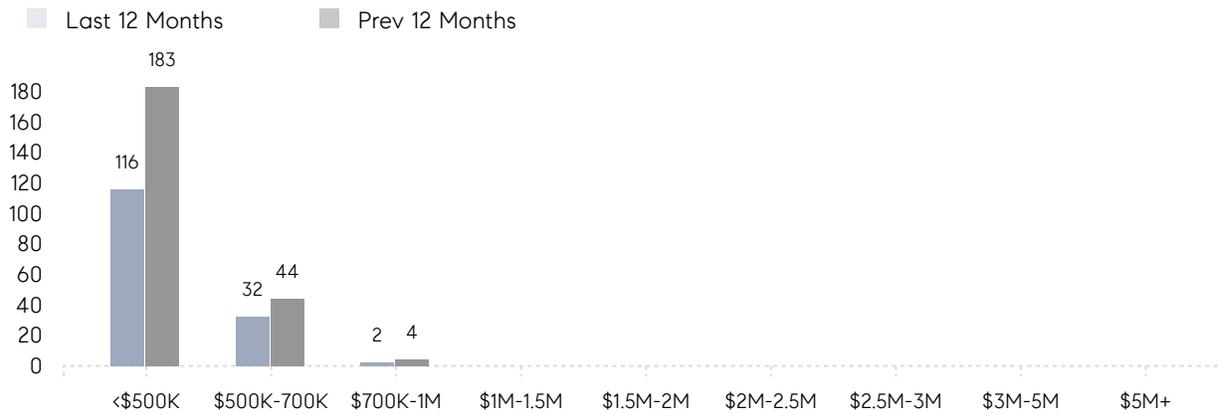
Elmwood Park

MAY 2023

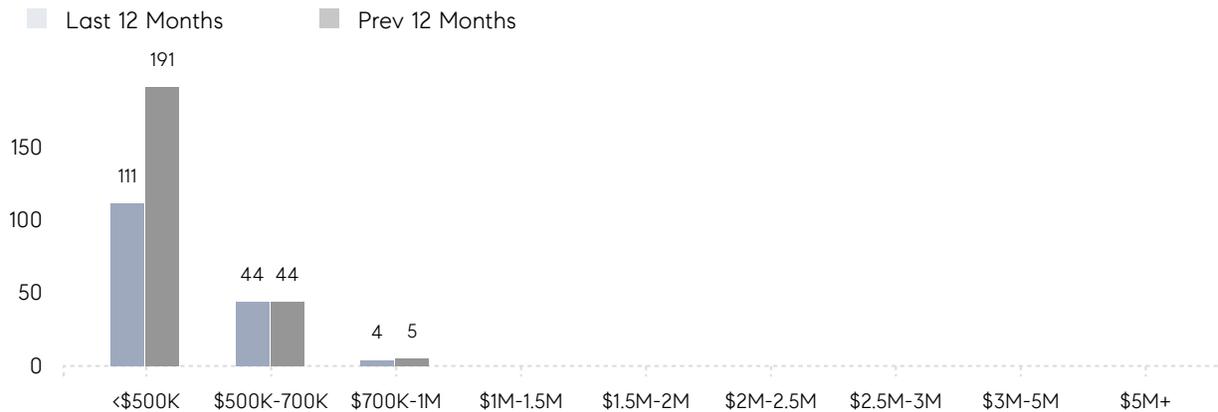
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Emerson

MAY 2023

UNDER CONTRACT

8
Total
Properties

\$631K
Average
Price

\$589K
Median
Price

100%
Increase From
May 2022

8%
Increase From
May 2022

4%
Increase From
May 2022

UNITS SOLD

6
Total
Properties

\$797K
Average
Price

\$800K
Median
Price

50%
Increase From
May 2022

10%
Increase From
May 2022

12%
Increase From
May 2022

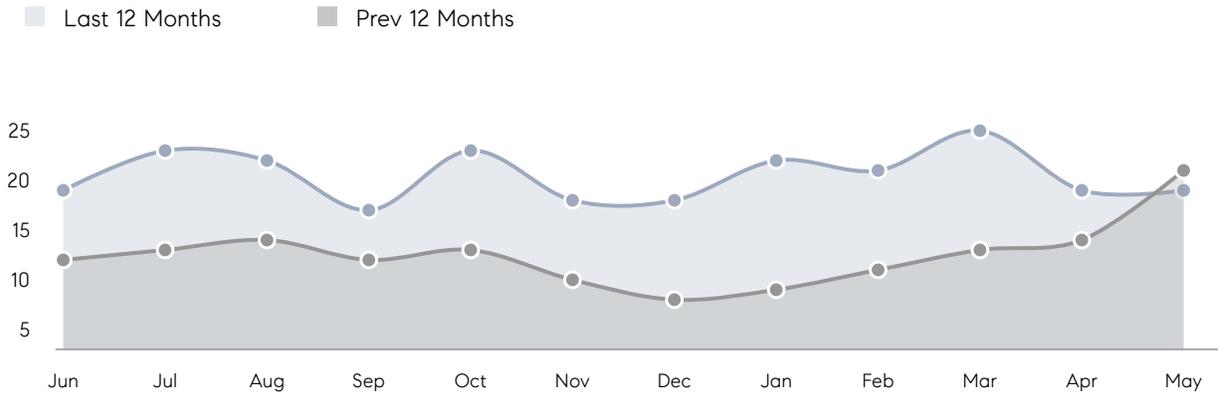
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	18	12	50%
	% OF ASKING PRICE	102%	106%	
	AVERAGE SOLD PRICE	\$797,500	\$724,938	10.0%
	# OF CONTRACTS	8	4	100.0%
	NEW LISTINGS	7	10	-30%
Houses	AVERAGE DOM	18	12	50%
	% OF ASKING PRICE	102%	106%	
	AVERAGE SOLD PRICE	\$797,500	\$724,938	10%
	# OF CONTRACTS	7	4	75%
	NEW LISTINGS	7	8	-12%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	2	0%

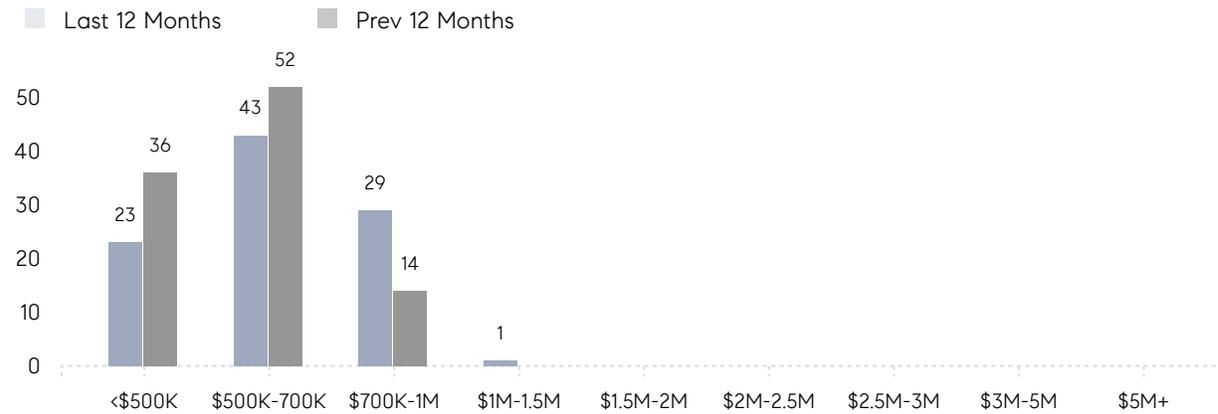
Emerson

MAY 2023

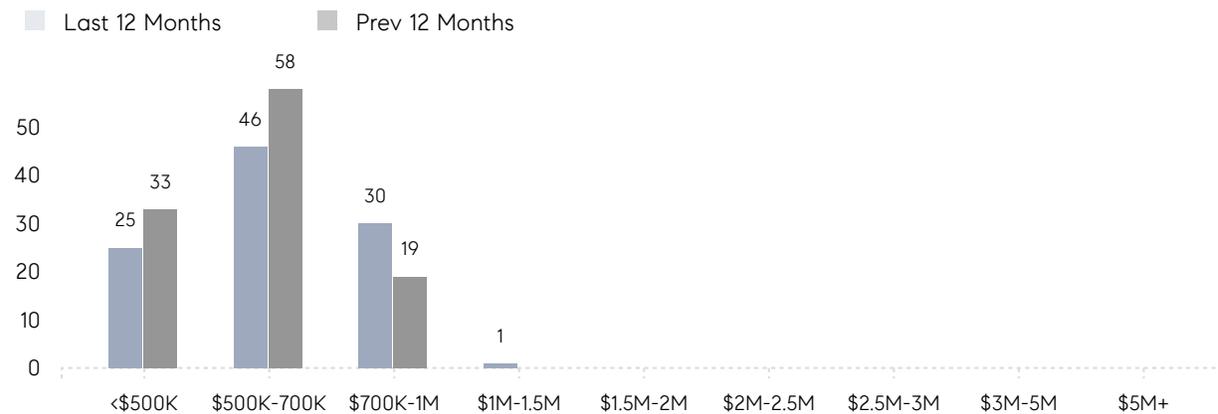
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Englewood

MAY 2023

UNDER CONTRACT

28
Total
Properties

\$555K
Average
Price

\$413K
Median
Price

17%
Increase From
May 2022

-22%
Decrease From
May 2022

-6%
Decrease From
May 2022

UNITS SOLD

17
Total
Properties

\$535K
Average
Price

\$430K
Median
Price

-37%
Decrease From
May 2022

-19%
Decrease From
May 2022

-4%
Decrease From
May 2022

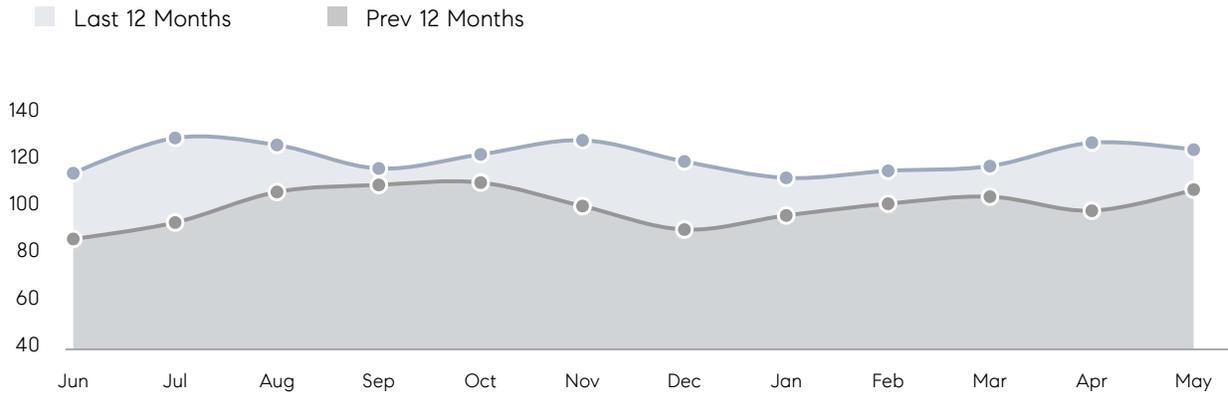
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	38	58	-34%
	% OF ASKING PRICE	99%	102%	
	AVERAGE SOLD PRICE	\$535,288	\$659,315	-18.8%
	# OF CONTRACTS	28	24	16.7%
	NEW LISTINGS	25	34	-26%
Houses	AVERAGE DOM	36	27	33%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$744,000	\$996,273	-25%
	# OF CONTRACTS	11	11	0%
	NEW LISTINGS	14	22	-36%
Condo/Co-op/TH	AVERAGE DOM	40	80	-50%
	% OF ASKING PRICE	98%	103%	
	AVERAGE SOLD PRICE	\$349,767	\$427,656	-18%
	# OF CONTRACTS	17	13	31%
	NEW LISTINGS	11	12	-8%

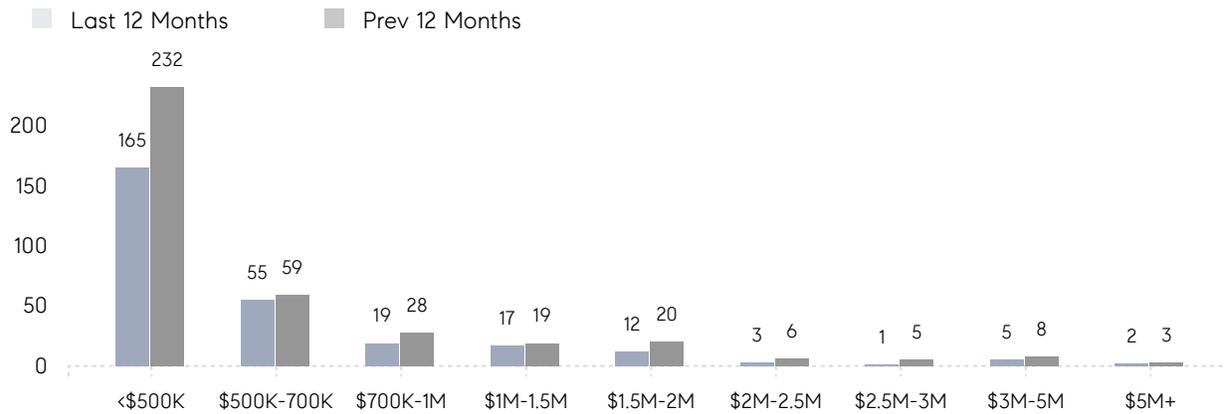
Englewood

MAY 2023

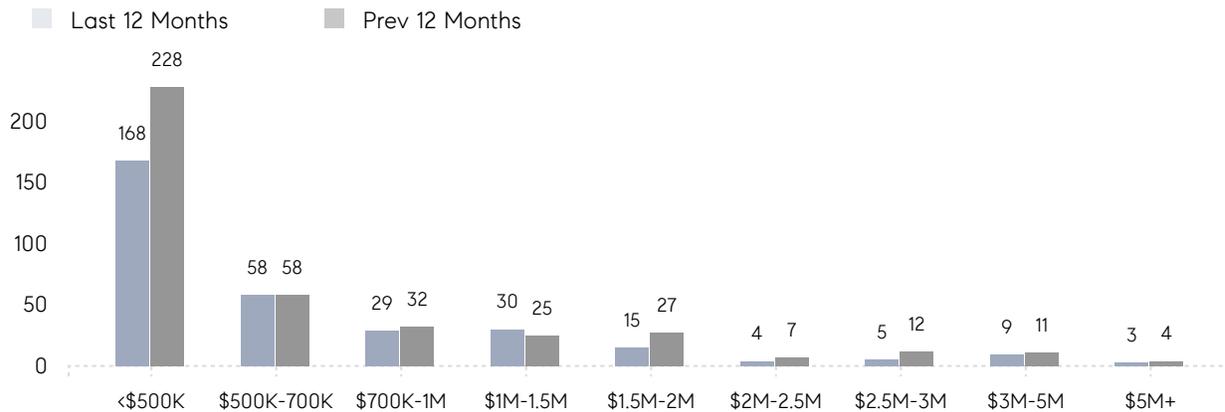
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Englewood Cliffs

MAY 2023

UNDER CONTRACT

9	\$1.7M	\$1.5M
Total Properties	Average Price	Median Price
80%	1%	7%
Increase From May 2022	Change From May 2022	Increase From May 2022

UNITS SOLD

6	\$1.4M	\$1.3M
Total Properties	Average Price	Median Price
-50%	-10%	-9%
Decrease From May 2022	Decrease From May 2022	Decrease From May 2022

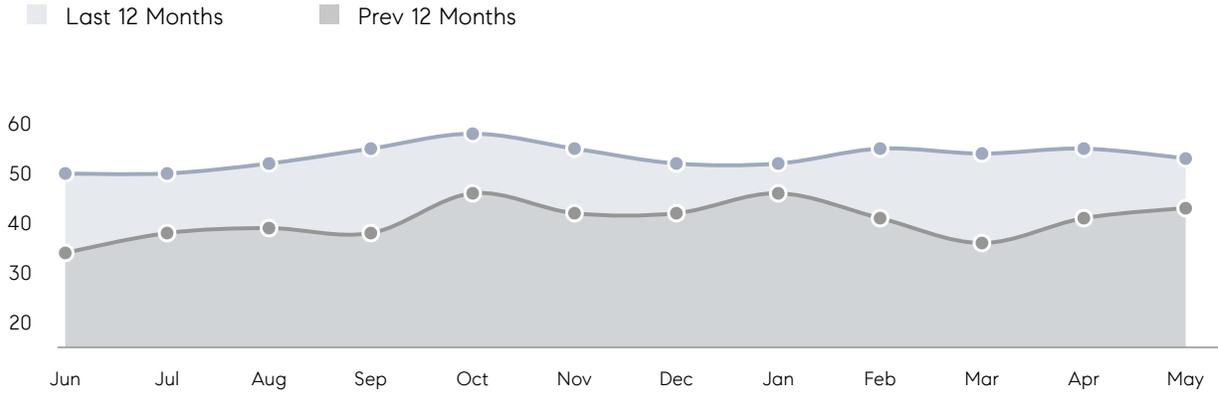
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	64	56	14%
	% OF ASKING PRICE	96%	98%	
	AVERAGE SOLD PRICE	\$1,459,167	\$1,616,019	-9.7%
	# OF CONTRACTS	9	5	80.0%
	NEW LISTINGS	7	7	0%
Houses	AVERAGE DOM	64	56	14%
	% OF ASKING PRICE	96%	98%	
	AVERAGE SOLD PRICE	\$1,459,167	\$1,616,019	-10%
	# OF CONTRACTS	9	5	80%
	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%

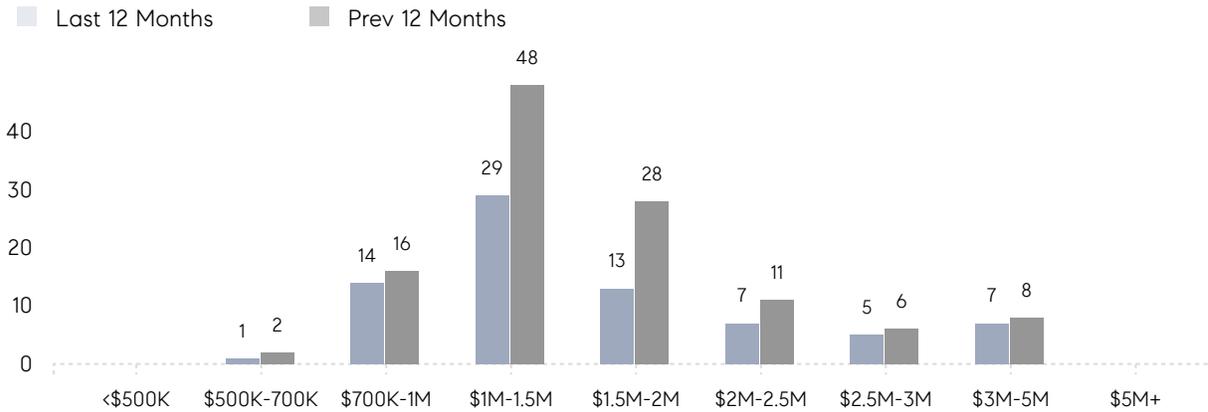
Englewood Cliffs

MAY 2023

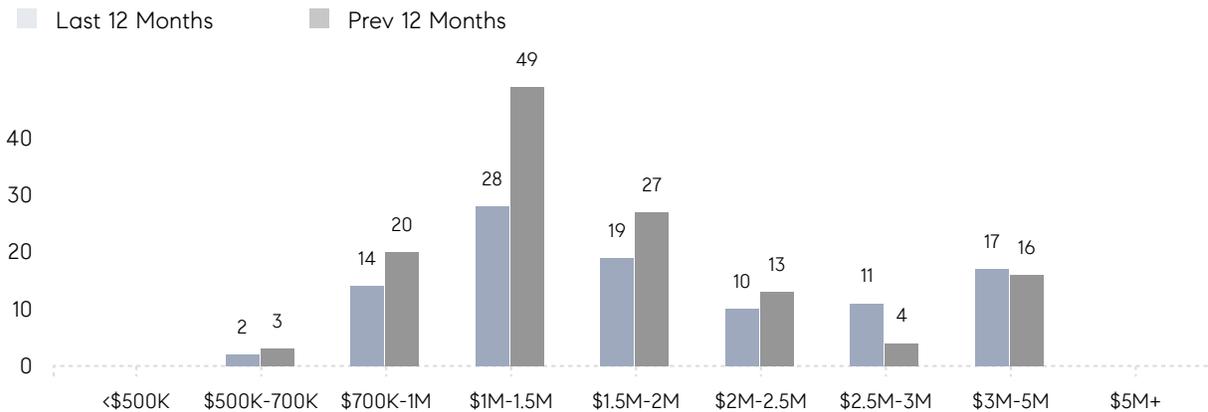
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Fair Lawn

MAY 2023

UNDER CONTRACT

31	\$559K	\$569K
Total Properties	Average Price	Median Price
-38%	-10%	-5%
Decrease From May 2022	Decrease From May 2022	Decrease From May 2022

UNITS SOLD

29	\$587K	\$575K
Total Properties	Average Price	Median Price
-15%	-1%	-2%
Decrease From May 2022	Change From May 2022	Decrease From May 2022

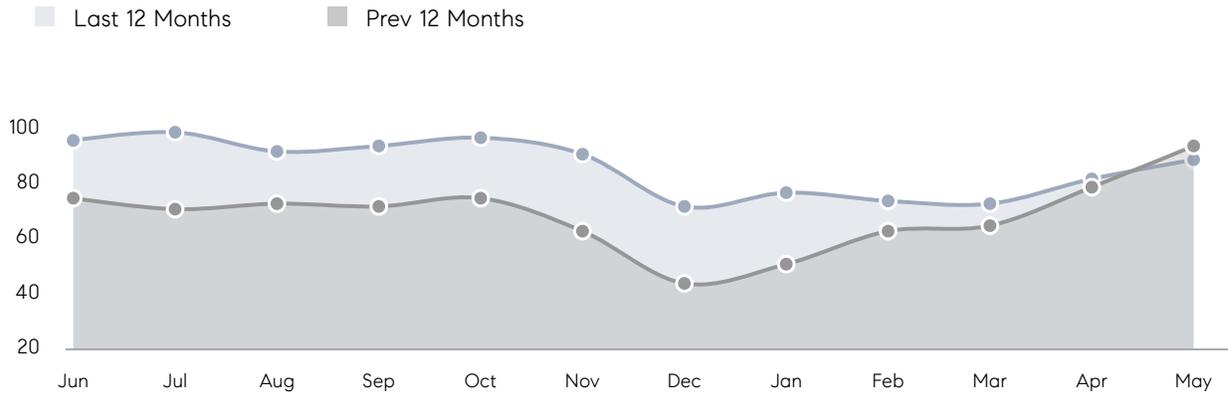
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	31	22	41%
	% OF ASKING PRICE	105%	106%	
	AVERAGE SOLD PRICE	\$587,113	\$590,575	-0.6%
	# OF CONTRACTS	31	50	-38.0%
	NEW LISTINGS	40	61	-34%
Houses	AVERAGE DOM	25	23	9%
	% OF ASKING PRICE	106%	107%	
	AVERAGE SOLD PRICE	\$621,896	\$601,610	3%
	# OF CONTRACTS	28	46	-39%
	NEW LISTINGS	32	55	-42%
Condo/Co-op/TH	AVERAGE DOM	84	8	950%
	% OF ASKING PRICE	98%	101%	
	AVERAGE SOLD PRICE	\$285,667	\$507,813	-44%
	# OF CONTRACTS	3	4	-25%
	NEW LISTINGS	8	6	33%

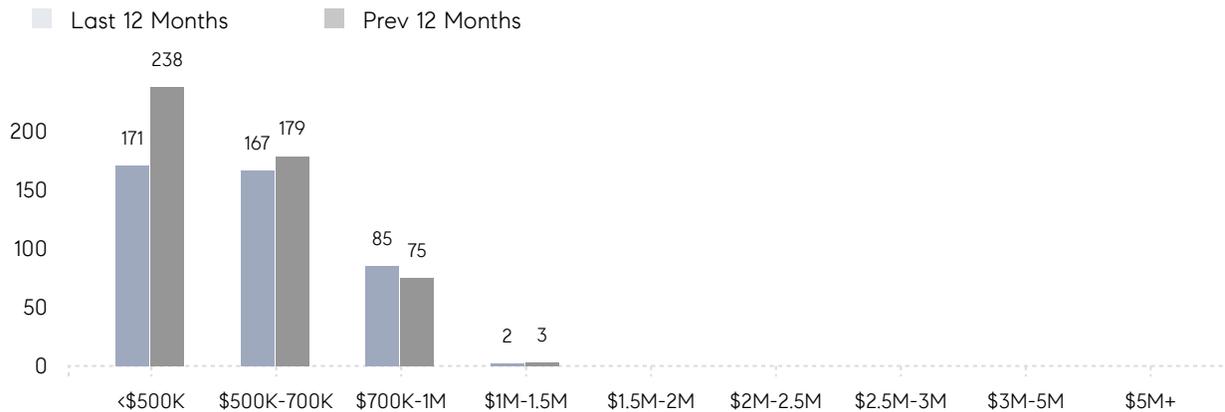
Fair Lawn

MAY 2023

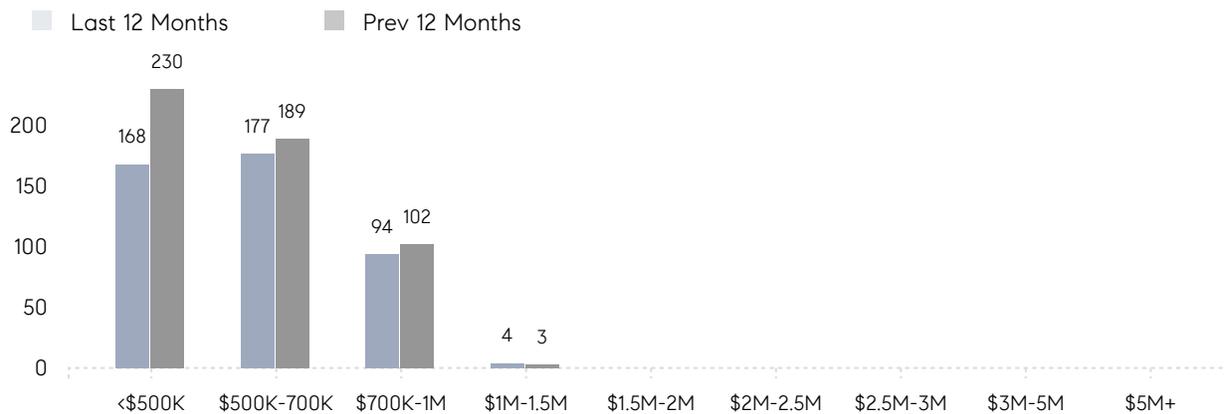
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Fairview

MAY 2023

UNDER CONTRACT

4 **\$776K** **\$849K**
 Total Average Median
 Properties Price Price

100% **96%** **114%**
 Increase From Increase From Increase From
 May 2022 May 2022 May 2022

UNITS SOLD

0 - -
 Total Average Median
 Properties Price Price

0% - -
 Change From Change From Change From
 May 2022 May 2022 May 2022

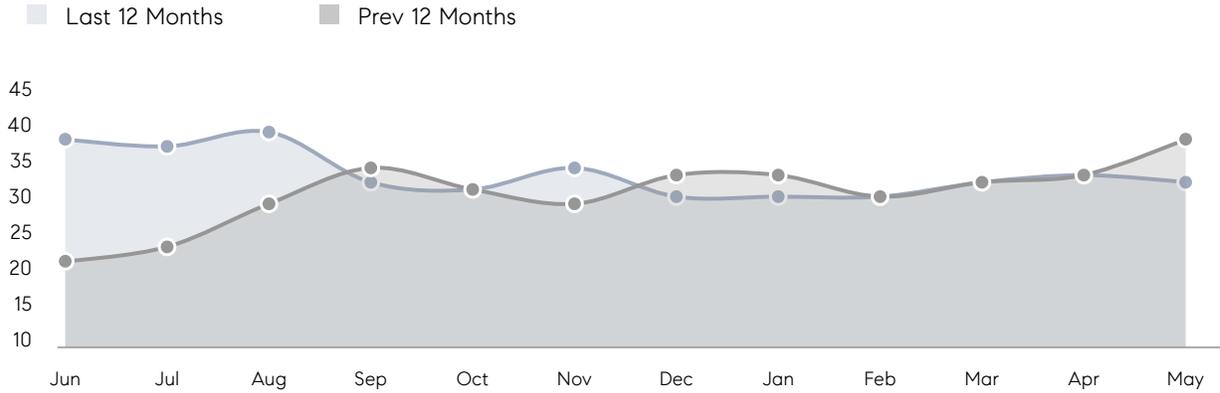
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	-	40	-
	% OF ASKING PRICE	-	101%	
	AVERAGE SOLD PRICE	-	\$531,167	-
	# OF CONTRACTS	4	2	100.0%
	NEW LISTINGS	3	8	-62%
Houses	AVERAGE DOM	-	45	-
	% OF ASKING PRICE	-	99%	
	AVERAGE SOLD PRICE	-	\$537,667	-
	# OF CONTRACTS	3	1	200%
	NEW LISTINGS	2	5	-60%
Condo/Co-op/TH	AVERAGE DOM	-	35	-
	% OF ASKING PRICE	-	103%	
	AVERAGE SOLD PRICE	-	\$524,667	-
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	1	3	-67%

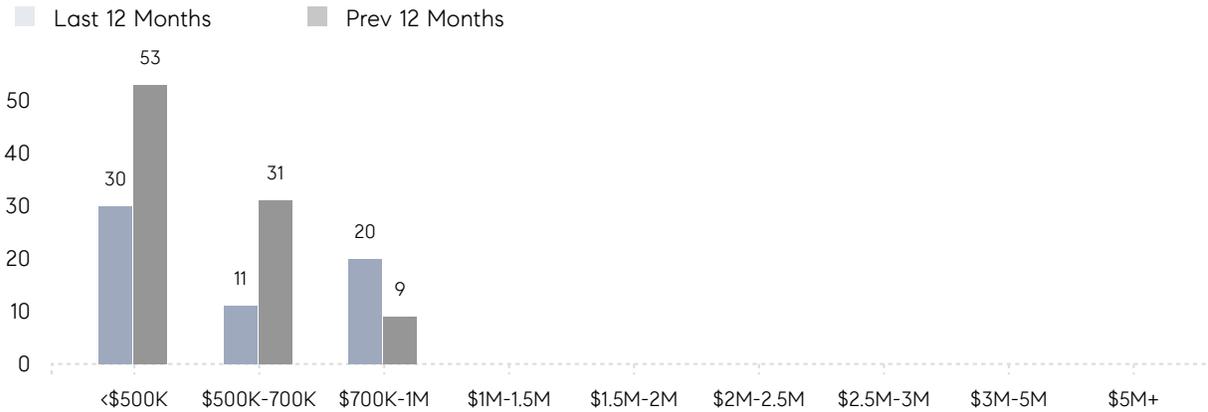
Fairview

MAY 2023

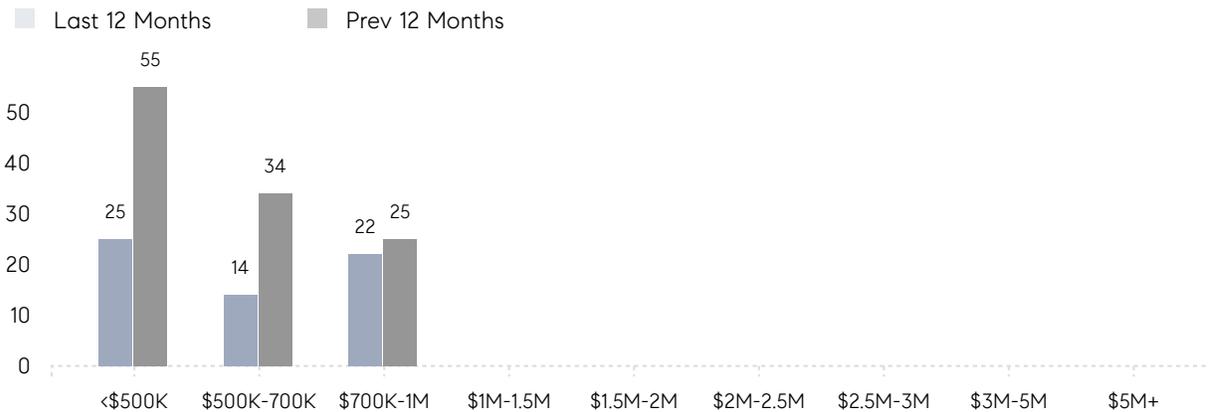
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Fort Lee

MAY 2023

UNDER CONTRACT

62
Total
Properties

\$550K
Average
Price

\$437K
Median
Price

-22%
Decrease From
May 2022

20%
Increase From
May 2022

49%
Increase From
May 2022

UNITS SOLD

46
Total
Properties

\$511K
Average
Price

\$328K
Median
Price

-28%
Decrease From
May 2022

11%
Increase From
May 2022

19%
Increase From
May 2022

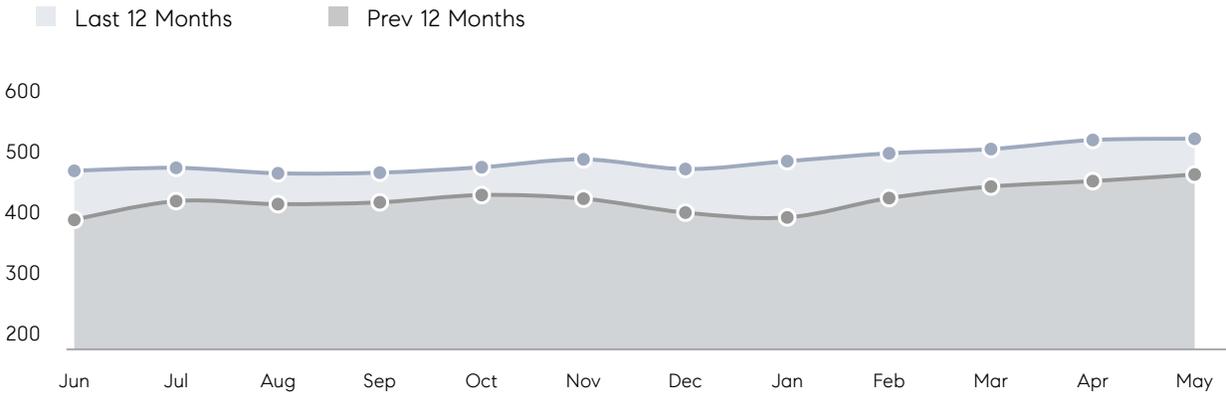
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	53	93	-43%
	% OF ASKING PRICE	98%	95%	
	AVERAGE SOLD PRICE	\$511,253	\$461,975	10.7%
	# OF CONTRACTS	62	80	-22.5%
	NEW LISTINGS	62	82	-24%
Houses	AVERAGE DOM	76	151	-50%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$984,375	\$1,407,143	-30%
	# OF CONTRACTS	6	9	-33%
	NEW LISTINGS	8	10	-20%
Condo/Co-op/TH	AVERAGE DOM	49	86	-43%
	% OF ASKING PRICE	98%	95%	
	AVERAGE SOLD PRICE	\$440,285	\$345,902	27%
	# OF CONTRACTS	56	71	-21%
	NEW LISTINGS	54	72	-25%

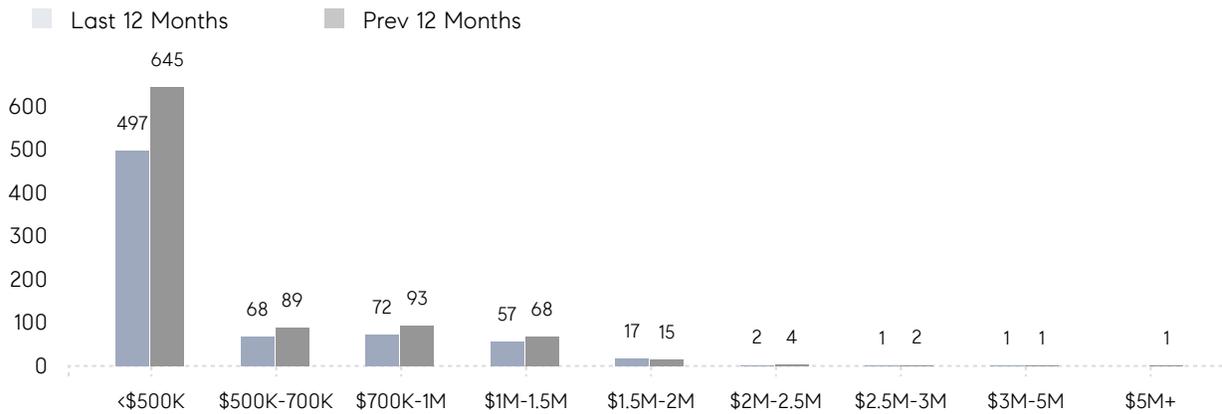
Fort Lee

MAY 2023

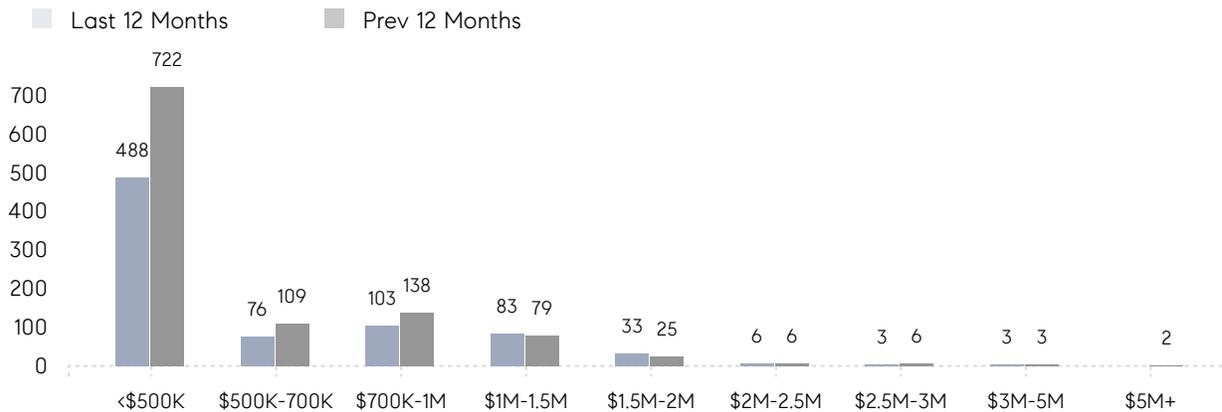
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Franklin Lakes

MAY 2023

UNDER CONTRACT

15	\$1.5M	\$1.3M
Total Properties	Average Price	Median Price
-6%	-13%	12%
Decrease From May 2022	Decrease From May 2022	Increase From May 2022

UNITS SOLD

13	\$1.5M	\$1.5M
Total Properties	Average Price	Median Price
18%	-3%	8%
Increase From May 2022	Decrease From May 2022	Increase From May 2022

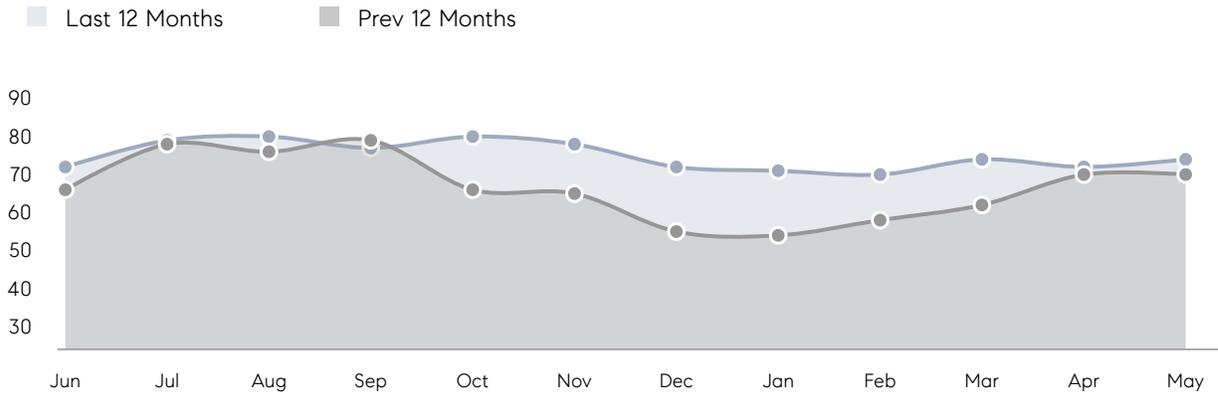
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	44	110	-60%
	% OF ASKING PRICE	98%	101%	
	AVERAGE SOLD PRICE	\$1,525,637	\$1,579,500	-3.4%
	# OF CONTRACTS	15	16	-6.2%
	NEW LISTINGS	18	20	-10%
Houses	AVERAGE DOM	54	119	-55%
	% OF ASKING PRICE	97%	101%	
	AVERAGE SOLD PRICE	\$1,601,311	\$1,594,100	0%
	# OF CONTRACTS	12	15	-20%
	NEW LISTINGS	15	19	-21%
Condo/Co-op/TH	AVERAGE DOM	9	19	-53%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$1,273,390	\$1,433,500	-11%
	# OF CONTRACTS	3	1	200%
	NEW LISTINGS	3	1	200%

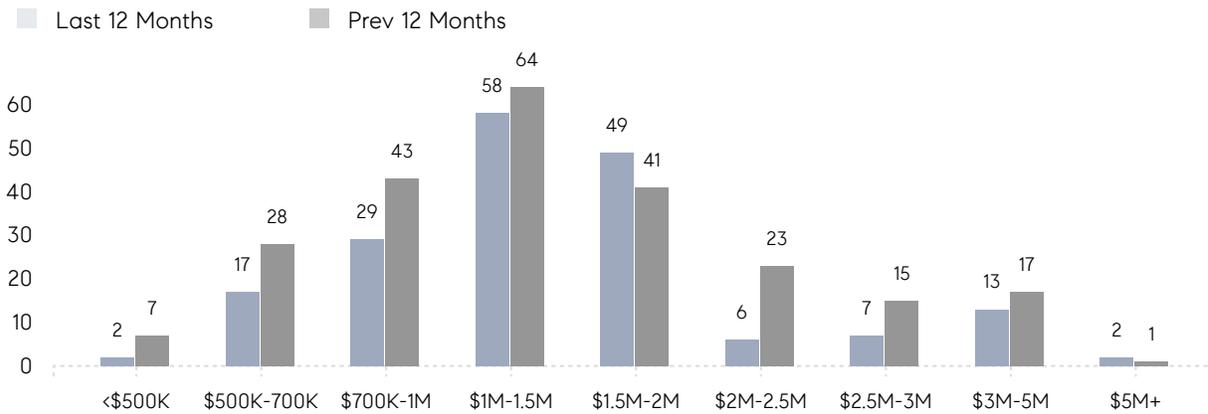
Franklin Lakes

MAY 2023

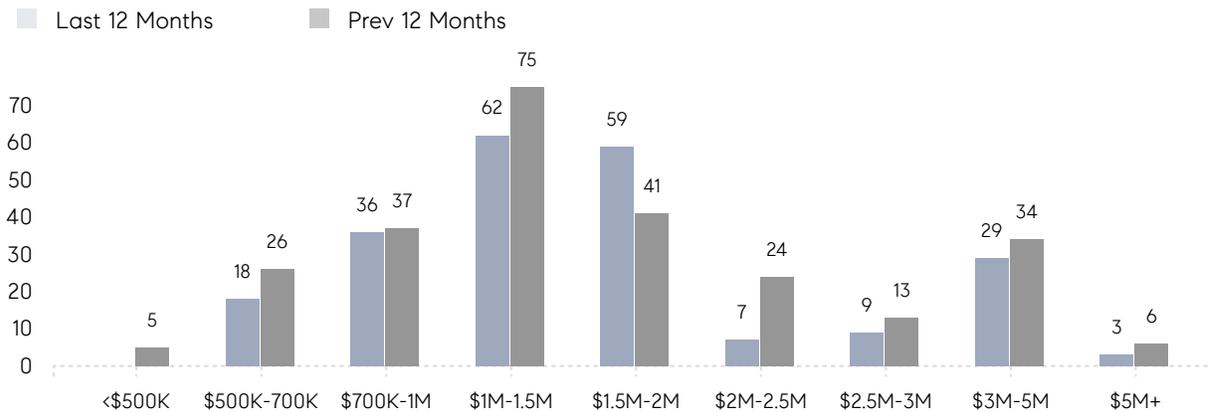
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Garfield City

MAY 2023

UNDER CONTRACT

7
Total
Properties

\$485K
Average
Price

\$515K
Median
Price

-12%
Decrease From
May 2022

14%
Increase From
May 2022

23%
Increase From
May 2022

UNITS SOLD

10
Total
Properties

\$449K
Average
Price

\$430K
Median
Price

0%
Change From
May 2022

1%
Change From
May 2022

-7%
Decrease From
May 2022

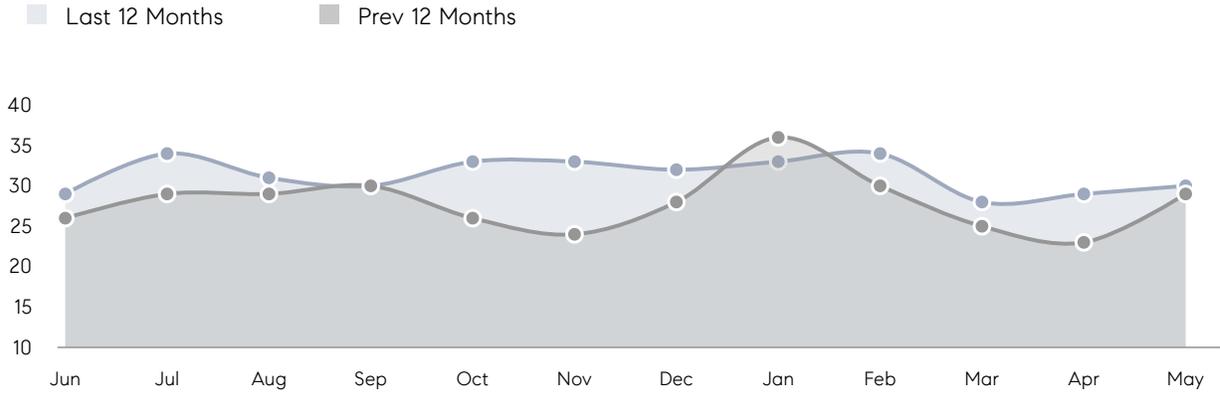
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	37	68	-46%
	% OF ASKING PRICE	104%	100%	
	AVERAGE SOLD PRICE	\$449,200	\$446,050	0.7%
	# OF CONTRACTS	7	8	-12.5%
	NEW LISTINGS	7	13	-46%
Houses	AVERAGE DOM	36	75	-52%
	% OF ASKING PRICE	106%	100%	
	AVERAGE SOLD PRICE	\$451,000	\$430,167	5%
	# OF CONTRACTS	4	4	0%
	NEW LISTINGS	6	7	-14%
Condo/Co-op/TH	AVERAGE DOM	43	5	760%
	% OF ASKING PRICE	98%	100%	
	AVERAGE SOLD PRICE	\$442,000	\$589,000	-25%
	# OF CONTRACTS	3	4	-25%
	NEW LISTINGS	1	6	-83%

Garfield City

MAY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Glen Rock

MAY 2023

UNDER CONTRACT

18
Total
Properties

\$940K
Average
Price

\$882K
Median
Price

-10%
Decrease From
May 2022

11%
Increase From
May 2022

21%
Increase From
May 2022

UNITS SOLD

16
Total
Properties

\$974K
Average
Price

\$962K
Median
Price

-6%
Decrease From
May 2022

5%
Increase From
May 2022

5%
Increase From
May 2022

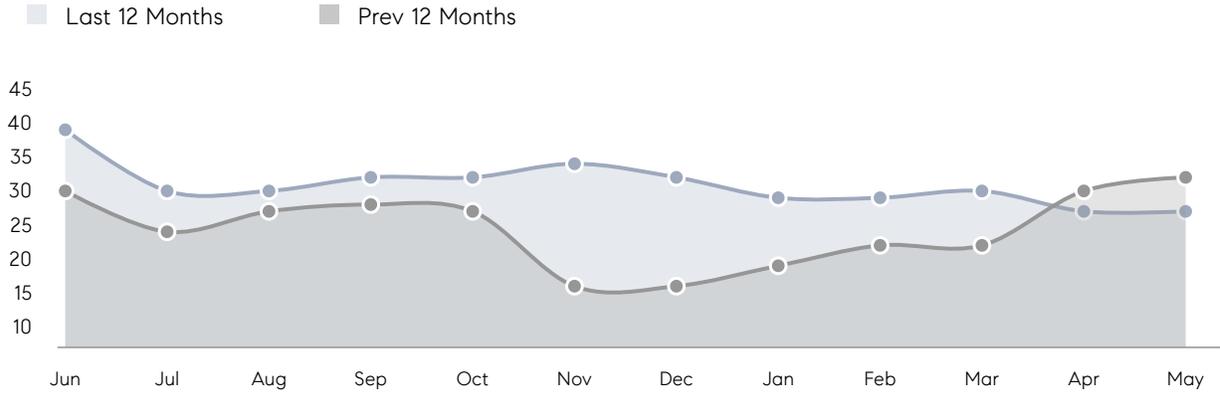
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	16	14	14%
	% OF ASKING PRICE	111%	114%	
	AVERAGE SOLD PRICE	\$974,000	\$931,559	4.6%
	# OF CONTRACTS	18	20	-10.0%
	NEW LISTINGS	20	20	0%
Houses	AVERAGE DOM	15	14	7%
	% OF ASKING PRICE	111%	114%	
	AVERAGE SOLD PRICE	\$1,026,714	\$931,559	10%
	# OF CONTRACTS	14	20	-30%
	NEW LISTINGS	19	18	6%
Condo/Co-op/TH	AVERAGE DOM	25	-	-
	% OF ASKING PRICE	110%	-	
	AVERAGE SOLD PRICE	\$605,000	-	-
	# OF CONTRACTS	4	0	0%
	NEW LISTINGS	1	2	-50%

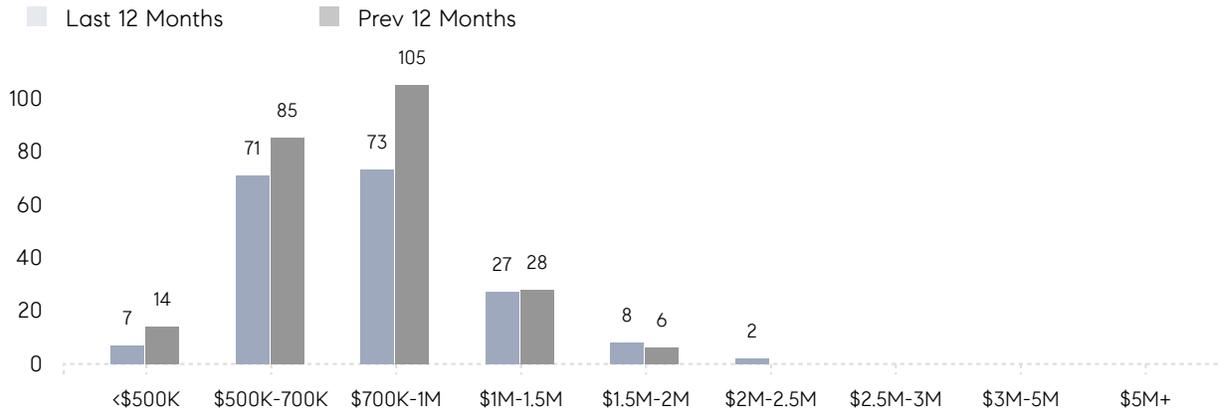
Glen Rock

MAY 2023

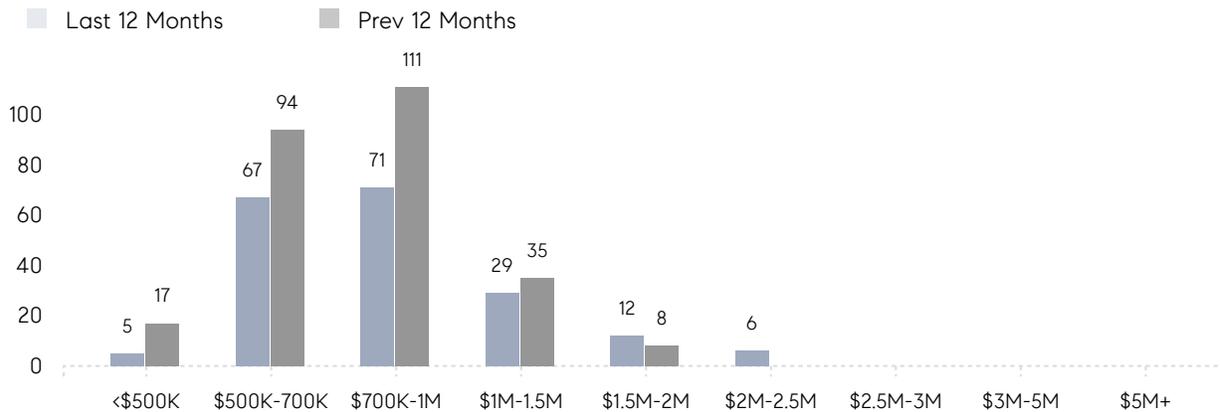
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Hackensack

MAY 2023

UNDER CONTRACT

45	\$327K	\$299K
Total Properties	Average Price	Median Price
-2%	-11%	-7%
Decrease From May 2022	Decrease From May 2022	Decrease From May 2022

UNITS SOLD

20	\$352K	\$345K
Total Properties	Average Price	Median Price
-39%	-17%	-4%
Decrease From May 2022	Decrease From May 2022	Decrease From May 2022

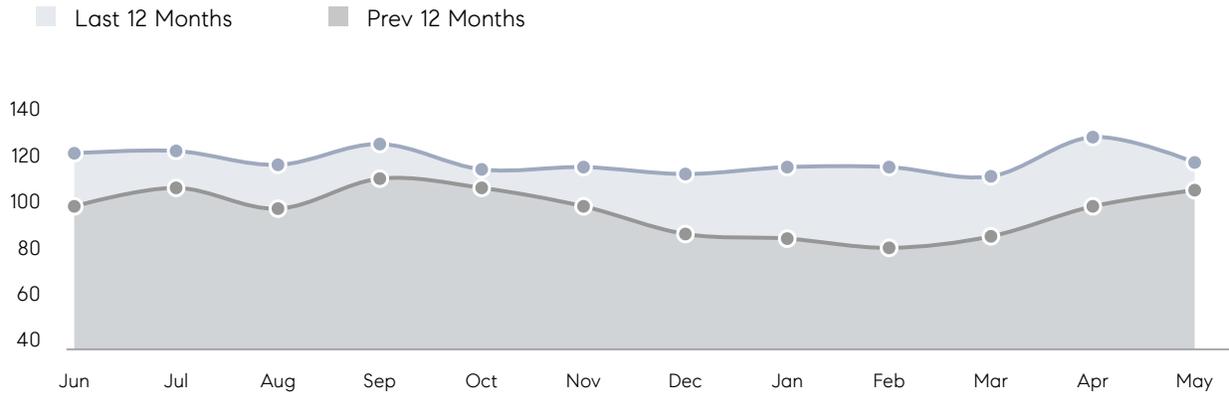
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	49	48	2%
	% OF ASKING PRICE	101%	104%	
	AVERAGE SOLD PRICE	\$352,120	\$423,377	-16.8%
	# OF CONTRACTS	45	46	-2.2%
	NEW LISTINGS	32	43	-26%
Houses	AVERAGE DOM	27	70	-61%
	% OF ASKING PRICE	103%	104%	
	AVERAGE SOLD PRICE	\$472,500	\$562,730	-16%
	# OF CONTRACTS	11	14	-21%
	NEW LISTINGS	13	16	-19%
Condo/Co-op/TH	AVERAGE DOM	63	30	110%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$271,867	\$307,250	-12%
	# OF CONTRACTS	34	32	6%
	NEW LISTINGS	19	27	-30%

Hackensack

MAY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Haworth

MAY 2023

UNDER CONTRACT

3	\$1.4M	\$1.3M
Total Properties	Average Price	Median Price
-62%	27%	35%
Decrease From May 2022	Increase From May 2022	Increase From May 2022

UNITS SOLD

4	\$1.0M	\$1.0M
Total Properties	Average Price	Median Price
0%	-16%	-20%
Change From May 2022	Decrease From May 2022	Decrease From May 2022

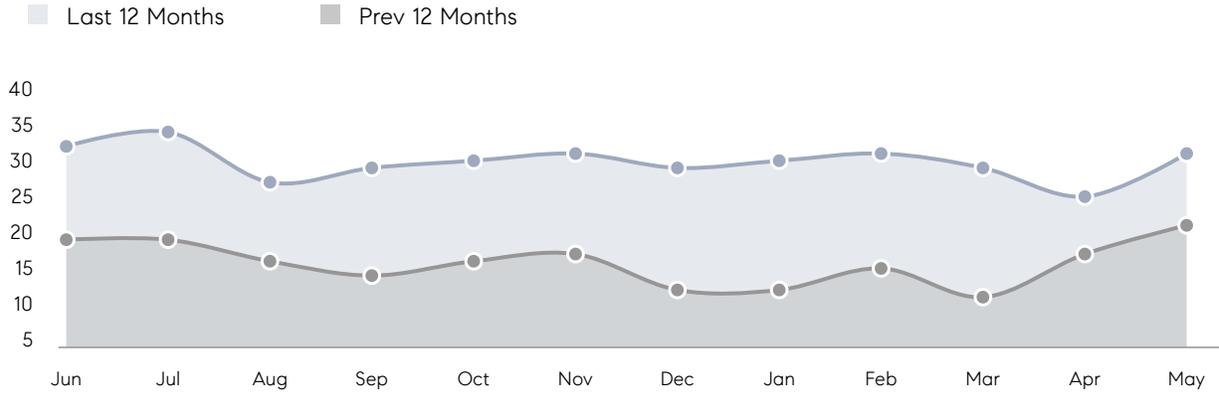
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	30	64	-53%
	% OF ASKING PRICE	96%	98%	
	AVERAGE SOLD PRICE	\$1,031,250	\$1,220,500	-15.5%
	# OF CONTRACTS	3	8	-62.5%
	NEW LISTINGS	9	11	-18%
Houses	AVERAGE DOM	46	64	-28%
	% OF ASKING PRICE	94%	98%	
	AVERAGE SOLD PRICE	\$1,025,000	\$1,220,500	-16%
	# OF CONTRACTS	1	8	-87%
	NEW LISTINGS	3	11	-73%
Condo/Co-op/TH	AVERAGE DOM	15	-	-
	% OF ASKING PRICE	97%	-	
	AVERAGE SOLD PRICE	\$1,037,500	-	-
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	6	0	0%

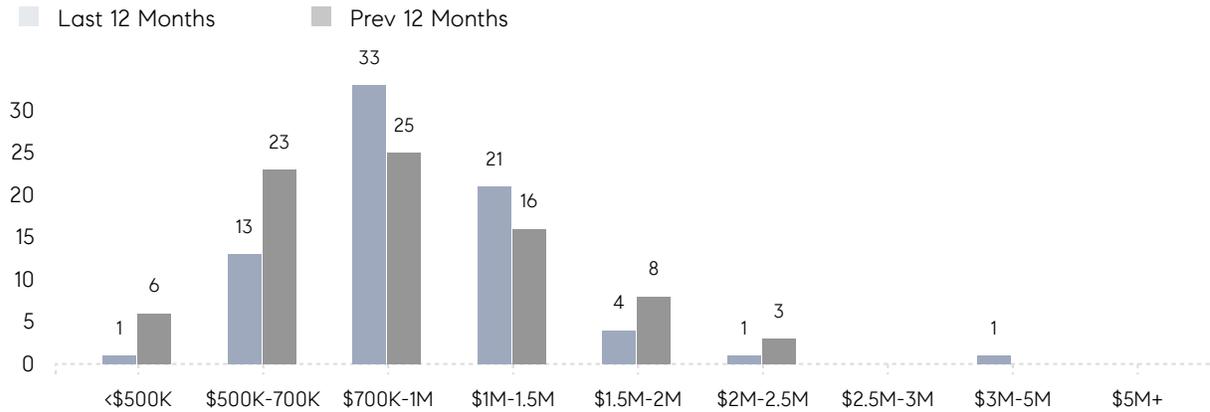
Haworth

MAY 2023

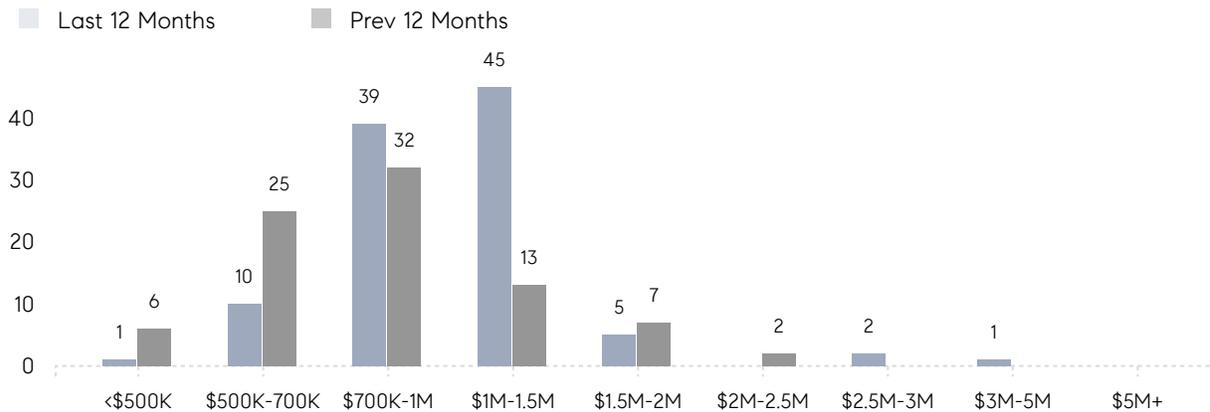
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Harrington Park

MAY 2023

UNDER CONTRACT

7
Total
Properties

\$1.0M
Average
Price

\$849K
Median
Price

40%
Increase From
May 2022

44%
Increase From
May 2022

16%
Increase From
May 2022

UNITS SOLD

5
Total
Properties

\$734K
Average
Price

\$755K
Median
Price

25%
Increase From
May 2022

-5%
Decrease From
May 2022

1%
Change From
May 2022

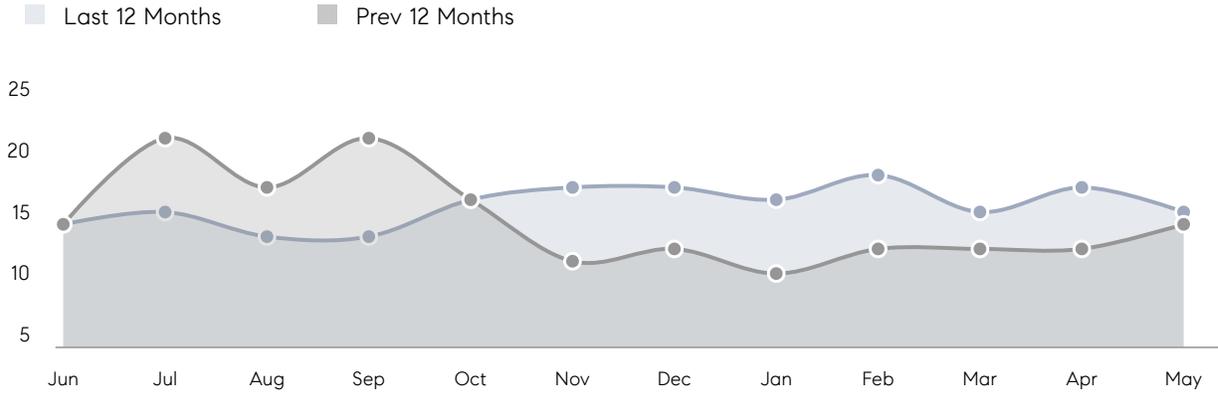
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	16	10	60%
	% OF ASKING PRICE	102%	108%	
	AVERAGE SOLD PRICE	\$734,600	\$773,750	-5.1%
	# OF CONTRACTS	7	5	40.0%
	NEW LISTINGS	5	7	-29%
Houses	AVERAGE DOM	16	10	60%
	% OF ASKING PRICE	102%	108%	
	AVERAGE SOLD PRICE	\$734,600	\$773,750	-5%
	# OF CONTRACTS	7	4	75%
	NEW LISTINGS	5	7	-29%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	0	0%

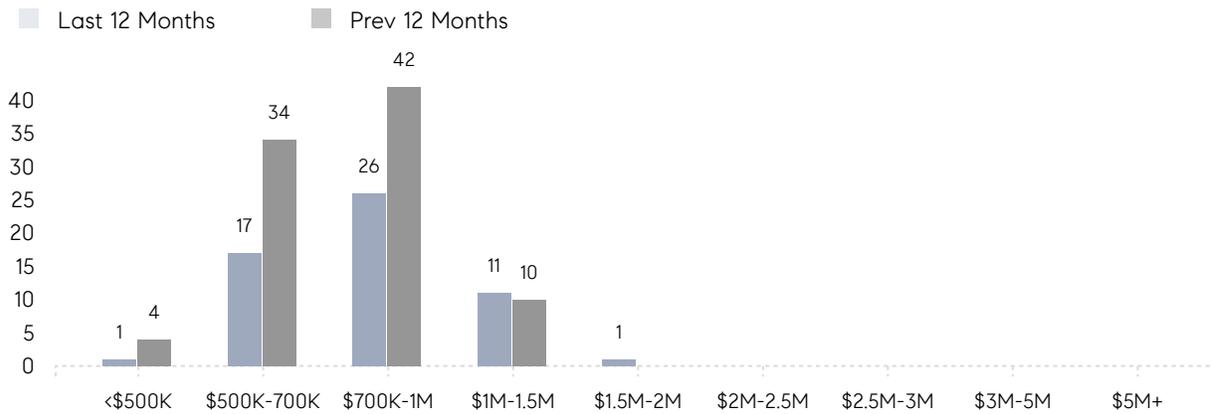
Harrington Park

MAY 2023

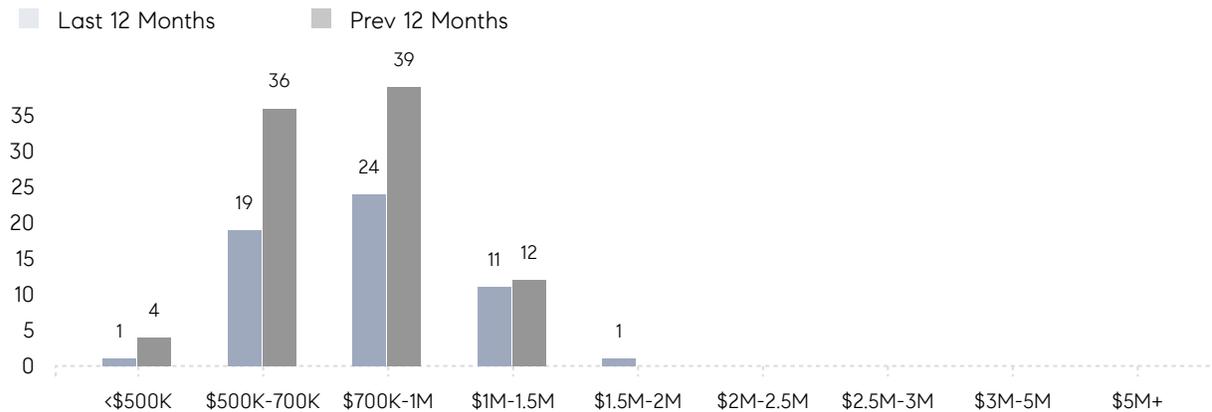
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Hasbrouck Heights

MAY 2023

UNDER CONTRACT

11
Total
Properties

\$778K
Average
Price

\$888K
Median
Price

-35%
Decrease From
May 2022

20%
Increase From
May 2022

39%
Increase From
May 2022

UNITS SOLD

9
Total
Properties

\$776K
Average
Price

\$785K
Median
Price

13%
Increase From
May 2022

30%
Increase From
May 2022

39%
Increase From
May 2022

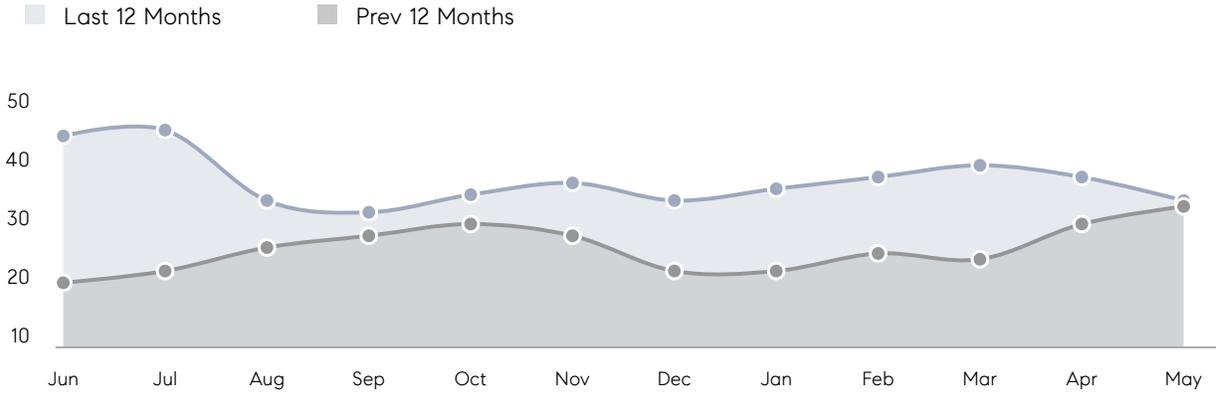
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	20	14	43%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$776,444	\$595,125	30.5%
	# OF CONTRACTS	11	17	-35.3%
	NEW LISTINGS	7	23	-70%
Houses	AVERAGE DOM	15	14	7%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$748,286	\$595,125	26%
	# OF CONTRACTS	9	17	-47%
	NEW LISTINGS	7	23	-70%
Condo/Co-op/TH	AVERAGE DOM	37	-	-
	% OF ASKING PRICE	100%	-	
	AVERAGE SOLD PRICE	\$875,000	-	-
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	0	0	0%

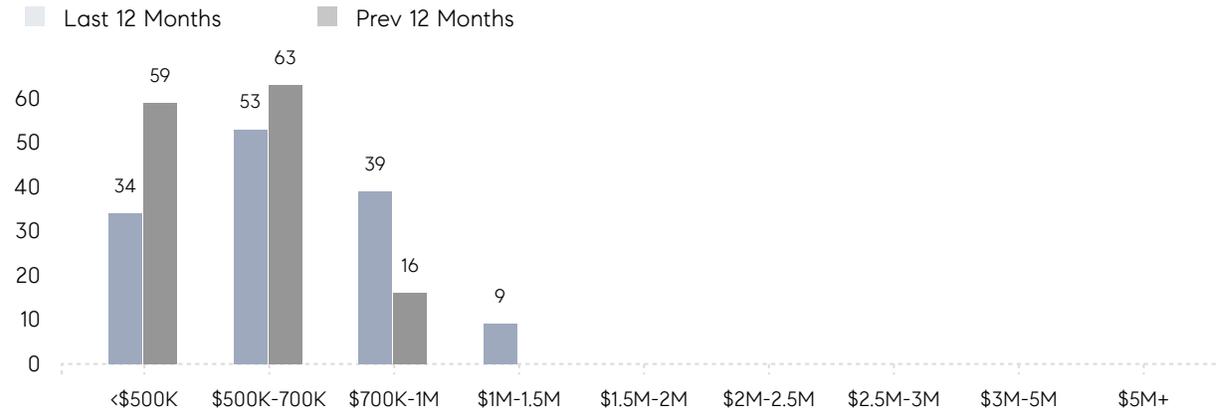
Hasbrouck Heights

MAY 2023

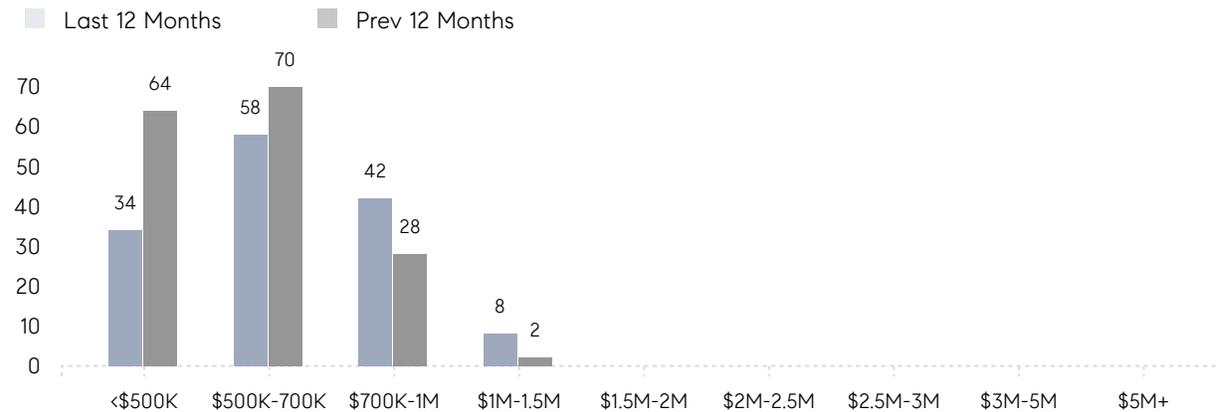
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Hillsdale

MAY 2023

UNDER CONTRACT

8
Total
Properties

\$866K
Average
Price

\$819K
Median
Price

-27%
Decrease From
May 2022

37%
Increase From
May 2022

52%
Increase From
May 2022

UNITS SOLD

8
Total
Properties

\$817K
Average
Price

\$763K
Median
Price

-33%
Decrease From
May 2022

0%
Change From
May 2022

-11%
Decrease From
May 2022

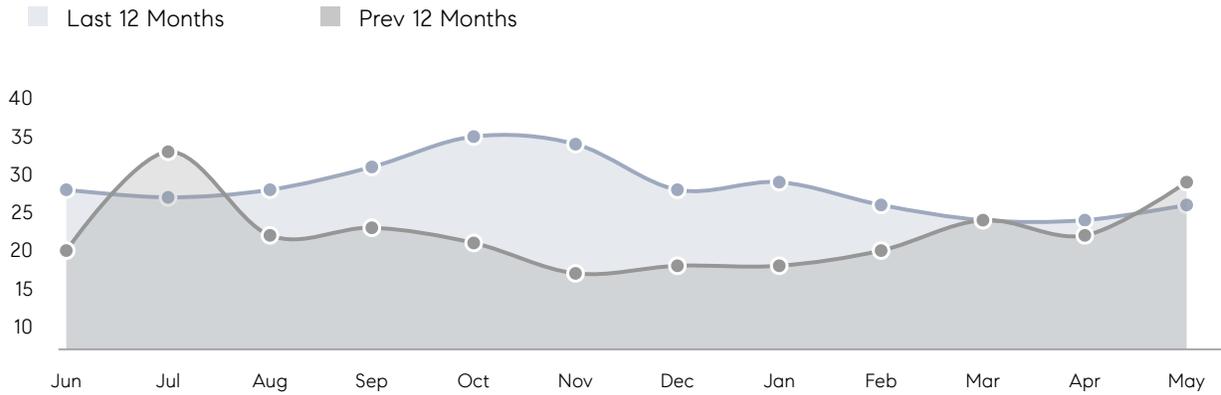
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	45	19	137%
	% OF ASKING PRICE	108%	103%	
	AVERAGE SOLD PRICE	\$817,938	\$820,108	-0.3%
	# OF CONTRACTS	8	11	-27.3%
	NEW LISTINGS	11	16	-31%
Houses	AVERAGE DOM	45	19	137%
	% OF ASKING PRICE	108%	103%	
	AVERAGE SOLD PRICE	\$817,938	\$836,727	-2%
	# OF CONTRACTS	8	11	-27%
	NEW LISTINGS	11	16	-31%
Condo/Co-op/TH	AVERAGE DOM	-	15	-
	% OF ASKING PRICE	-	101%	
	AVERAGE SOLD PRICE	-	\$637,300	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

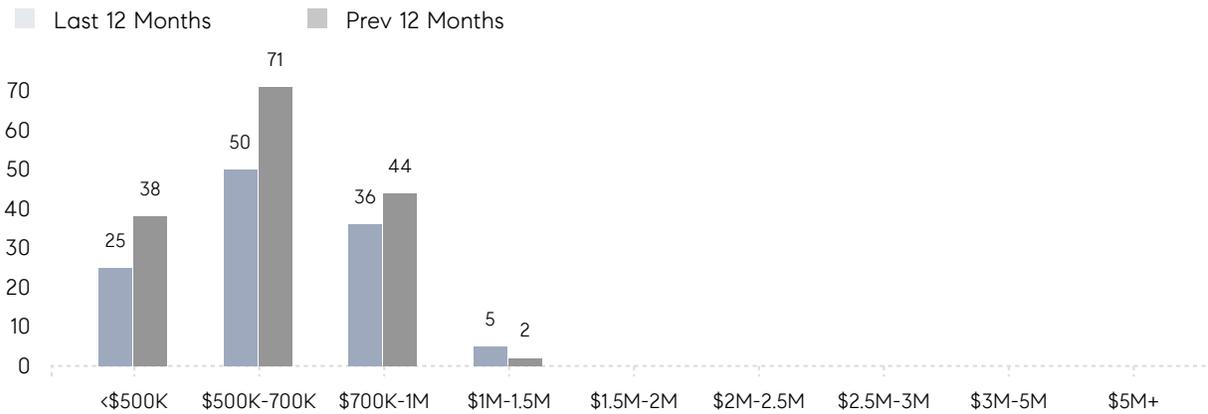
Hillsdale

MAY 2023

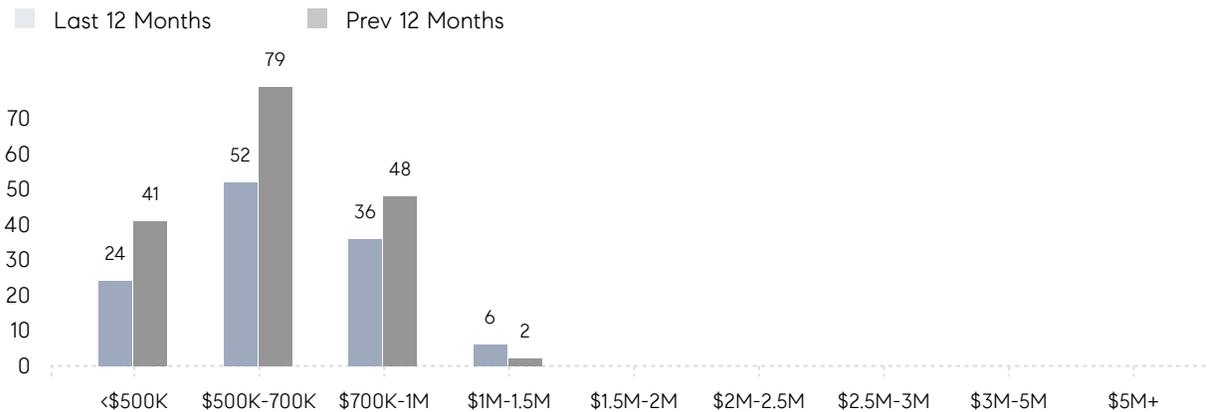
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Ho-Ho-Kus

MAY 2023

UNDER CONTRACT

6	\$1.3M	\$1.3M
Total Properties	Average Price	Median Price
-60%	21%	33%
Decrease From May 2022	Increase From May 2022	Increase From May 2022

UNITS SOLD

6	\$1.3M	\$1.4M
Total Properties	Average Price	Median Price
-14%	-2%	2%
Decrease From May 2022	Decrease From May 2022	Increase From May 2022

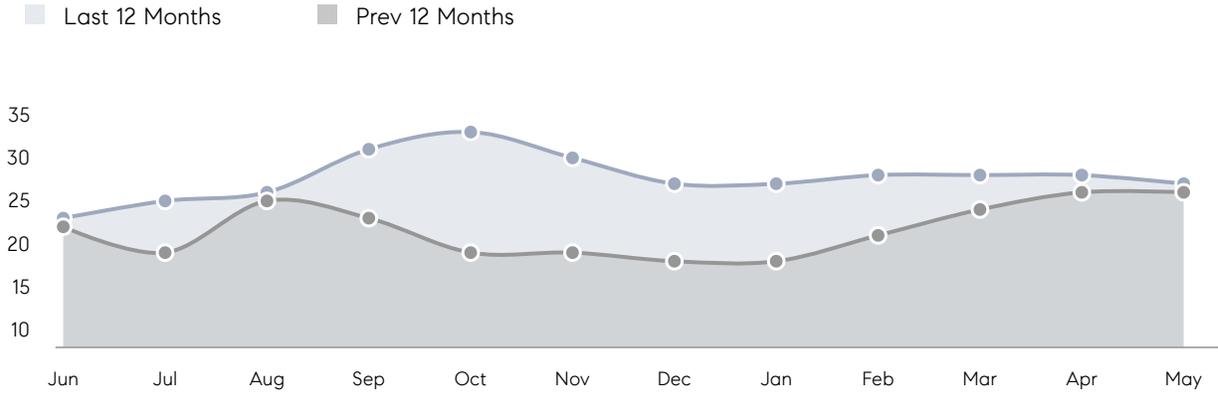
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	52	15	247%
	% OF ASKING PRICE	92%	102%	
	AVERAGE SOLD PRICE	\$1,332,333	\$1,365,571	-2.4%
	# OF CONTRACTS	6	15	-60.0%
	NEW LISTINGS	5	16	-69%
Houses	AVERAGE DOM	52	15	247%
	% OF ASKING PRICE	92%	102%	
	AVERAGE SOLD PRICE	\$1,332,333	\$1,365,571	-2%
	# OF CONTRACTS	6	15	-60%
	NEW LISTINGS	5	16	-69%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

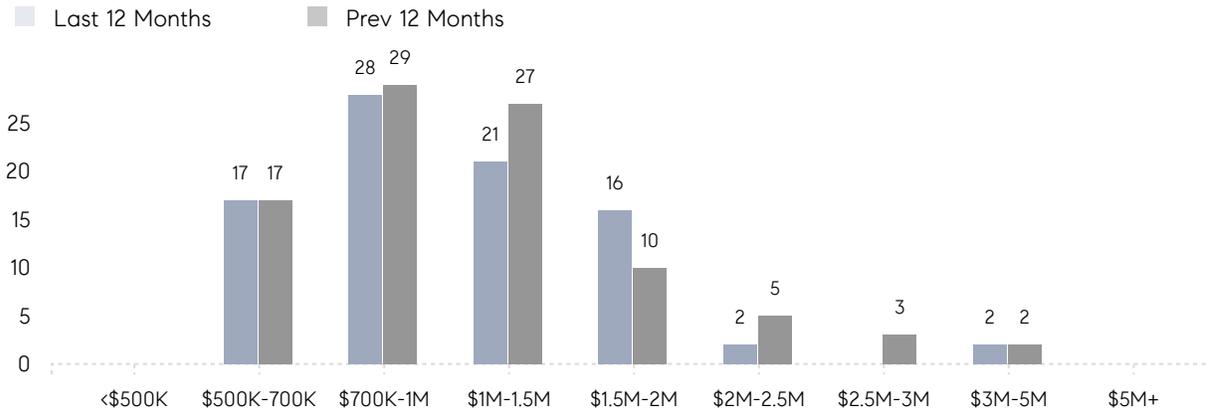
Ho-Ho-Kus

MAY 2023

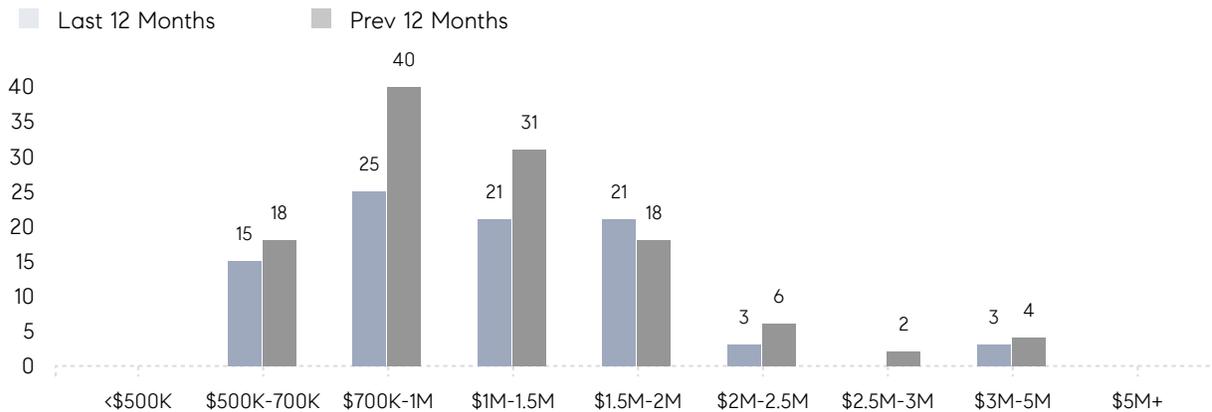
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Leonia

MAY 2023

UNDER CONTRACT

5
Total
Properties

\$929K
Average
Price

\$678K
Median
Price

-50%
Decrease From
May 2022

29%
Increase From
May 2022

6%
Increase From
May 2022

UNITS SOLD

6
Total
Properties

\$666K
Average
Price

\$739K
Median
Price

0%
Change From
May 2022

-21%
Decrease From
May 2022

-1%
Decrease From
May 2022

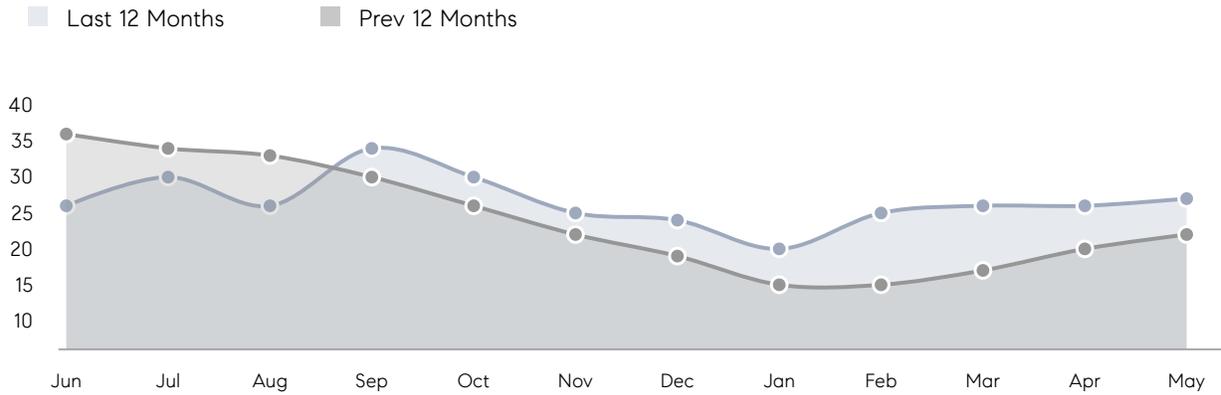
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	35	27	30%
	% OF ASKING PRICE	99%	105%	
	AVERAGE SOLD PRICE	\$666,202	\$846,250	-21.3%
	# OF CONTRACTS	5	10	-50.0%
	NEW LISTINGS	6	14	-57%
Houses	AVERAGE DOM	46	23	100%
	% OF ASKING PRICE	96%	104%	
	AVERAGE SOLD PRICE	\$826,803	\$944,100	-12%
	# OF CONTRACTS	5	8	-37%
	NEW LISTINGS	5	13	-62%
Condo/Co-op/TH	AVERAGE DOM	15	45	-67%
	% OF ASKING PRICE	105%	110%	
	AVERAGE SOLD PRICE	\$345,000	\$357,000	-3%
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	1	1	0%

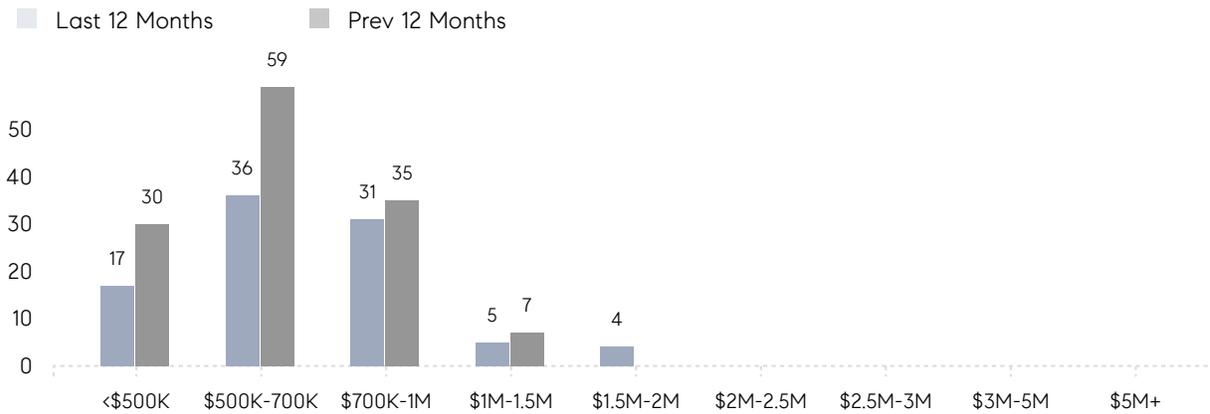
Leonia

MAY 2023

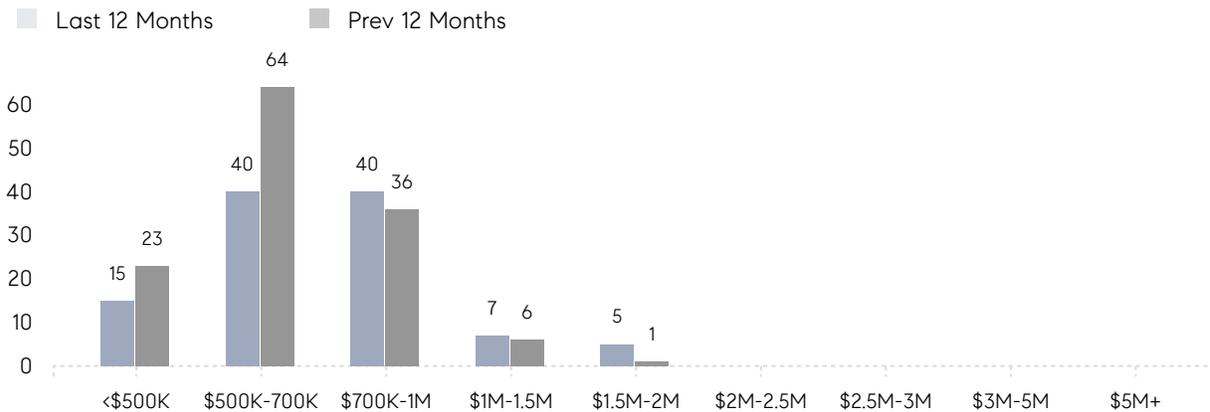
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Little Ferry

MAY 2023

UNDER CONTRACT

3	\$399K	\$399K
Total Properties	Average Price	Median Price
-70%	-6%	-7%
Decrease From May 2022	Decrease From May 2022	Decrease From May 2022

UNITS SOLD

6	\$509K	\$452K
Total Properties	Average Price	Median Price
100%	34%	10%
Increase From May 2022	Increase From May 2022	Increase From May 2022

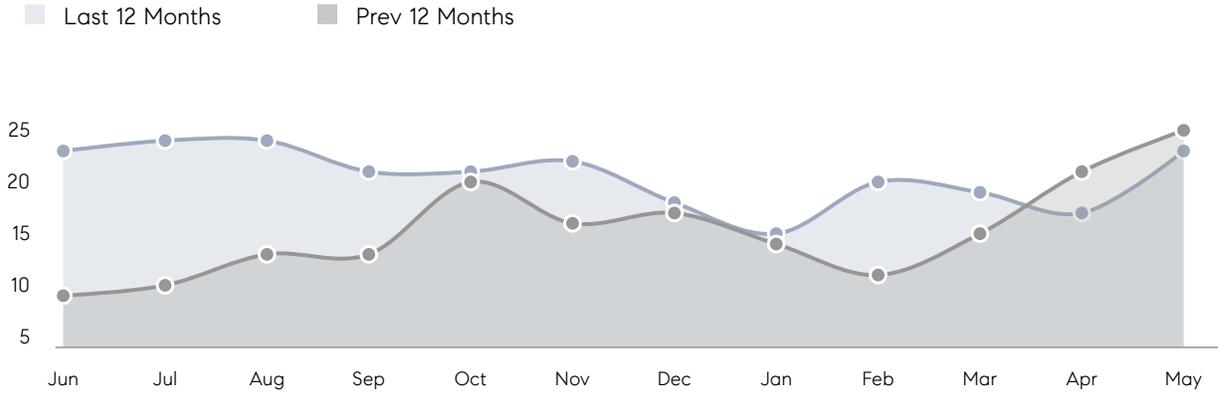
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	27	41	-34%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$509,167	\$381,167	33.6%
	# OF CONTRACTS	3	10	-70.0%
	NEW LISTINGS	9	12	-25%
Houses	AVERAGE DOM	31	53	-42%
	% OF ASKING PRICE	101%	98%	
	AVERAGE SOLD PRICE	\$542,000	\$431,750	26%
	# OF CONTRACTS	3	6	-50%
	NEW LISTINGS	7	8	-12%
Condo/Co-op/TH	AVERAGE DOM	6	17	-65%
	% OF ASKING PRICE	106%	112%	
	AVERAGE SOLD PRICE	\$345,000	\$280,000	23%
	# OF CONTRACTS	0	4	0%
	NEW LISTINGS	2	4	-50%

Little Ferry

MAY 2023

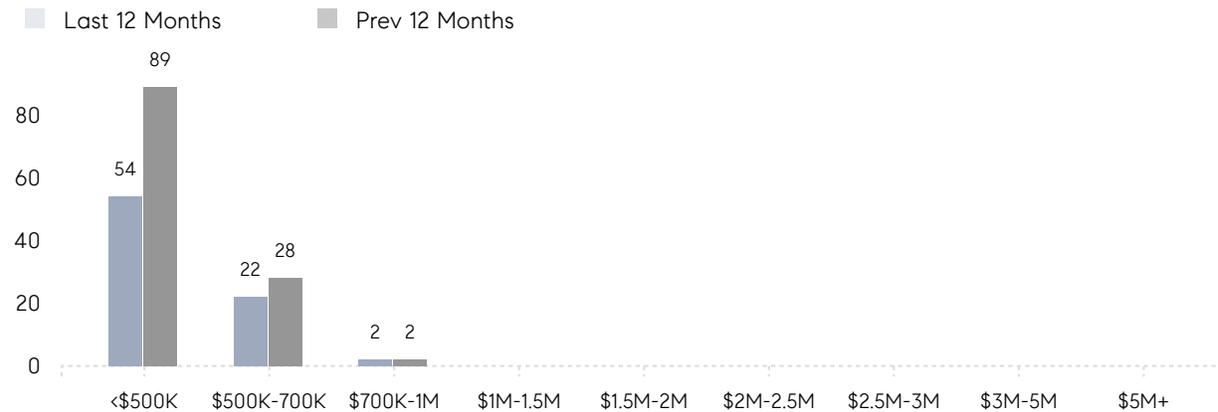
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Lodi

MAY 2023

UNDER CONTRACT

2
Total
Properties

\$499K
Average
Price

\$499K
Median
Price

-67%
Decrease From
May 2022

4%
Increase From
May 2022

1%
Change From
May 2022

UNITS SOLD

2
Total
Properties

\$563K
Average
Price

\$563K
Median
Price

-71%
Decrease From
May 2022

23%
Increase From
May 2022

27%
Increase From
May 2022

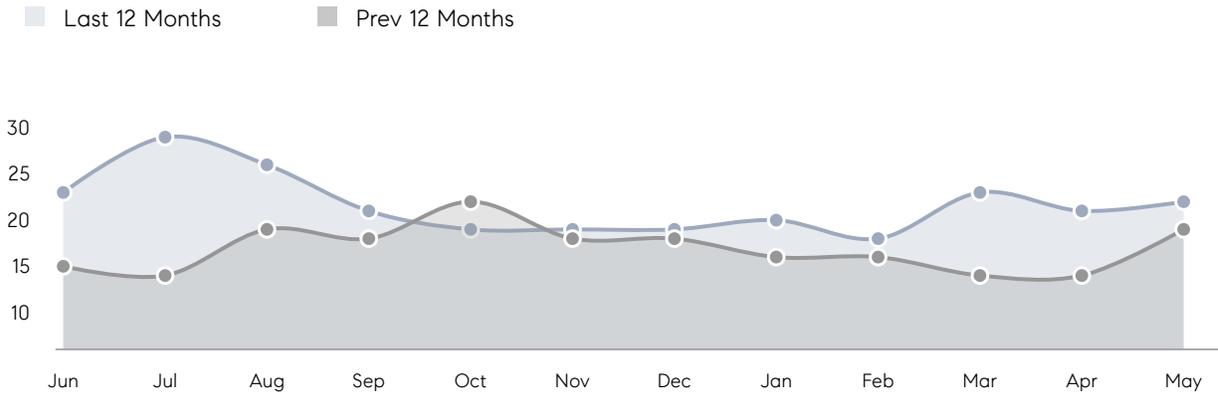
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	7	35	-80%
	% OF ASKING PRICE	113%	101%	
	AVERAGE SOLD PRICE	\$563,000	\$458,857	22.7%
	# OF CONTRACTS	2	6	-66.7%
	NEW LISTINGS	3	11	-73%
Houses	AVERAGE DOM	7	27	-74%
	% OF ASKING PRICE	113%	103%	
	AVERAGE SOLD PRICE	\$563,000	\$486,400	16%
	# OF CONTRACTS	2	4	-50%
	NEW LISTINGS	2	6	-67%
Condo/Co-op/TH	AVERAGE DOM	-	56	-
	% OF ASKING PRICE	-	94%	
	AVERAGE SOLD PRICE	-	\$390,000	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	1	5	-80%

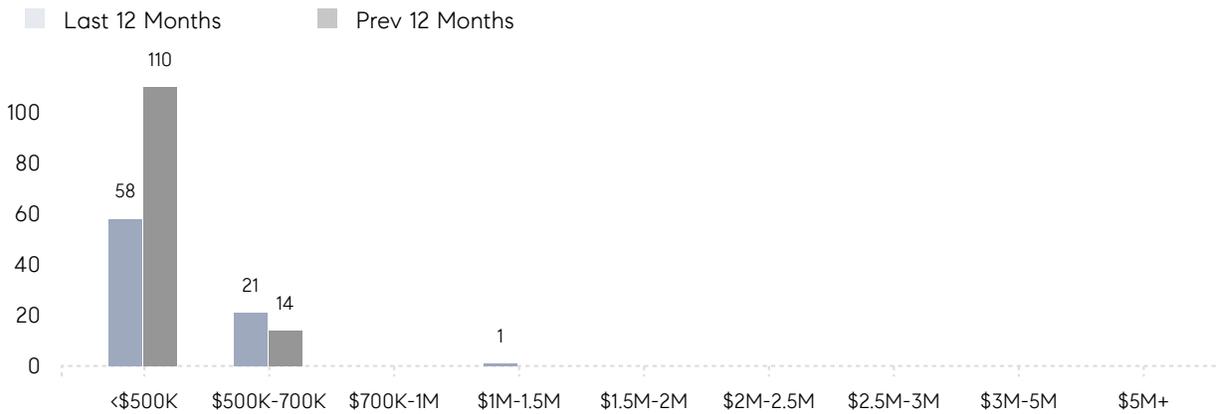
Lodi

MAY 2023

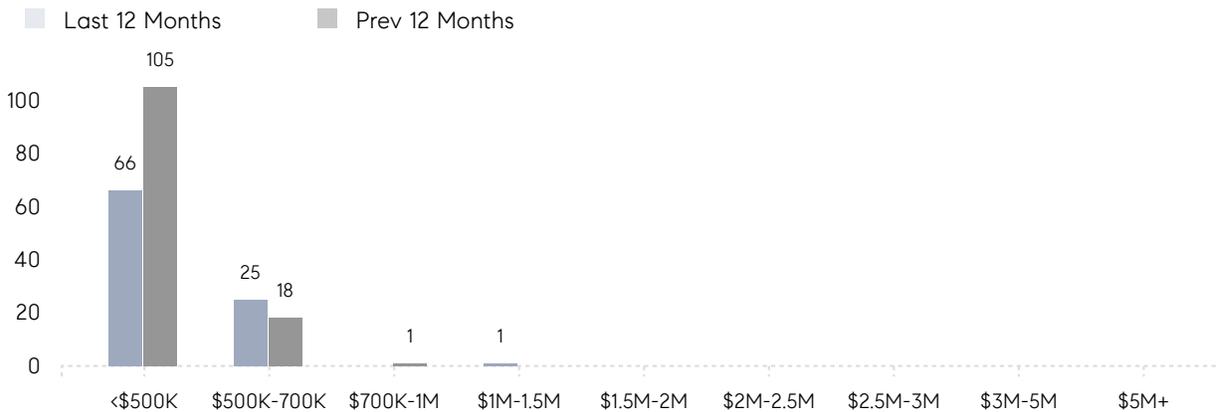
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Lyndhurst

MAY 2023

UNDER CONTRACT

10
Total
Properties

\$452K
Average
Price

\$480K
Median
Price

233%
Increase From
May 2022

1%
Change From
May 2022

20%
Increase From
May 2022

UNITS SOLD

5
Total
Properties

\$576K
Average
Price

\$549K
Median
Price

-67%
Decrease From
May 2022

26%
Increase From
May 2022

15%
Increase From
May 2022

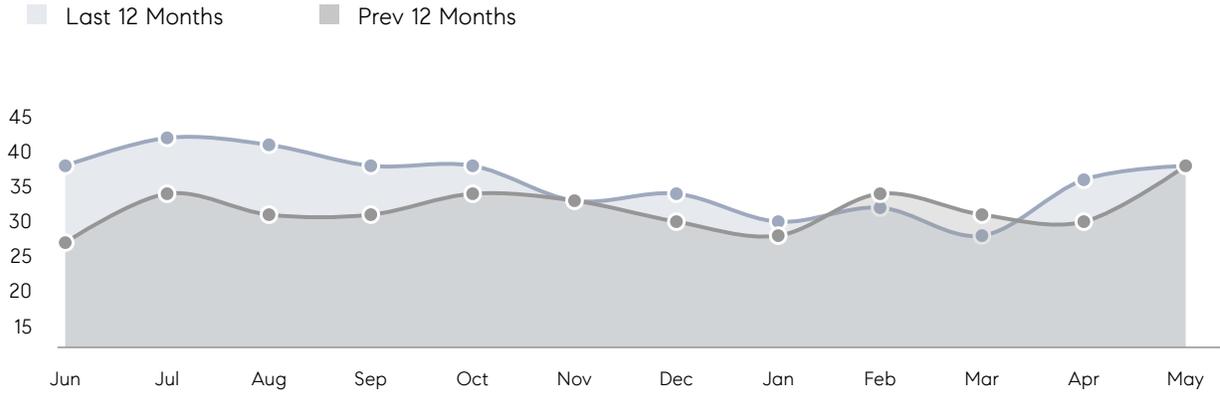
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	35	44	-20%
	% OF ASKING PRICE	104%	105%	
	AVERAGE SOLD PRICE	\$576,980	\$459,227	25.6%
	# OF CONTRACTS	10	3	233.3%
	NEW LISTINGS	13	16	-19%
Houses	AVERAGE DOM	35	23	52%
	% OF ASKING PRICE	104%	107%	
	AVERAGE SOLD PRICE	\$596,225	\$526,036	13%
	# OF CONTRACTS	9	2	350%
	NEW LISTINGS	11	14	-21%
Condo/Co-op/TH	AVERAGE DOM	35	100	-65%
	% OF ASKING PRICE	100%	97%	
	AVERAGE SOLD PRICE	\$500,000	\$275,500	81%
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	2	2	0%

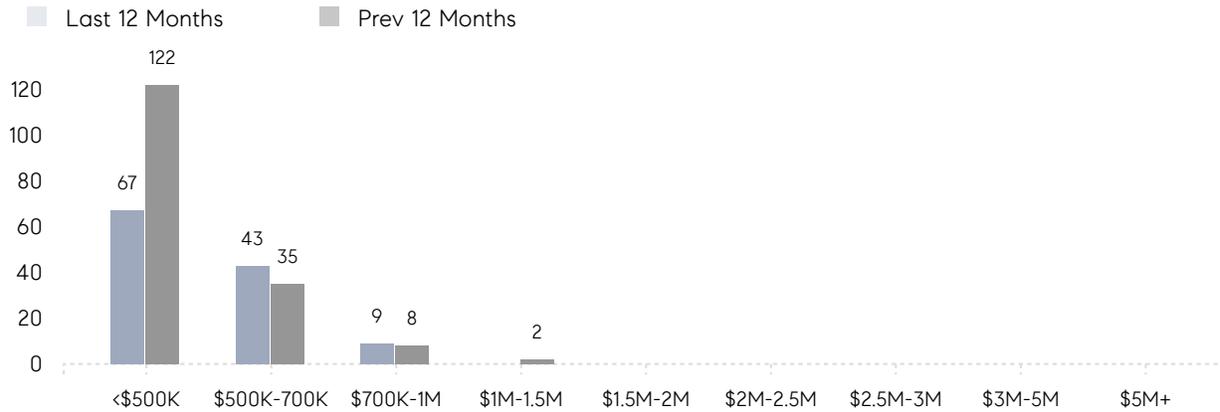
Lyndhurst

MAY 2023

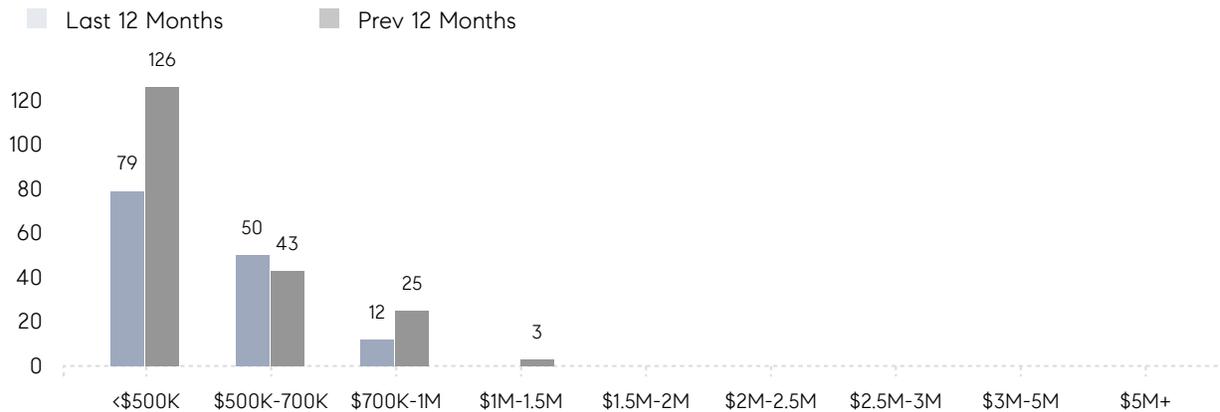
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Mahwah

MAY 2023

UNDER CONTRACT

35
Total
Properties

\$603K
Average
Price

\$459K
Median
Price

-31%
Decrease From
May 2022

-7%
Decrease From
May 2022

-19%
Decrease From
May 2022

UNITS SOLD

24
Total
Properties

\$672K
Average
Price

\$535K
Median
Price

-29%
Decrease From
May 2022

-23%
Decrease From
May 2022

-15%
Decrease From
May 2022

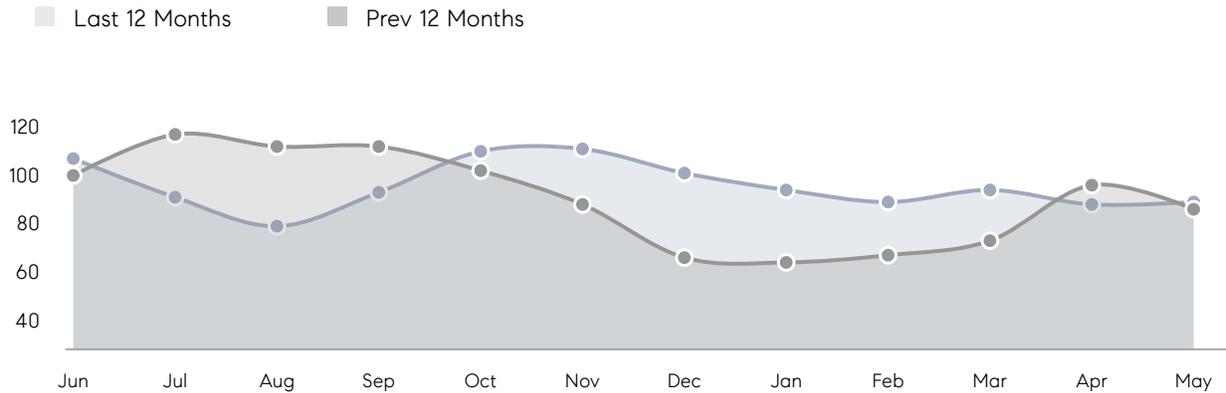
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	19	16	19%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$672,333	\$868,486	-22.6%
	# OF CONTRACTS	35	51	-31.4%
	NEW LISTINGS	35	44	-20%
Houses	AVERAGE DOM	21	20	5%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$981,545	\$1,158,494	-15%
	# OF CONTRACTS	15	19	-21%
	NEW LISTINGS	15	16	-6%
Condo/Co-op/TH	AVERAGE DOM	18	11	64%
	% OF ASKING PRICE	105%	106%	
	AVERAGE SOLD PRICE	\$410,692	\$501,141	-18%
	# OF CONTRACTS	20	32	-37%
	NEW LISTINGS	20	28	-29%

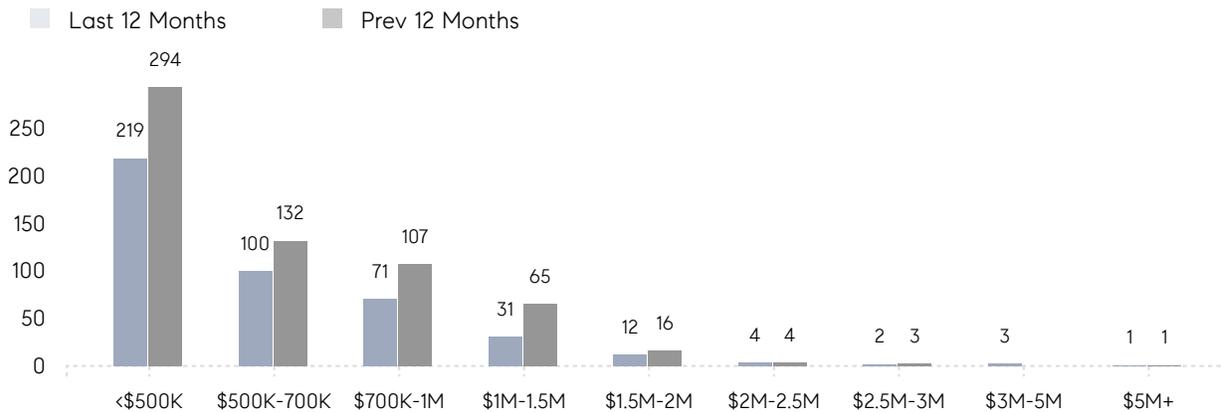
Mahwah

MAY 2023

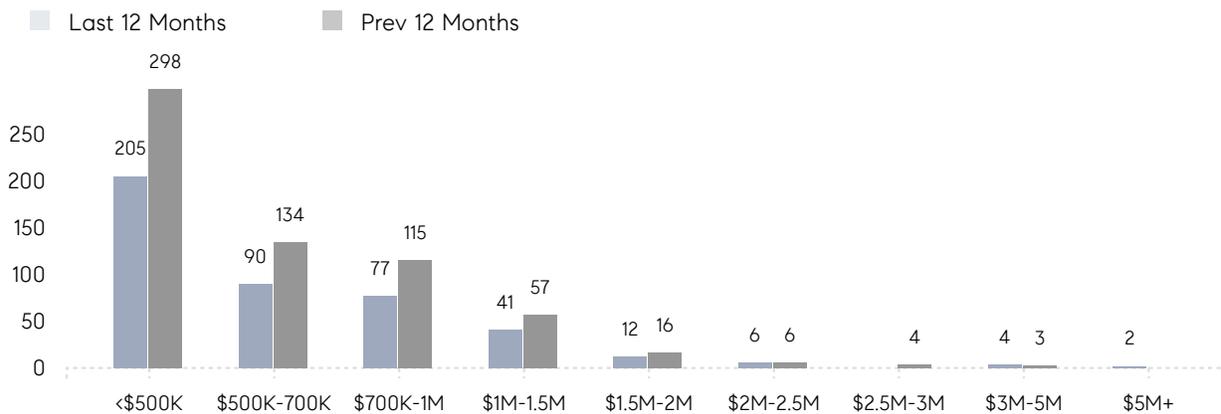
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Maywood

MAY 2023

UNDER CONTRACT

12	\$518K	\$519K
Total Properties	Average Price	Median Price
0%	-9%	-6%
Change From May 2022	Decrease From May 2022	Decrease From May 2022

UNITS SOLD

6	\$507K	\$507K
Total Properties	Average Price	Median Price
50%	-19%	-18%
Increase From May 2022	Decrease From May 2022	Decrease From May 2022

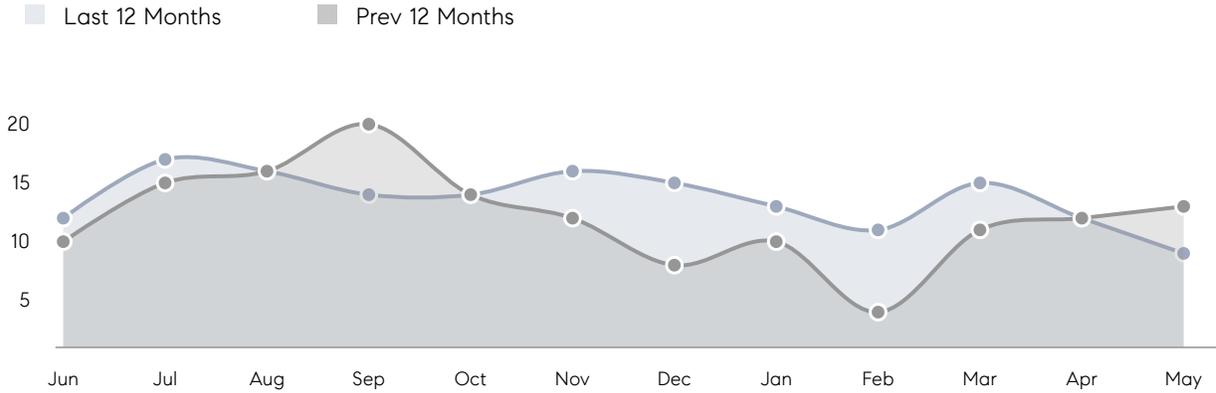
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	18	9	100%
	% OF ASKING PRICE	103%	106%	
	AVERAGE SOLD PRICE	\$507,333	\$622,500	-18.5%
	# OF CONTRACTS	12	12	0.0%
	NEW LISTINGS	7	14	-50%
Houses	AVERAGE DOM	18	9	100%
	% OF ASKING PRICE	103%	106%	
	AVERAGE SOLD PRICE	\$507,333	\$622,500	-19%
	# OF CONTRACTS	12	12	0%
	NEW LISTINGS	7	14	-50%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

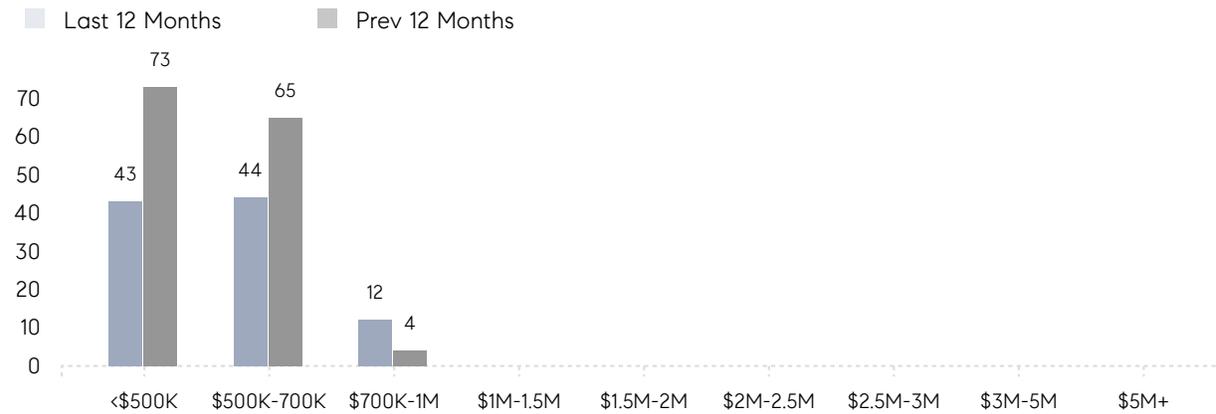
Maywood

MAY 2023

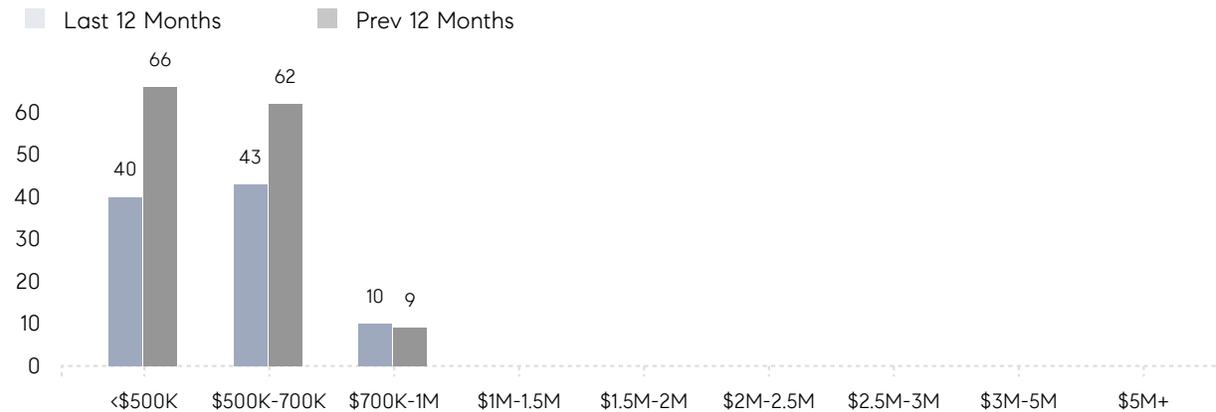
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Midland Park

MAY 2023

UNDER CONTRACT

10
Total
Properties

\$646K
Average
Price

\$625K
Median
Price

25%
Increase From
May 2022

-11%
Decrease From
May 2022

-4%
Decrease From
May 2022

UNITS SOLD

7
Total
Properties

\$537K
Average
Price

\$560K
Median
Price

-30%
Decrease From
May 2022

3%
Increase From
May 2022

4%
Increase From
May 2022

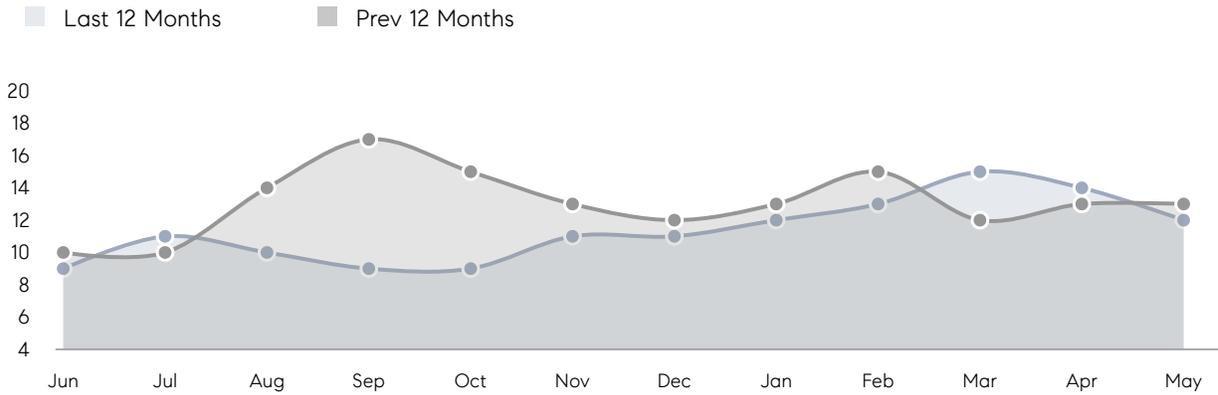
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	28	57	-51%
	% OF ASKING PRICE	105%	95%	
	AVERAGE SOLD PRICE	\$537,000	\$521,400	3.0%
	# OF CONTRACTS	10	8	25.0%
	NEW LISTINGS	7	11	-36%
Houses	AVERAGE DOM	32	65	-51%
	% OF ASKING PRICE	104%	94%	
	AVERAGE SOLD PRICE	\$577,667	\$589,250	-2%
	# OF CONTRACTS	10	8	25%
	NEW LISTINGS	7	11	-36%
Condo/Co-op/TH	AVERAGE DOM	7	28	-75%
	% OF ASKING PRICE	110%	100%	
	AVERAGE SOLD PRICE	\$293,000	\$250,000	17%
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

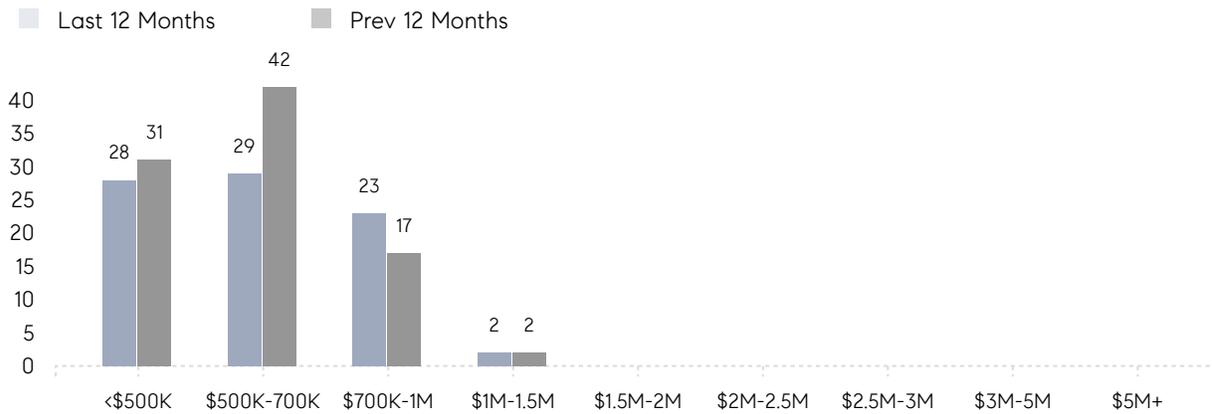
Midland Park

MAY 2023

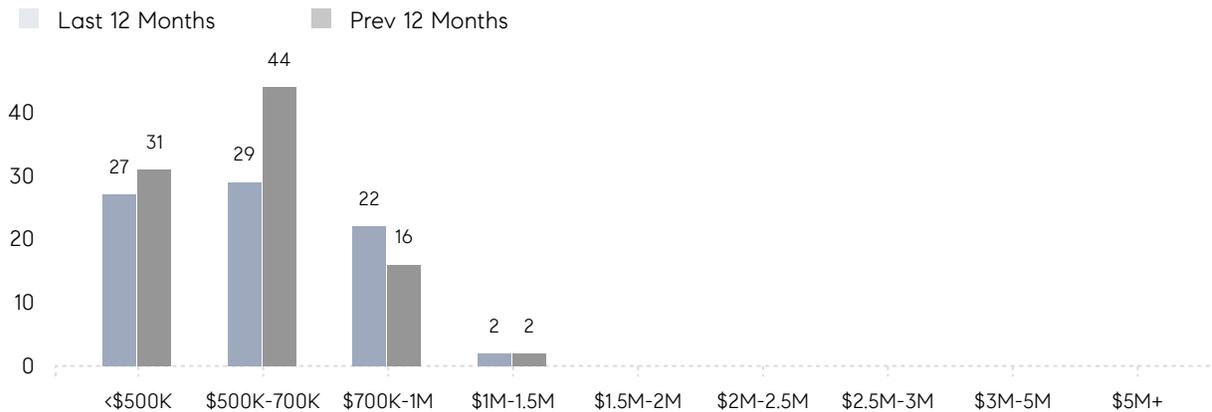
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Montvale

MAY 2023

UNDER CONTRACT

16
Total
Properties

\$922K
Average
Price

\$864K
Median
Price

0%
Change From
May 2022

13%
Increase From
May 2022

12%
Increase From
May 2022

UNITS SOLD

5
Total
Properties

\$721K
Average
Price

\$685K
Median
Price

-55%
Decrease From
May 2022

-1%
Decrease From
May 2022

10%
Increase From
May 2022

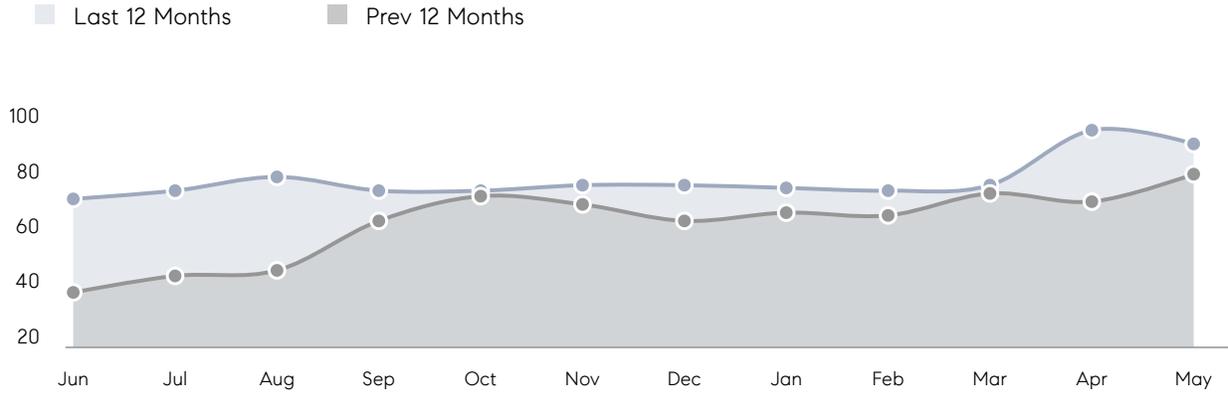
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	16	54	-70%
	% OF ASKING PRICE	106%	104%	
	AVERAGE SOLD PRICE	\$721,000	\$728,909	-1.1%
	# OF CONTRACTS	16	16	0.0%
	NEW LISTINGS	10	24	-58%
Houses	AVERAGE DOM	15	14	7%
	% OF ASKING PRICE	108%	108%	
	AVERAGE SOLD PRICE	\$842,500	\$603,333	40%
	# OF CONTRACTS	9	9	0%
	NEW LISTINGS	7	18	-61%
Condo/Co-op/TH	AVERAGE DOM	18	101	-82%
	% OF ASKING PRICE	104%	100%	
	AVERAGE SOLD PRICE	\$640,000	\$879,600	-27%
	# OF CONTRACTS	7	7	0%
	NEW LISTINGS	3	6	-50%

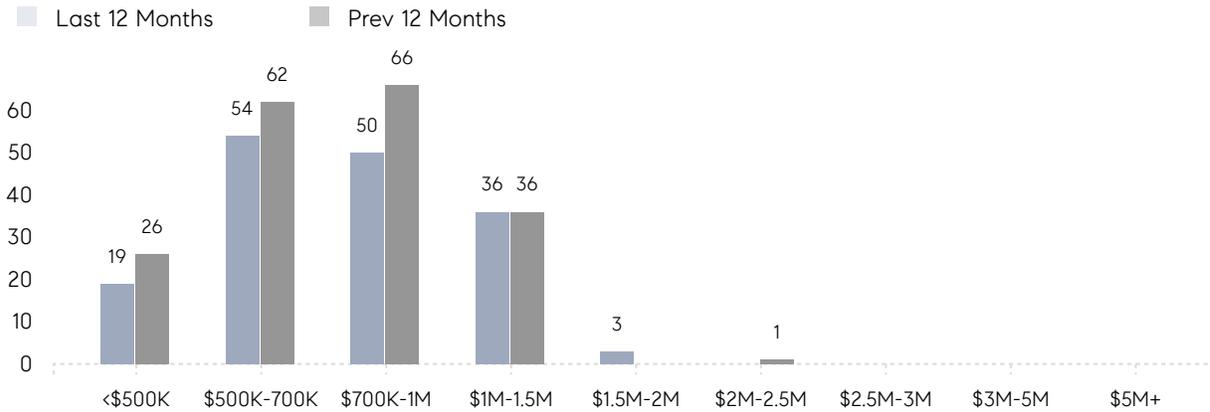
Montvale

MAY 2023

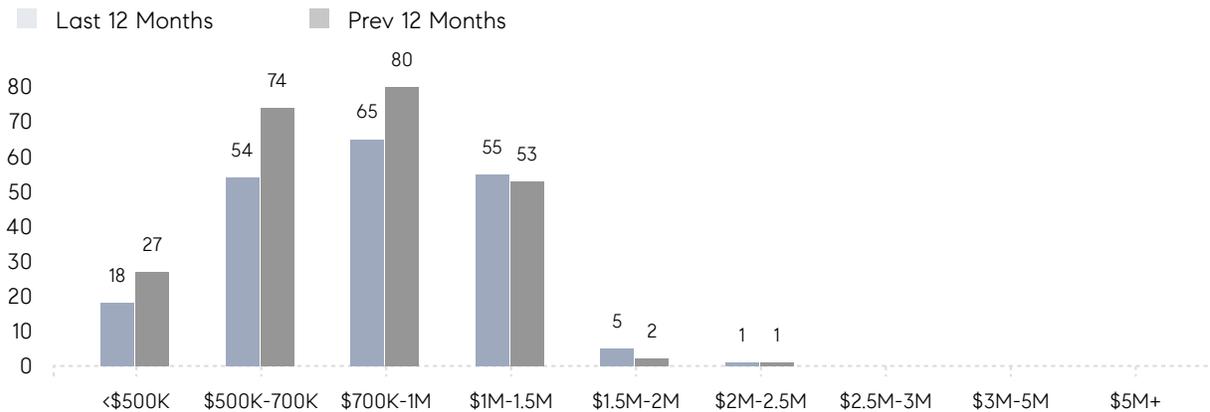
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Moonachie

MAY 2023

UNDER CONTRACT

0	–	–
Total Properties	Average Price	Median Price
0%	–	–
Change From May 2022	Change From May 2022	Change From May 2022

UNITS SOLD

4	\$528K	\$502K
Total Properties	Average Price	Median Price
0%	–	–
Change From May 2022	Change From May 2022	Change From May 2022

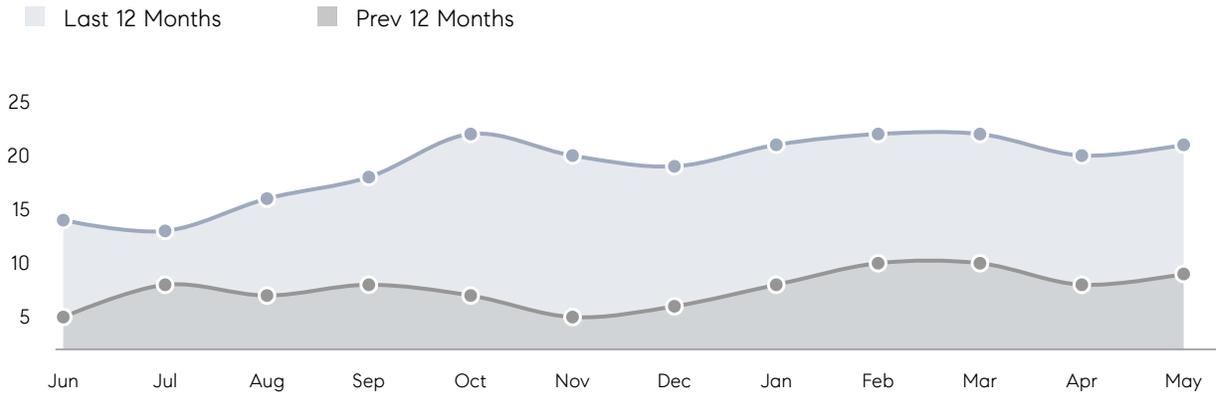
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	114	-	-
	% OF ASKING PRICE	100%	-	
	AVERAGE SOLD PRICE	\$528,725	-	-
	# OF CONTRACTS	0	1	0.0%
	NEW LISTINGS	2	3	-33%
Houses	AVERAGE DOM	114	-	-
	% OF ASKING PRICE	100%	-	
	AVERAGE SOLD PRICE	\$528,725	-	-
	# OF CONTRACTS	0	1	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%

Moonachie

MAY 2023

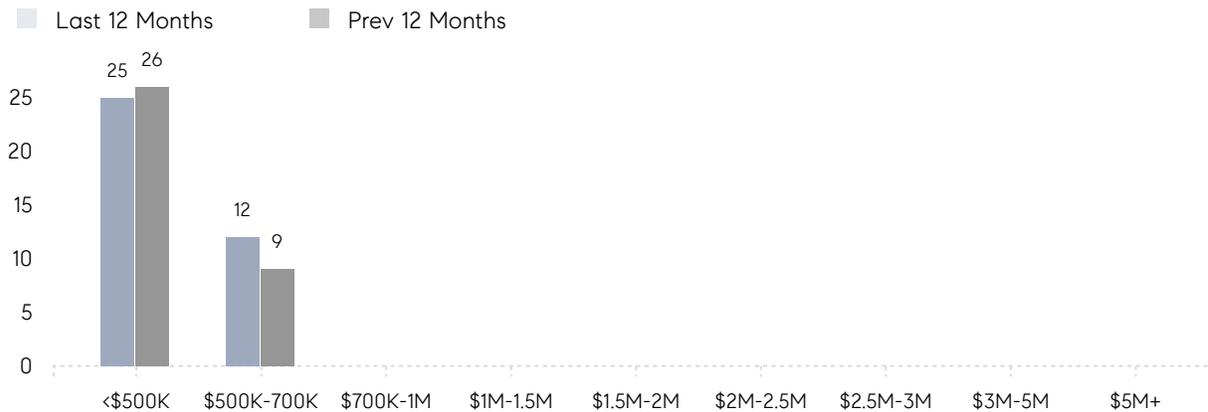
Monthly Inventory



Contracts By Price Range



Listings By Price Range



New Milford

MAY 2023

UNDER CONTRACT

6
Total
Properties

\$585K
Average
Price

\$575K
Median
Price

-25%
Decrease From
May 2022

19%
Increase From
May 2022

19%
Increase From
May 2022

UNITS SOLD

7
Total
Properties

\$571K
Average
Price

\$520K
Median
Price

-36%
Decrease From
May 2022

4%
Increase From
May 2022

-4%
Decrease From
May 2022

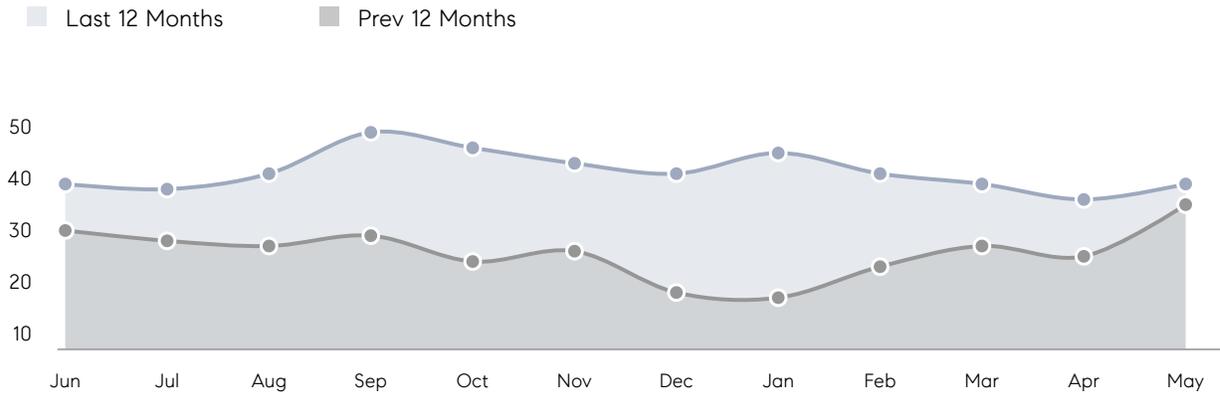
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	78	29	169%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$571,357	\$550,494	3.8%
	# OF CONTRACTS	6	8	-25.0%
	NEW LISTINGS	9	18	-50%
Houses	AVERAGE DOM	78	36	117%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$571,357	\$562,375	2%
	# OF CONTRACTS	6	8	-25%
	NEW LISTINGS	9	17	-47%
Condo/Co-op/TH	AVERAGE DOM	-	10	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$518,813	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

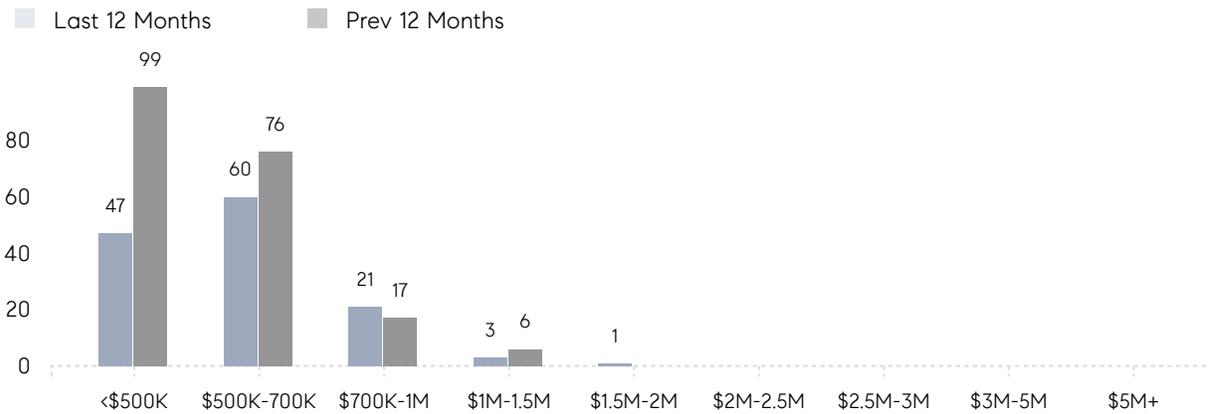
New Milford

MAY 2023

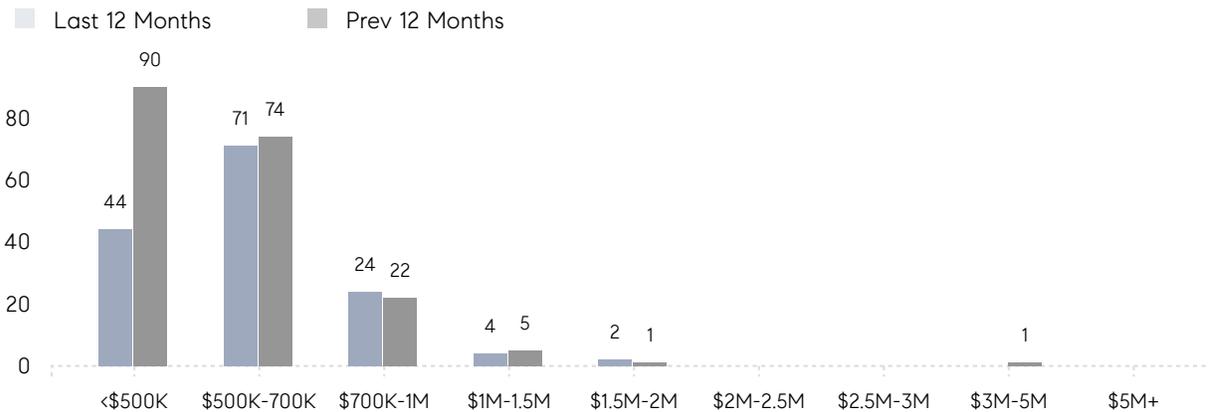
Monthly Inventory



Contracts By Price Range



Listings By Price Range



North Arlington

MAY 2023

UNDER CONTRACT

9
Total
Properties

\$466K
Average
Price

\$494K
Median
Price

13%
Increase From
May 2022

-2%
Decrease From
May 2022

-
Change From
May 2022

UNITS SOLD

4
Total
Properties

\$480K
Average
Price

\$402K
Median
Price

-50%
Decrease From
May 2022

-3%
Decrease From
May 2022

-16%
Decrease From
May 2022

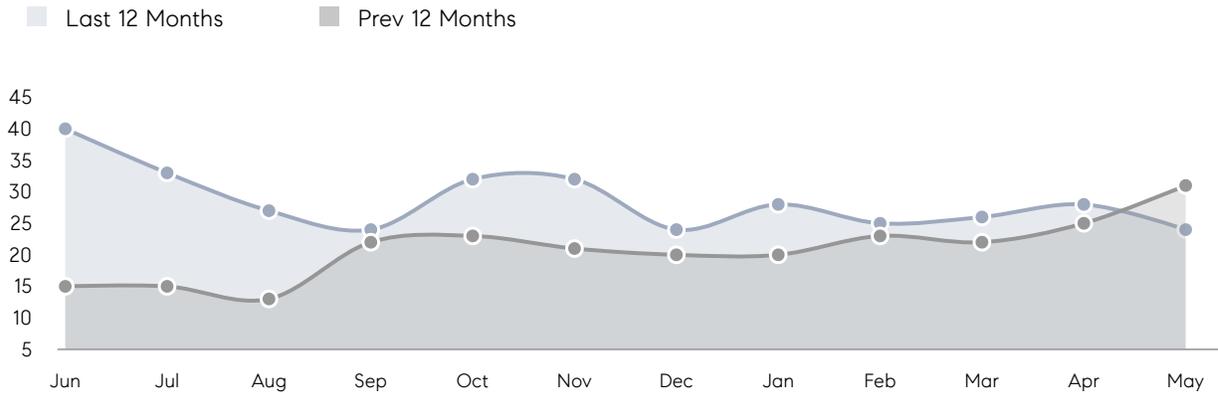
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	87	27	222%
	% OF ASKING PRICE	96%	105%	
	AVERAGE SOLD PRICE	\$480,000	\$496,100	-3.2%
	# OF CONTRACTS	9	8	12.5%
	NEW LISTINGS	7	17	-59%
Houses	AVERAGE DOM	90	27	233%
	% OF ASKING PRICE	97%	105%	
	AVERAGE SOLD PRICE	\$535,000	\$496,100	8%
	# OF CONTRACTS	9	7	29%
	NEW LISTINGS	7	15	-53%
Condo/Co-op/TH	AVERAGE DOM	79	-	-
	% OF ASKING PRICE	95%	-	
	AVERAGE SOLD PRICE	\$315,000	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	2	0%

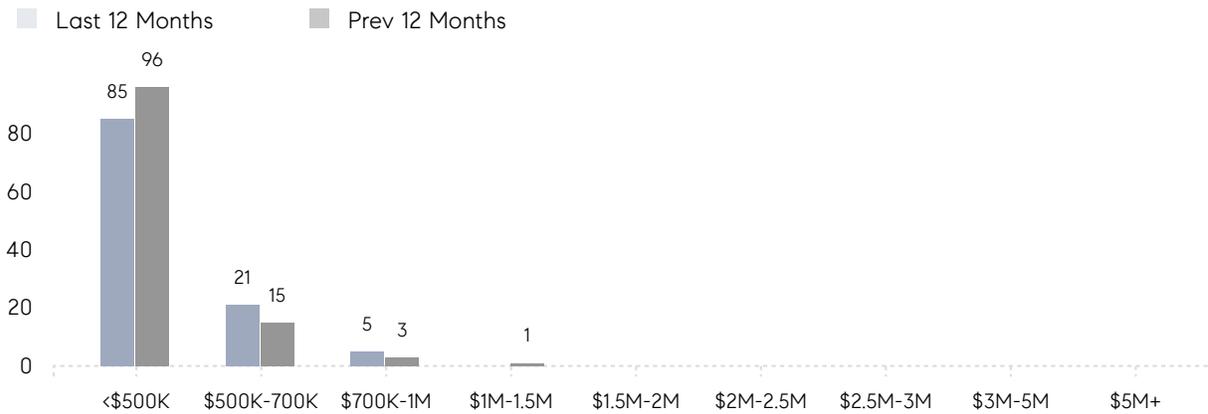
North Arlington

MAY 2023

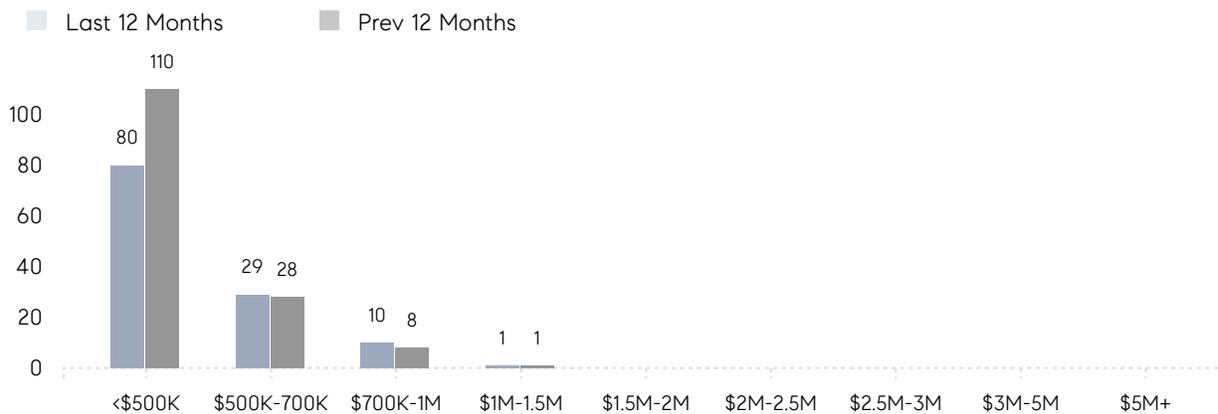
Monthly Inventory



Contracts By Price Range



Listings By Price Range



North Bergen

MAY 2023

UNDER CONTRACT

23
Total
Properties

\$453K
Average
Price

\$398K
Median
Price

-12%
Decrease From
May 2022

-9%
Decrease From
May 2022

0%
Change From
May 2022

UNITS SOLD

16
Total
Properties

\$546K
Average
Price

\$555K
Median
Price

-45%
Decrease From
May 2022

29%
Increase From
May 2022

46%
Increase From
May 2022

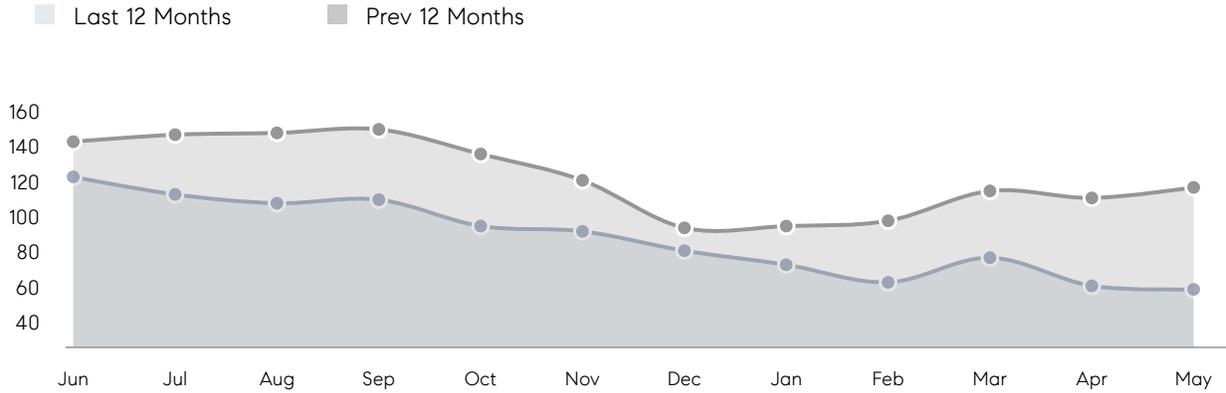
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	37	40	-7%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$546,607	\$423,207	29.2%
	# OF CONTRACTS	23	26	-11.5%
	NEW LISTINGS	30	51	-41%
Houses	AVERAGE DOM	54	67	-19%
	% OF ASKING PRICE	99%	99%	
	AVERAGE SOLD PRICE	\$567,250	\$627,200	-10%
	# OF CONTRACTS	9	5	80%
	NEW LISTINGS	8	10	-20%
Condo/Co-op/TH	AVERAGE DOM	19	34	-44%
	% OF ASKING PRICE	101%	101%	
	AVERAGE SOLD PRICE	\$525,964	\$380,708	38%
	# OF CONTRACTS	14	21	-33%
	NEW LISTINGS	22	41	-46%

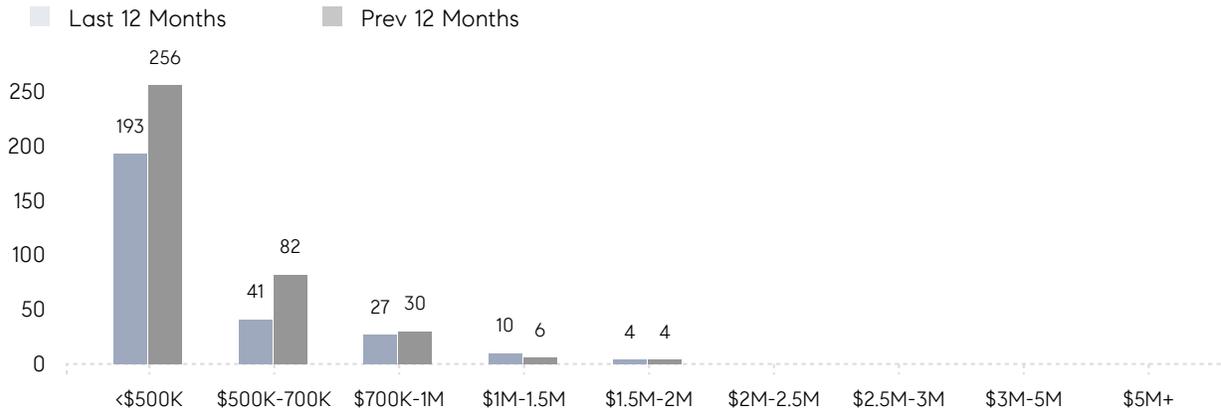
North Bergen

MAY 2023

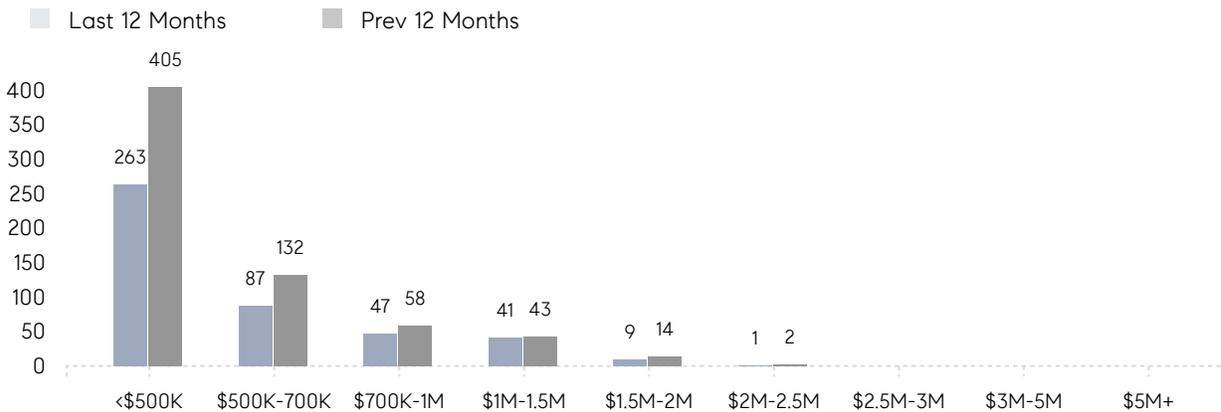
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Northvale

MAY 2023

UNDER CONTRACT

9
Total
Properties

\$637K
Average
Price

\$650K
Median
Price

50%
Increase From
May 2022

-4%
Decrease From
May 2022

2%
Increase From
May 2022

UNITS SOLD

11
Total
Properties

\$659K
Average
Price

\$625K
Median
Price

267%
Increase From
May 2022

-7%
Decrease From
May 2022

-18%
Decrease From
May 2022

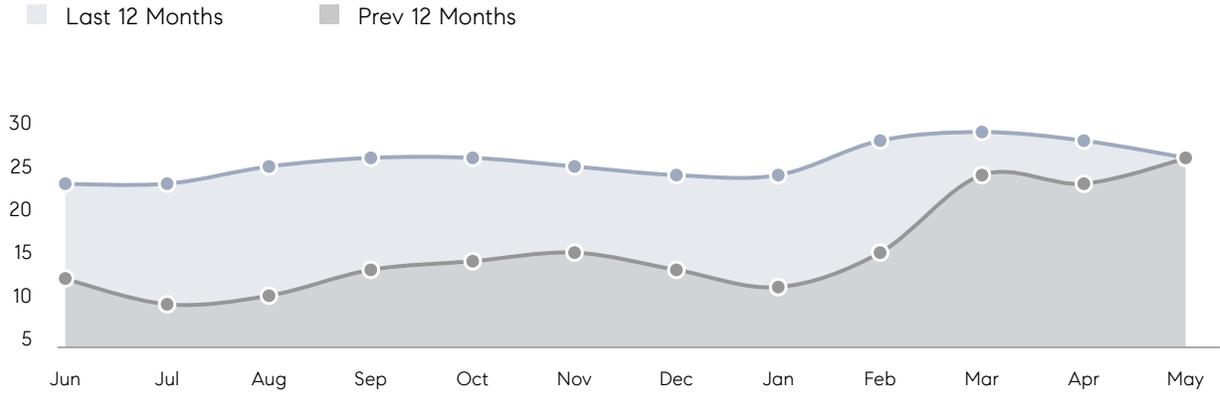
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	51	61	-16%
	% OF ASKING PRICE	98%	94%	
	AVERAGE SOLD PRICE	\$659,091	\$705,000	-6.5%
	# OF CONTRACTS	9	6	50.0%
	NEW LISTINGS	5	11	-55%
Houses	AVERAGE DOM	93	61	52%
	% OF ASKING PRICE	95%	94%	
	AVERAGE SOLD PRICE	\$1,162,500	\$705,000	65%
	# OF CONTRACTS	6	4	50%
	NEW LISTINGS	5	10	-50%
Condo/Co-op/TH	AVERAGE DOM	42	-	-
	% OF ASKING PRICE	98%	-	
	AVERAGE SOLD PRICE	\$547,222	-	-
	# OF CONTRACTS	3	2	50%
	NEW LISTINGS	0	1	0%

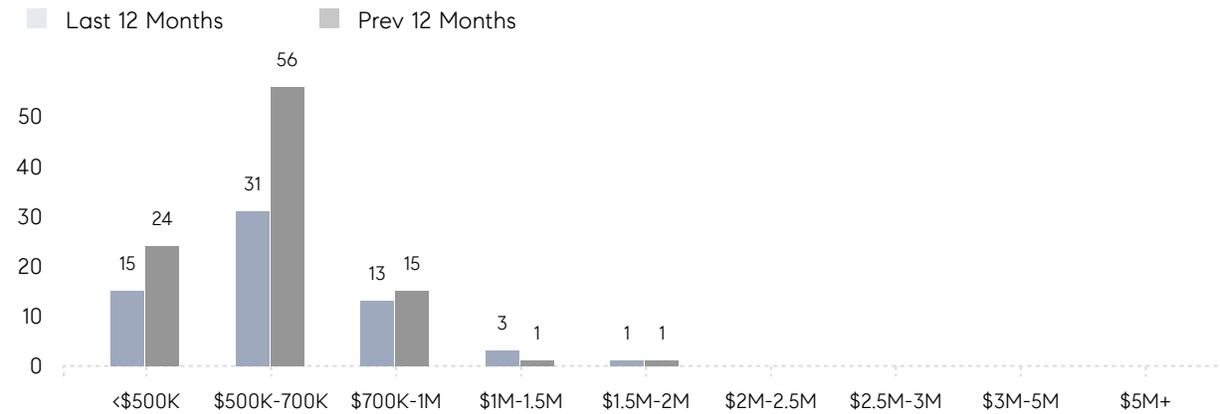
Northvale

MAY 2023

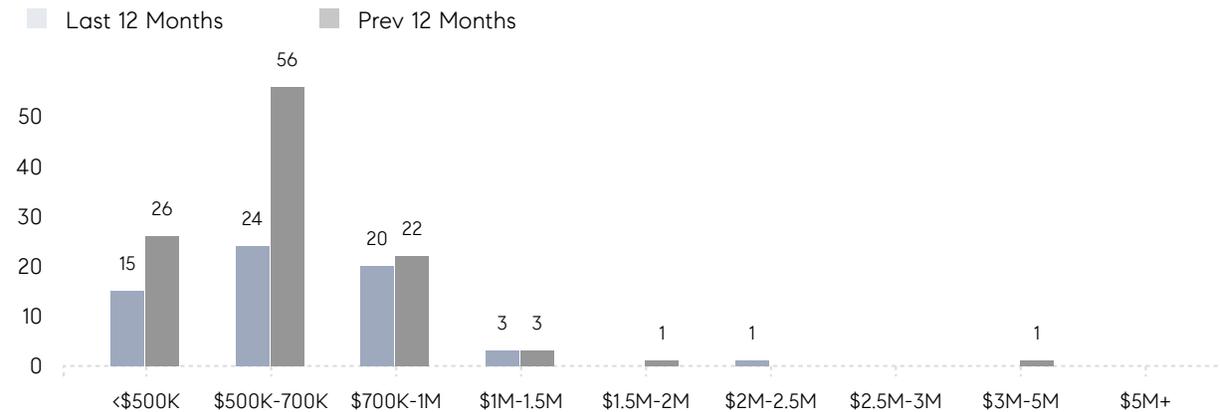
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Norwood

MAY 2023

UNDER CONTRACT

3 **\$780K** **\$783K**
 Total Average Median
 Properties Price Price

-67% **-7%** **8%**
 Decrease From Decrease From Increase From
 May 2022 May 2022 May 2022

UNITS SOLD

0 - -
 Total Average Median
 Properties Price Price

0% - -
 Change From Change From Change From
 May 2022 May 2022 May 2022

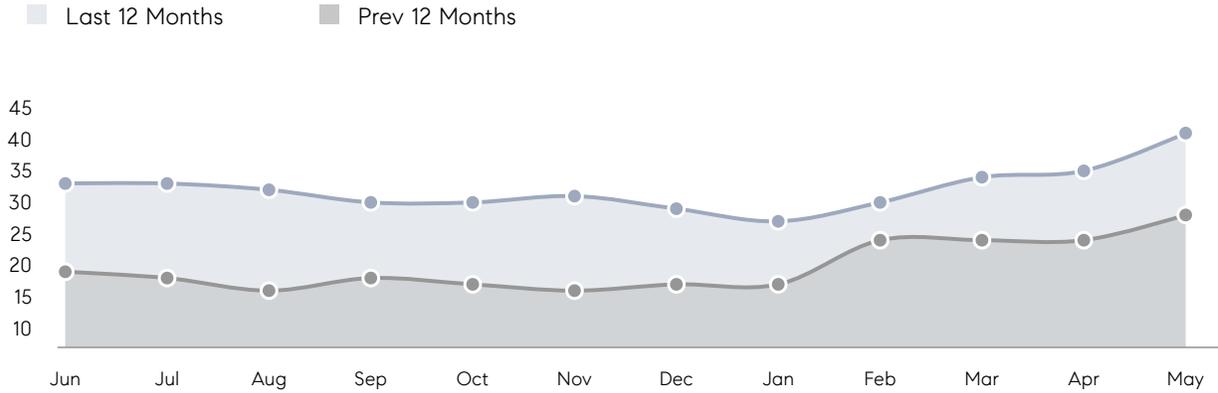
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	-	18	-
	% OF ASKING PRICE	-	103%	
	AVERAGE SOLD PRICE	-	\$720,648	-
	# OF CONTRACTS	3	9	-66.7%
	NEW LISTINGS	10	15	-33%
Houses	AVERAGE DOM	-	16	-
	% OF ASKING PRICE	-	105%	
	AVERAGE SOLD PRICE	-	\$754,722	-
	# OF CONTRACTS	3	8	-62%
	NEW LISTINGS	9	14	-36%
Condo/Co-op/TH	AVERAGE DOM	-	24	-
	% OF ASKING PRICE	-	99%	
	AVERAGE SOLD PRICE	-	\$652,500	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	1	1	0%

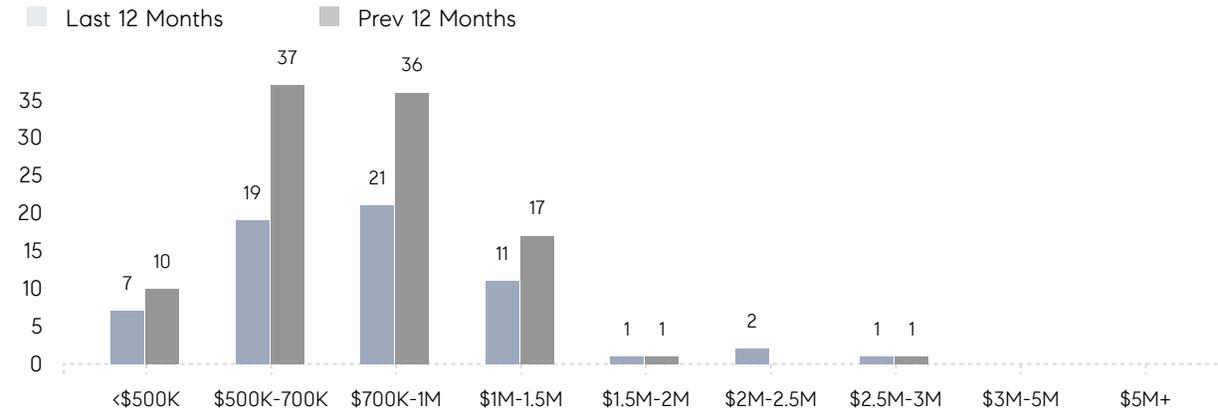
Norwood

MAY 2023

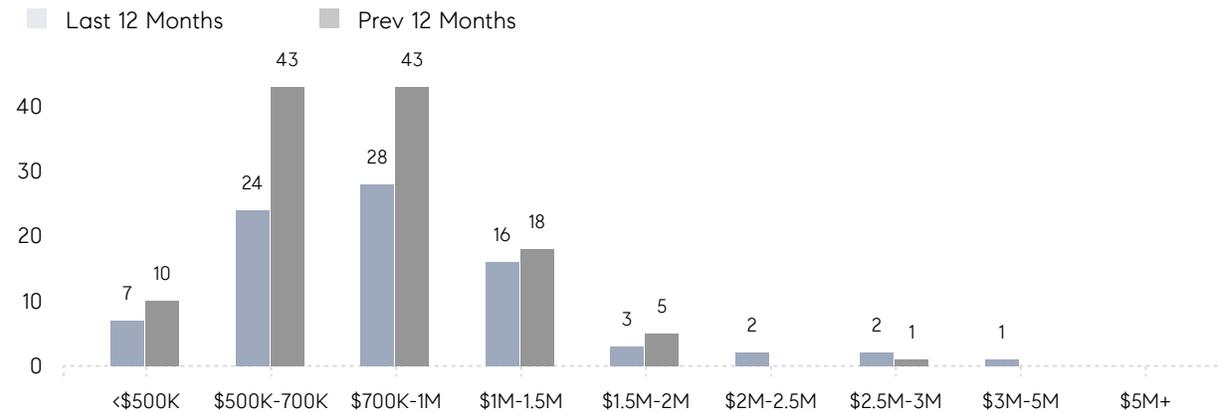
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Oakland

MAY 2023

UNDER CONTRACT

23
Total
Properties

\$647K
Average
Price

\$650K
Median
Price

53%
Increase From
May 2022

0%
Change From
May 2022

8%
Increase From
May 2022

UNITS SOLD

18
Total
Properties

\$596K
Average
Price

\$607K
Median
Price

13%
Increase From
May 2022

3%
Increase From
May 2022

10%
Increase From
May 2022

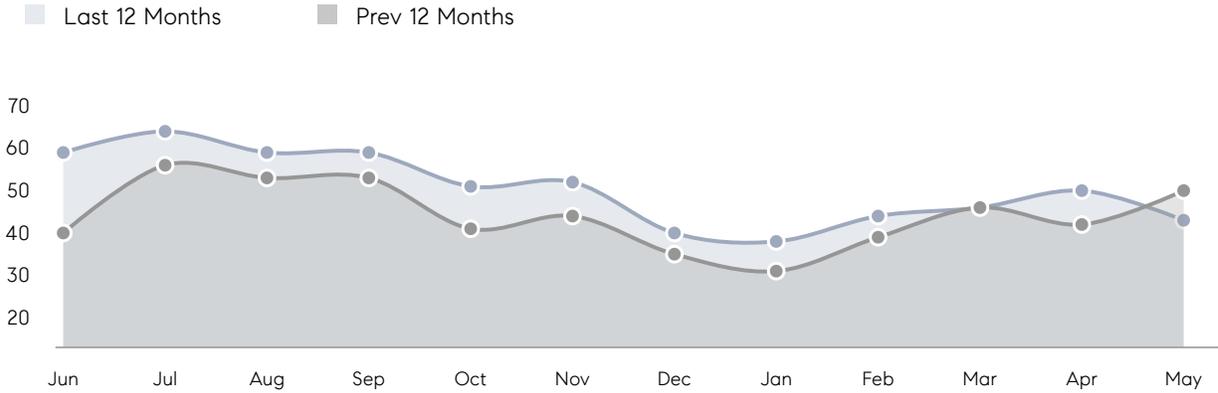
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	17	19	-11%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$596,424	\$579,001	3.0%
	# OF CONTRACTS	23	15	53.3%
	NEW LISTINGS	23	23	0%
Houses	AVERAGE DOM	17	19	-11%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$617,425	\$553,018	12%
	# OF CONTRACTS	21	14	50%
	NEW LISTINGS	23	21	10%
Condo/Co-op/TH	AVERAGE DOM	11	16	-31%
	% OF ASKING PRICE	108%	105%	
	AVERAGE SOLD PRICE	\$428,413	\$760,884	-44%
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	0	2	0%

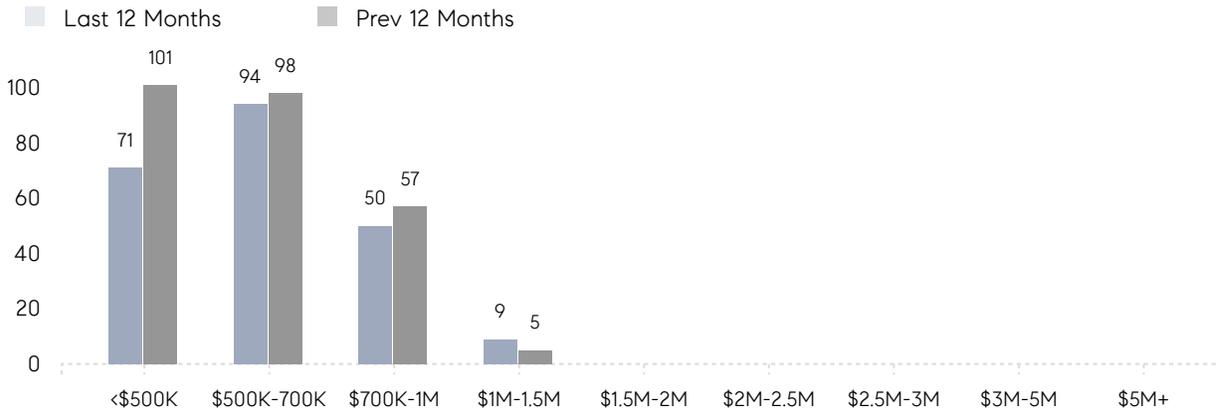
Oakland

MAY 2023

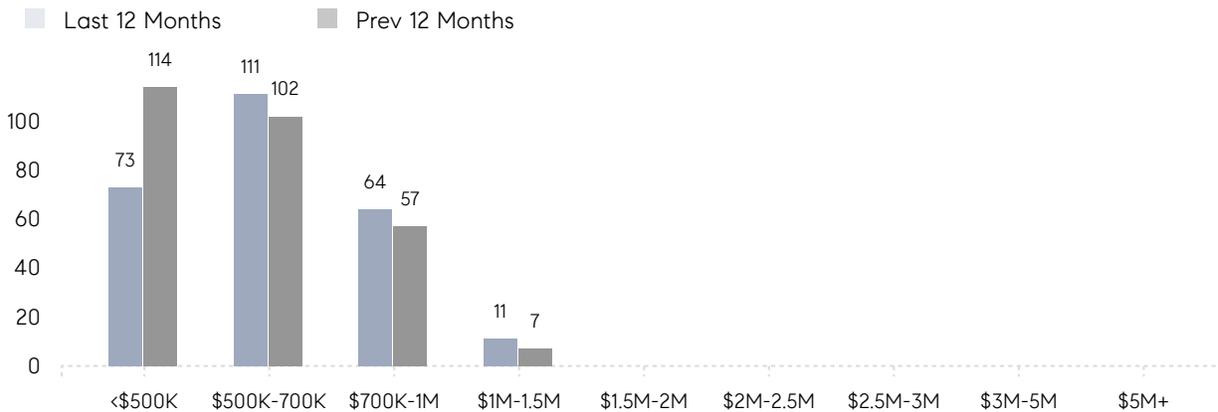
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Old Tappan

MAY 2023

UNDER CONTRACT

6	\$1.3M	\$1.1M
Total Properties	Average Price	Median Price
-40%	50%	21%
Decrease From May 2022	Increase From May 2022	Increase From May 2022

UNITS SOLD

10	\$1.1M	\$952K
Total Properties	Average Price	Median Price
-41%	0%	-5%
Decrease From May 2022	Change From May 2022	Decrease From May 2022

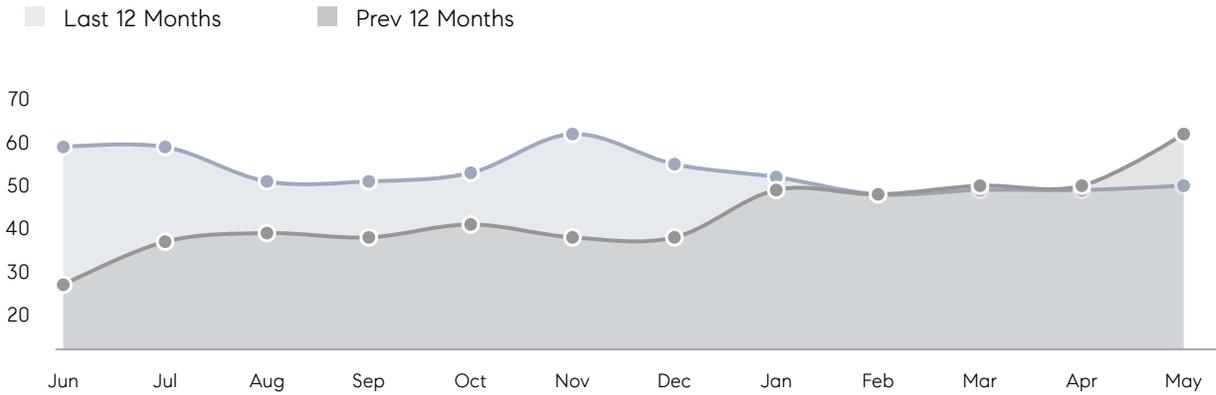
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	72	27	167%
	% OF ASKING PRICE	104%	99%	
	AVERAGE SOLD PRICE	\$1,104,708	\$1,101,775	0.3%
	# OF CONTRACTS	6	10	-40.0%
	NEW LISTINGS	7	22	-68%
Houses	AVERAGE DOM	24	26	-8%
	% OF ASKING PRICE	106%	99%	
	AVERAGE SOLD PRICE	\$1,116,286	\$1,188,892	-6%
	# OF CONTRACTS	4	5	-20%
	NEW LISTINGS	5	5	0%
Condo/Co-op/TH	AVERAGE DOM	183	38	382%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$1,077,693	\$448,398	140%
	# OF CONTRACTS	2	5	-60%
	NEW LISTINGS	2	17	-88%

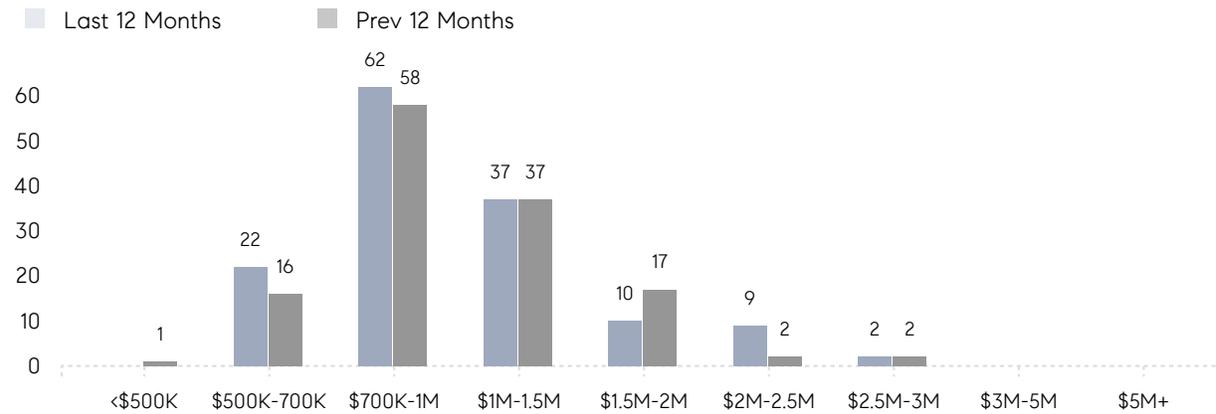
Old Tappan

MAY 2023

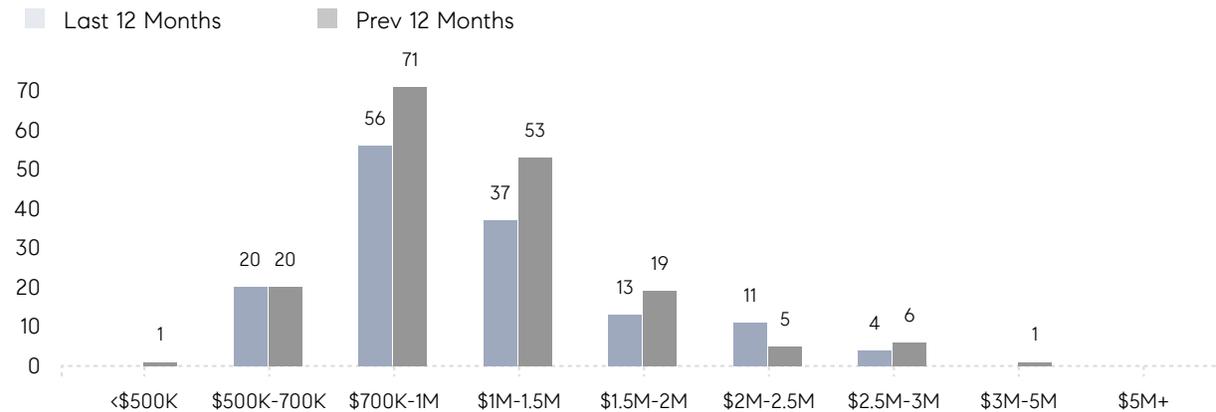
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Oradell

MAY 2023

UNDER CONTRACT

9
Total
Properties

\$689K
Average
Price

\$649K
Median
Price

0%
Change From
May 2022

-1%
Decrease From
May 2022

-4%
Decrease From
May 2022

UNITS SOLD

10
Total
Properties

\$718K
Average
Price

\$682K
Median
Price

67%
Increase From
May 2022

5%
Increase From
May 2022

-8%
Decrease From
May 2022

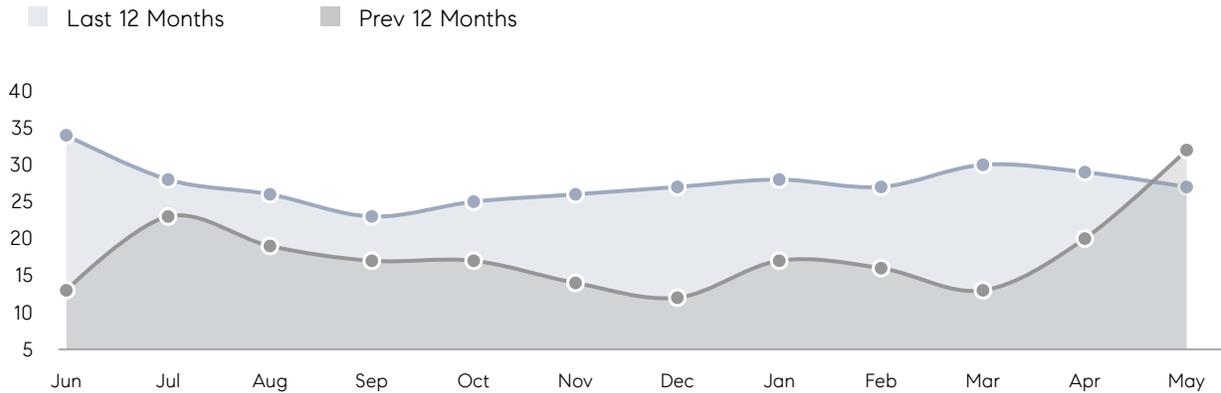
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	20	16	25%
	% OF ASKING PRICE	104%	108%	
	AVERAGE SOLD PRICE	\$718,200	\$685,500	4.8%
	# OF CONTRACTS	9	9	0.0%
	NEW LISTINGS	7	20	-65%
Houses	AVERAGE DOM	20	16	25%
	% OF ASKING PRICE	104%	108%	
	AVERAGE SOLD PRICE	\$718,200	\$685,500	5%
	# OF CONTRACTS	9	9	0%
	NEW LISTINGS	7	20	-65%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

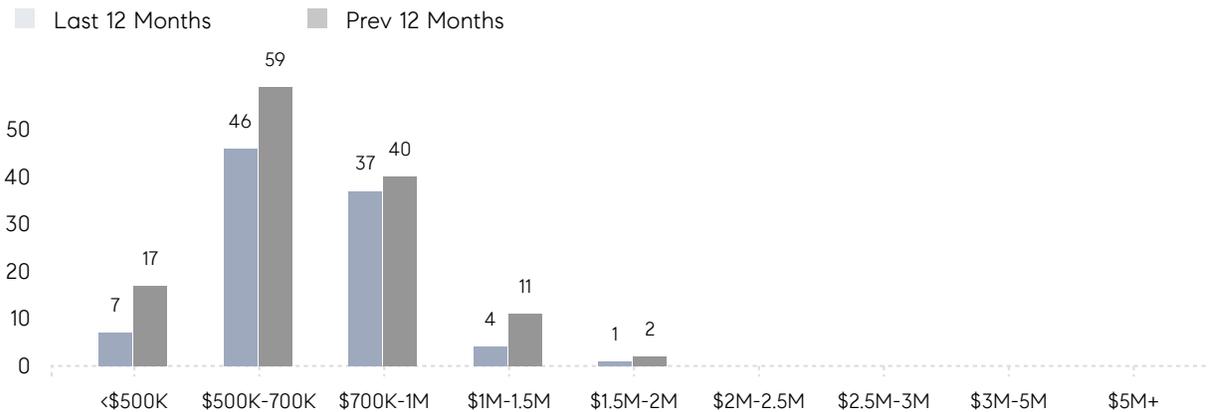
Oradell

MAY 2023

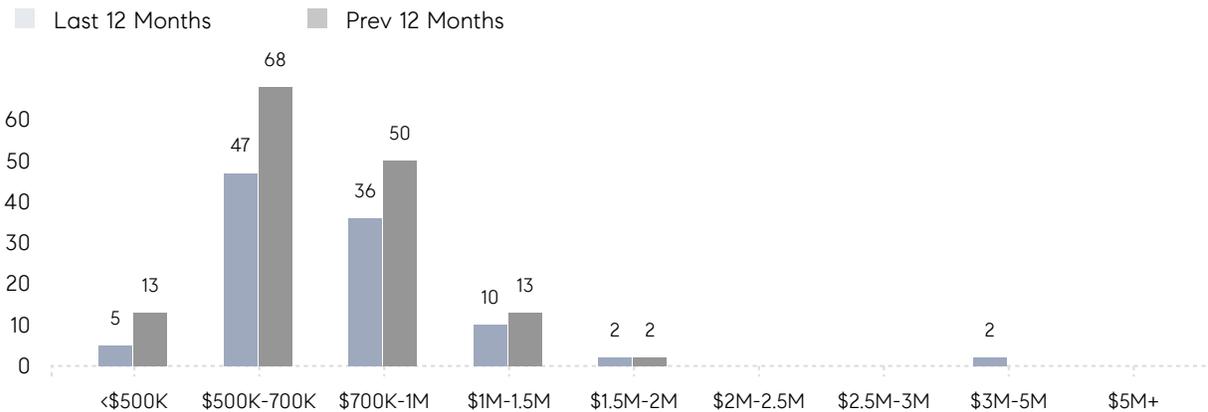
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Palisades Park

MAY 2023

UNDER CONTRACT

11
Total
Properties

\$899K
Average
Price

\$849K
Median
Price

-8%
Decrease From
May 2022

7%
Increase From
May 2022

11%
Increase From
May 2022

UNITS SOLD

10
Total
Properties

\$701K
Average
Price

\$785K
Median
Price

-9%
Decrease From
May 2022

-26%
Decrease From
May 2022

-21%
Decrease From
May 2022

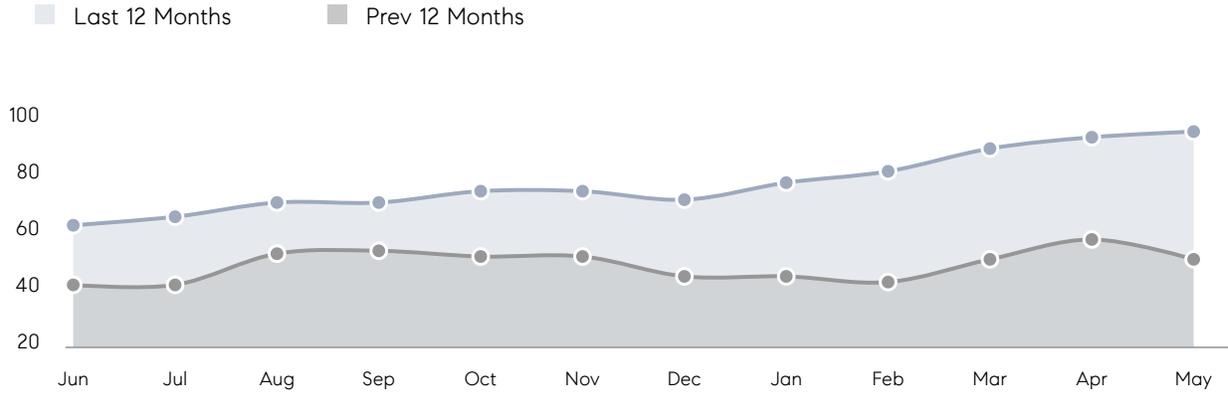
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	32	40	-20%
	% OF ASKING PRICE	99%	98%	
	AVERAGE SOLD PRICE	\$701,800	\$951,136	-26.2%
	# OF CONTRACTS	11	12	-8.3%
	NEW LISTINGS	15	6	150%
Houses	AVERAGE DOM	-	26	-
	% OF ASKING PRICE	-	101%	
	AVERAGE SOLD PRICE	-	\$430,000	-
	# OF CONTRACTS	2	3	-33%
	NEW LISTINGS	5	2	150%
Condo/Co-op/TH	AVERAGE DOM	32	41	-22%
	% OF ASKING PRICE	99%	97%	
	AVERAGE SOLD PRICE	\$701,800	\$1,003,250	-30%
	# OF CONTRACTS	9	9	0%
	NEW LISTINGS	10	4	150%

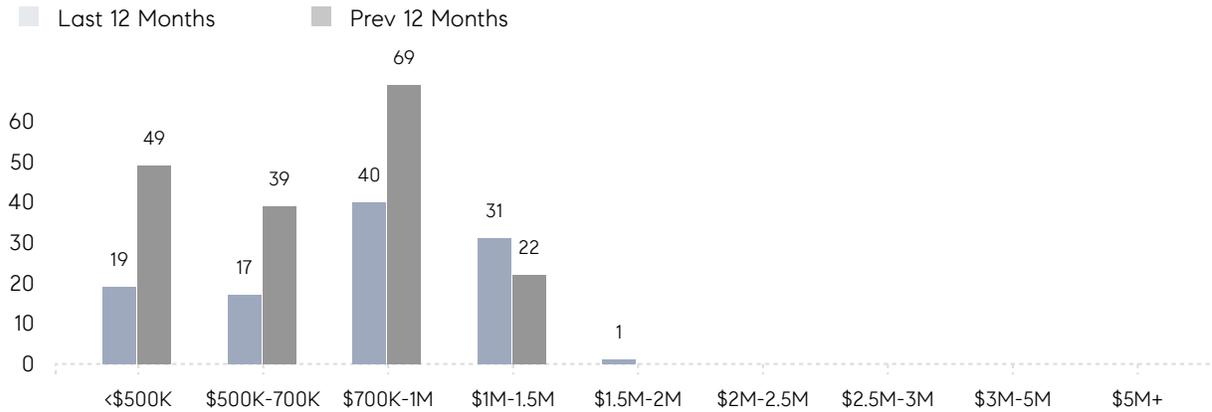
Palisades Park

MAY 2023

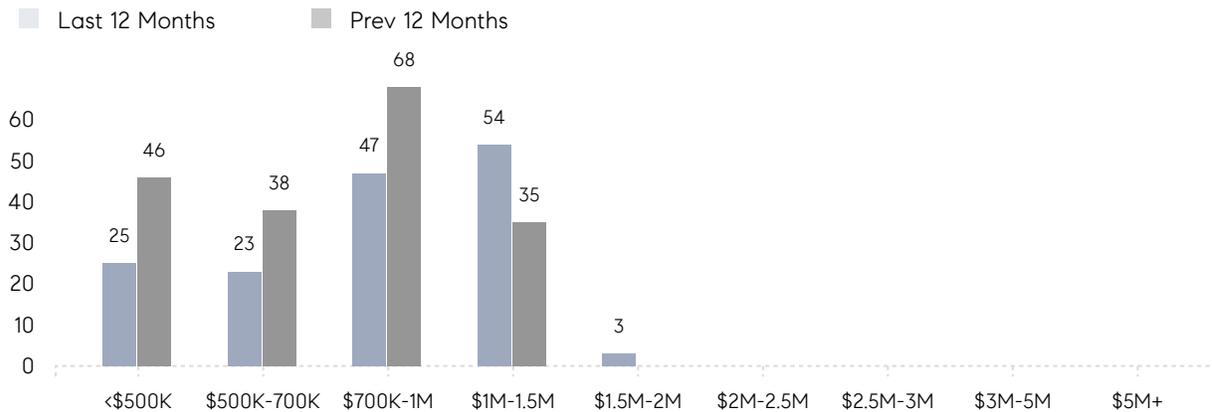
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Paramus

MAY 2023

UNDER CONTRACT

27
Total
Properties

\$1.1M
Average
Price

\$948K
Median
Price

-25%
Decrease From
May 2022

18%
Increase From
May 2022

14%
Increase From
May 2022

UNITS SOLD

14
Total
Properties

\$1.1M
Average
Price

\$878K
Median
Price

-18%
Decrease From
May 2022

-3%
Decrease From
May 2022

-11%
Decrease From
May 2022

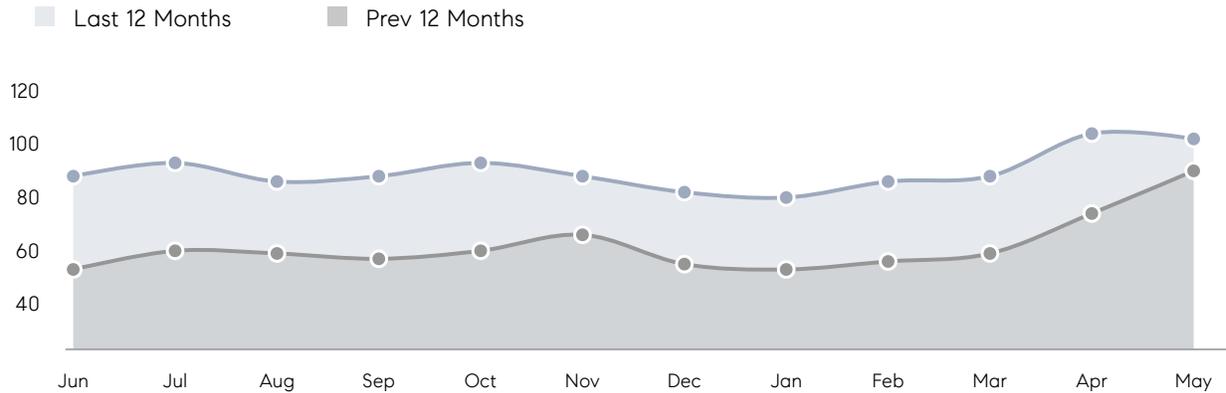
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	20	30	-33%
	% OF ASKING PRICE	103%	100%	
	AVERAGE SOLD PRICE	\$1,118,929	\$1,157,588	-3.3%
	# OF CONTRACTS	27	36	-25.0%
	NEW LISTINGS	24	48	-50%
Houses	AVERAGE DOM	20	30	-33%
	% OF ASKING PRICE	103%	100%	
	AVERAGE SOLD PRICE	\$1,118,929	\$1,157,588	-3%
	# OF CONTRACTS	26	33	-21%
	NEW LISTINGS	23	45	-49%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	1	3	-67%

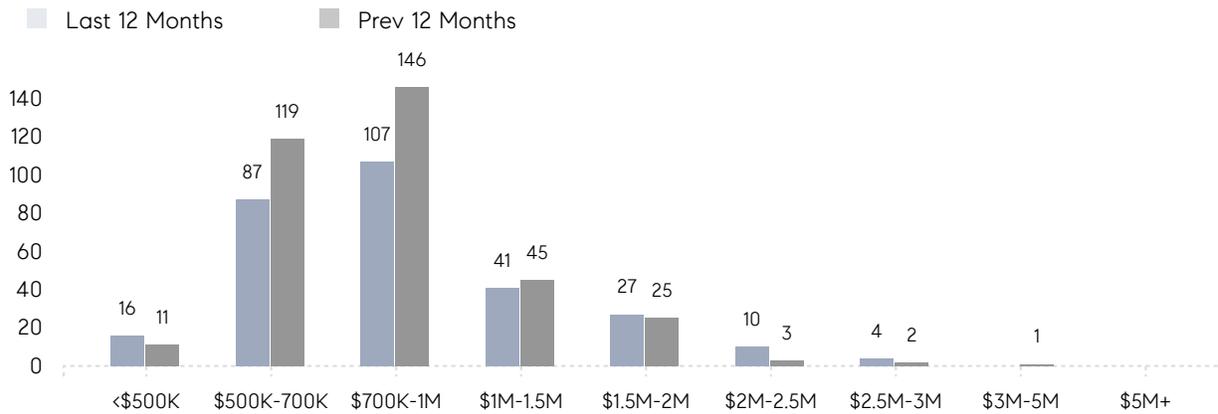
Paramus

MAY 2023

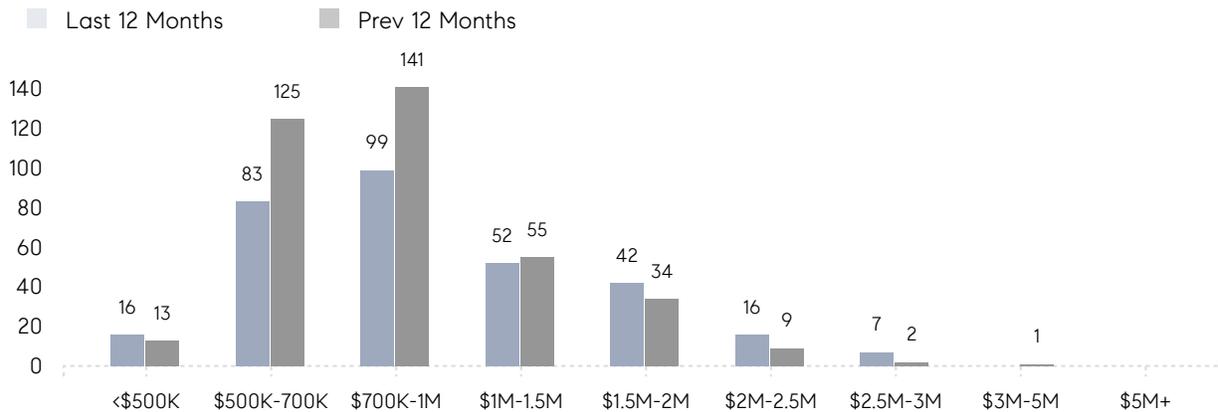
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Park Ridge

MAY 2023

UNDER CONTRACT

13
Total
Properties

\$630K
Average
Price

\$579K
Median
Price

30%
Increase From
May 2022

-20%
Decrease From
May 2022

-19%
Decrease From
May 2022

UNITS SOLD

10
Total
Properties

\$841K
Average
Price

\$841K
Median
Price

-17%
Decrease From
May 2022

14%
Increase From
May 2022

25%
Increase From
May 2022

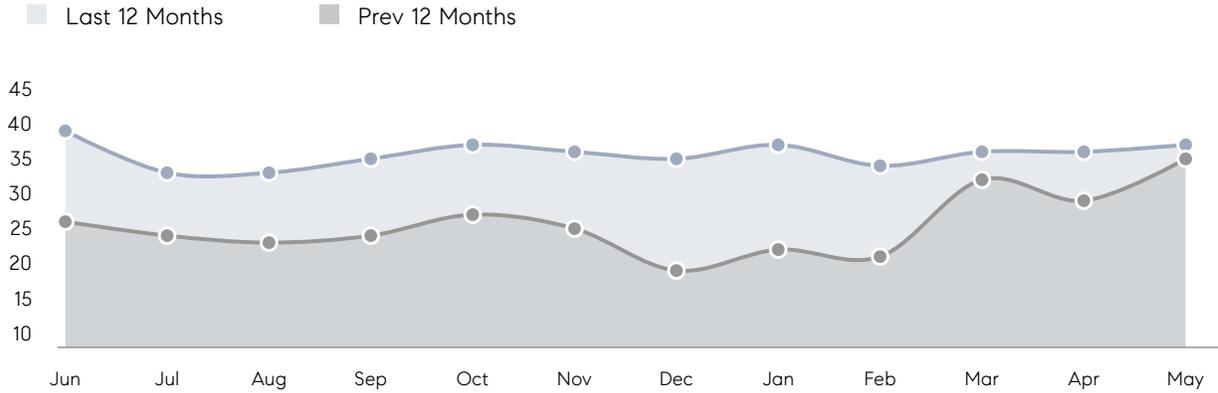
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	20	23	-13%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$841,550	\$735,292	14.5%
	# OF CONTRACTS	13	10	30.0%
	NEW LISTINGS	16	16	0%
Houses	AVERAGE DOM	20	29	-31%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$841,550	\$715,938	18%
	# OF CONTRACTS	11	7	57%
	NEW LISTINGS	13	10	30%
Condo/Co-op/TH	AVERAGE DOM	-	10	-
	% OF ASKING PRICE	-	104%	
	AVERAGE SOLD PRICE	-	\$774,000	-
	# OF CONTRACTS	2	3	-33%
	NEW LISTINGS	3	6	-50%

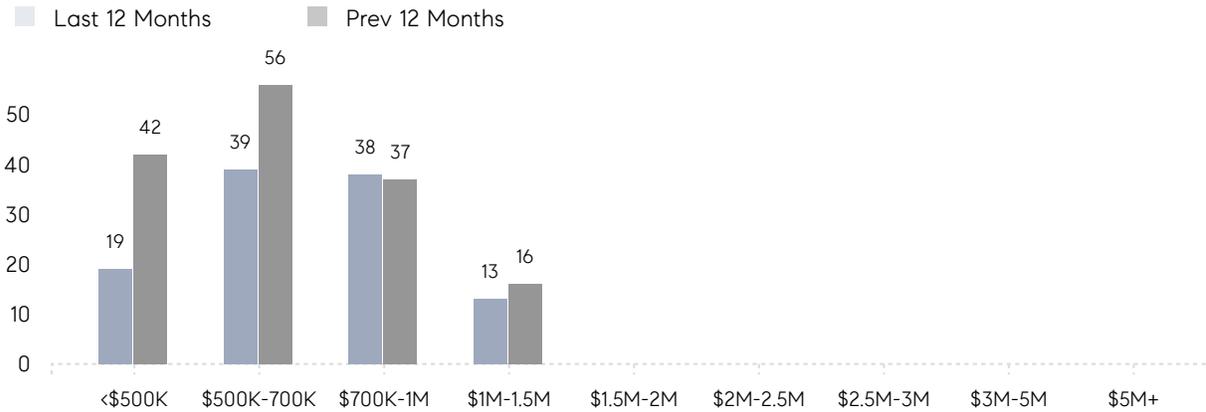
Park Ridge

MAY 2023

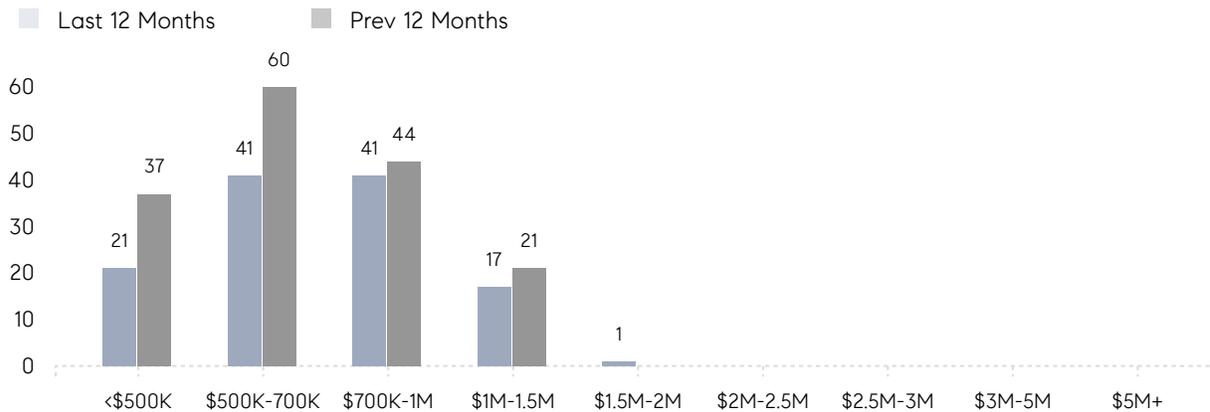
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Ramsey

MAY 2023

UNDER CONTRACT

25
Total
Properties

\$704K
Average
Price

\$724K
Median
Price

-26%
Decrease From
May 2022

12%
Increase From
May 2022

19%
Increase From
May 2022

UNITS SOLD

15
Total
Properties

\$707K
Average
Price

\$610K
Median
Price

0%
Change From
May 2022

-8%
Decrease From
May 2022

-11%
Decrease From
May 2022

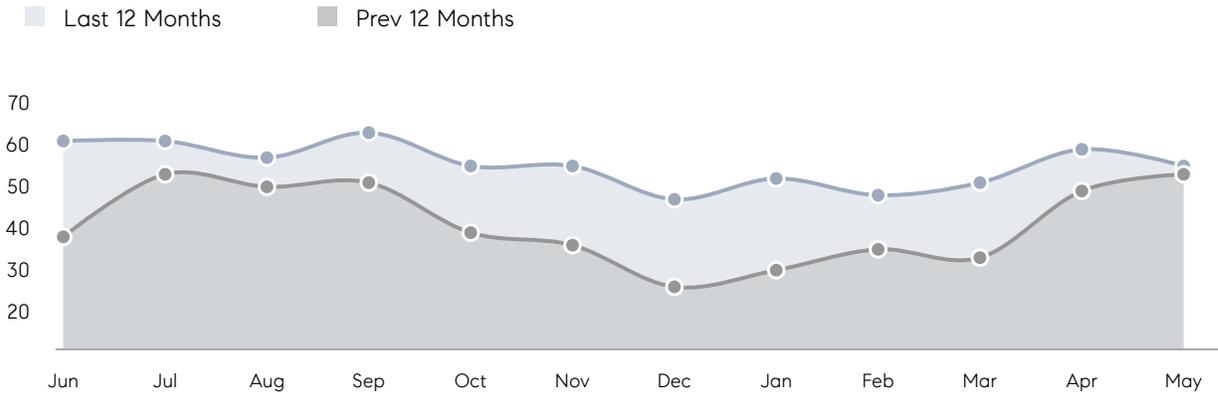
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	22	13	69%
	% OF ASKING PRICE	103%	104%	
	AVERAGE SOLD PRICE	\$707,407	\$767,600	-7.8%
	# OF CONTRACTS	25	34	-26.5%
	NEW LISTINGS	22	36	-39%
Houses	AVERAGE DOM	18	14	29%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$750,092	\$872,727	-14%
	# OF CONTRACTS	18	21	-14%
	NEW LISTINGS	15	25	-40%
Condo/Co-op/TH	AVERAGE DOM	36	11	227%
	% OF ASKING PRICE	104%	106%	
	AVERAGE SOLD PRICE	\$536,667	\$478,500	12%
	# OF CONTRACTS	7	13	-46%
	NEW LISTINGS	7	11	-36%

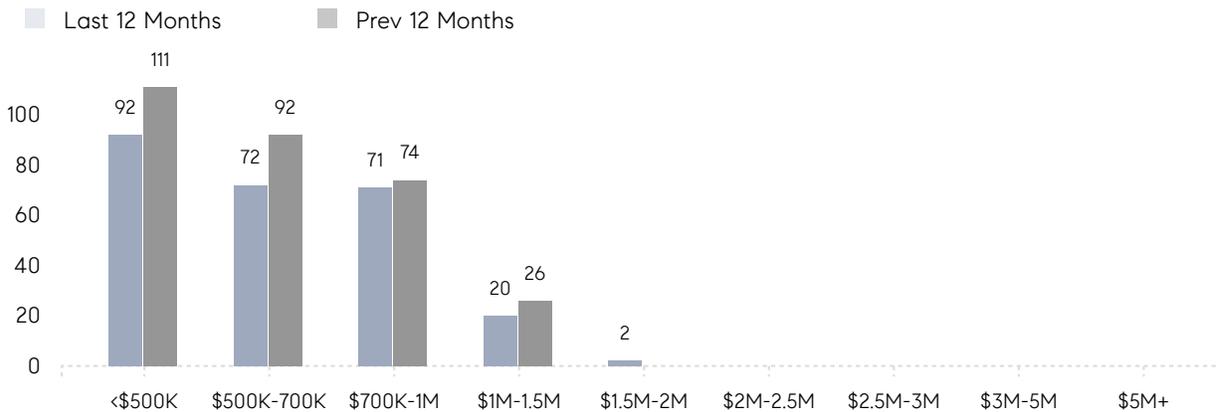
Ramsey

MAY 2023

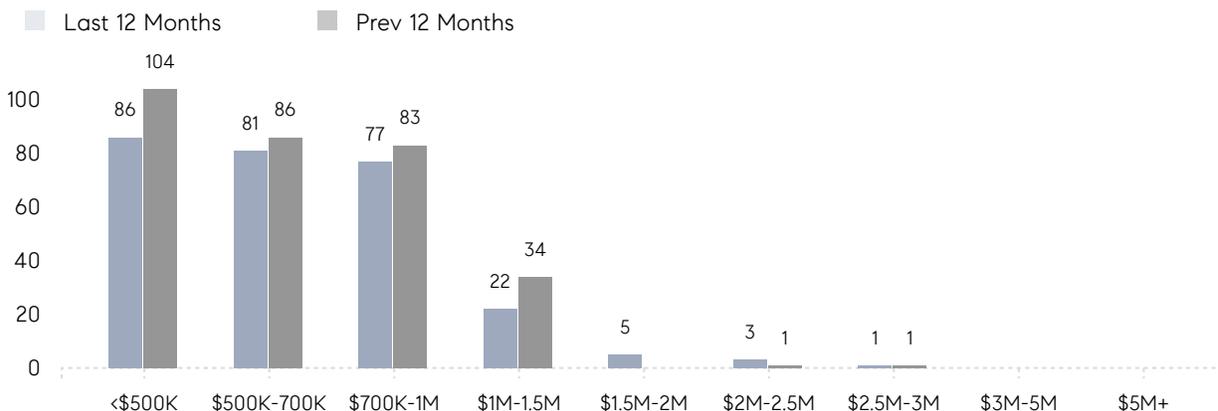
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Ridgefield

MAY 2023

UNDER CONTRACT

5	\$781K	\$799K
Total Properties	Average Price	Median Price
-37%	63%	55%
Decrease From May 2022	Increase From May 2022	Increase From May 2022

UNITS SOLD

2	\$425K	\$425K
Total Properties	Average Price	Median Price
-50%	-39%	-39%
Decrease From May 2022	Decrease From May 2022	Decrease From May 2022

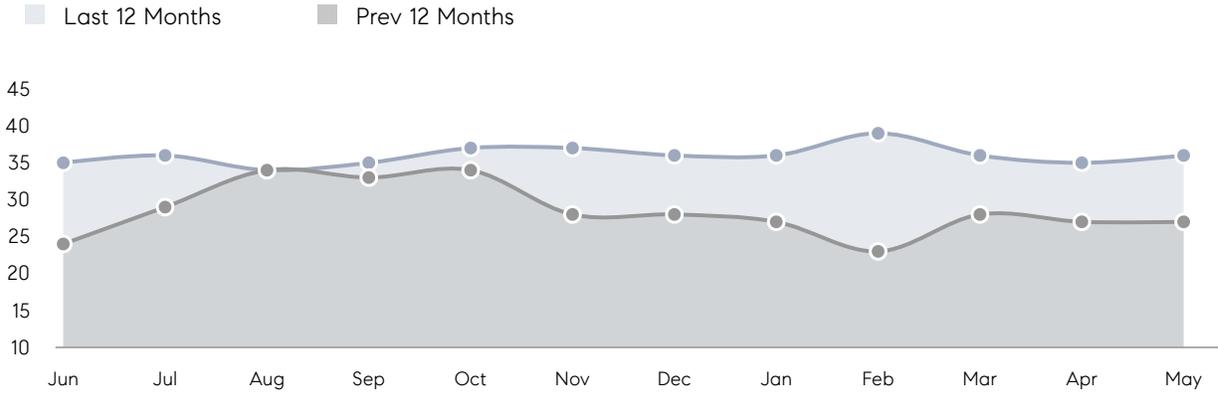
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	93	36	158%
	% OF ASKING PRICE	92%	101%	
	AVERAGE SOLD PRICE	\$425,000	\$695,000	-38.8%
	# OF CONTRACTS	5	8	-37.5%
	NEW LISTINGS	5	10	-50%
Houses	AVERAGE DOM	-	36	-
	% OF ASKING PRICE	-	101%	
	AVERAGE SOLD PRICE	-	\$695,000	-
	# OF CONTRACTS	4	6	-33%
	NEW LISTINGS	4	9	-56%
Condo/Co-op/TH	AVERAGE DOM	93	-	-
	% OF ASKING PRICE	92%	-	
	AVERAGE SOLD PRICE	\$425,000	-	-
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	1	1	0%

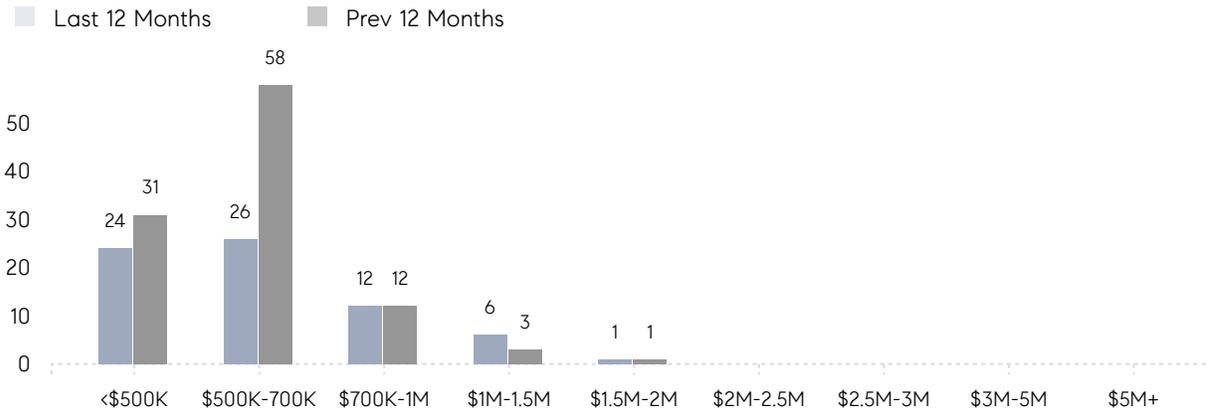
Ridgefield

MAY 2023

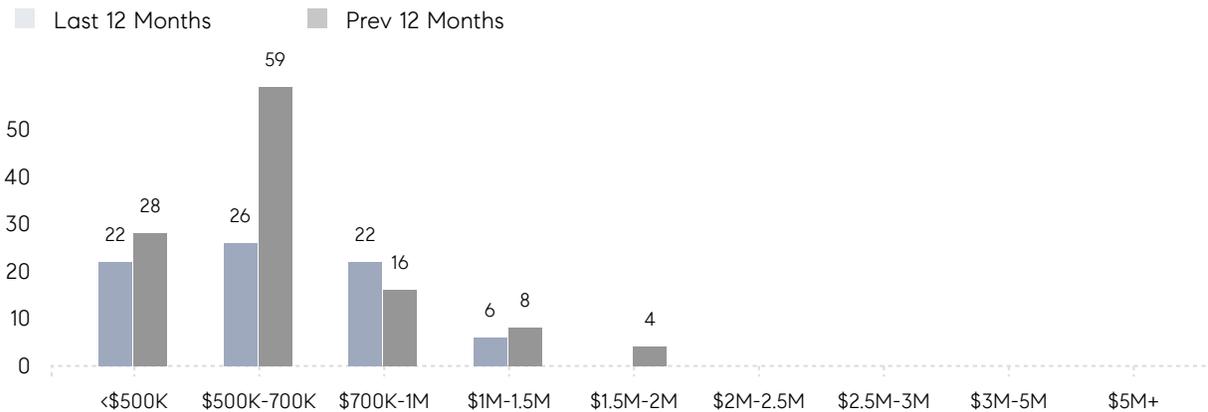
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Ridgefield Park

MAY 2023

UNDER CONTRACT

9	\$427K	\$445K
Total Properties	Average Price	Median Price
-31%	14%	-11%
Decrease From May 2022	Increase From May 2022	Decrease From May 2022

UNITS SOLD

3	\$355K	\$265K
Total Properties	Average Price	Median Price
-70%	-16%	-43%
Decrease From May 2022	Decrease From May 2022	Decrease From May 2022

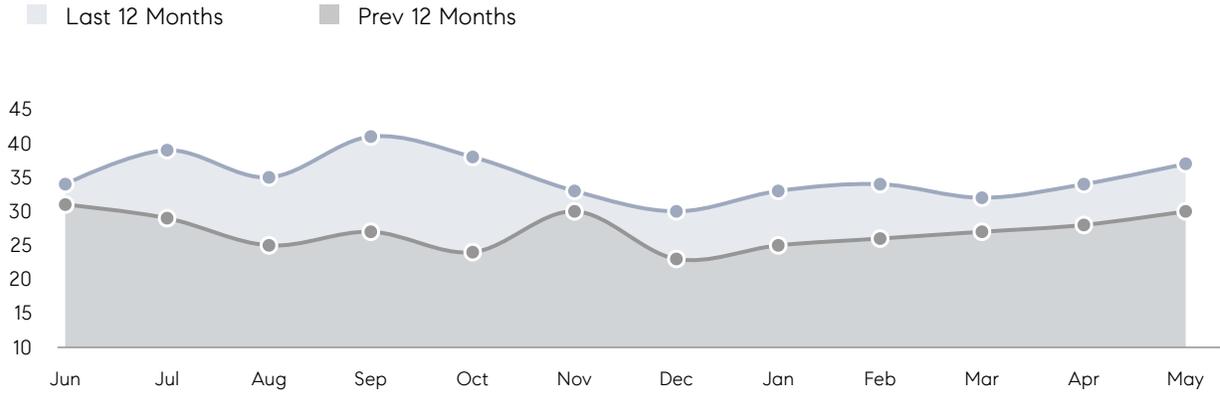
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	88	26	238%
	% OF ASKING PRICE	99%	103%	
	AVERAGE SOLD PRICE	\$355,667	\$423,750	-16.1%
	# OF CONTRACTS	9	13	-30.8%
	NEW LISTINGS	11	13	-15%
Houses	AVERAGE DOM	9	22	-59%
	% OF ASKING PRICE	97%	105%	
	AVERAGE SOLD PRICE	\$560,000	\$493,500	13%
	# OF CONTRACTS	8	8	0%
	NEW LISTINGS	9	8	13%
Condo/Co-op/TH	AVERAGE DOM	127	44	189%
	% OF ASKING PRICE	100%	93%	
	AVERAGE SOLD PRICE	\$253,500	\$144,750	75%
	# OF CONTRACTS	1	5	-80%
	NEW LISTINGS	2	5	-60%

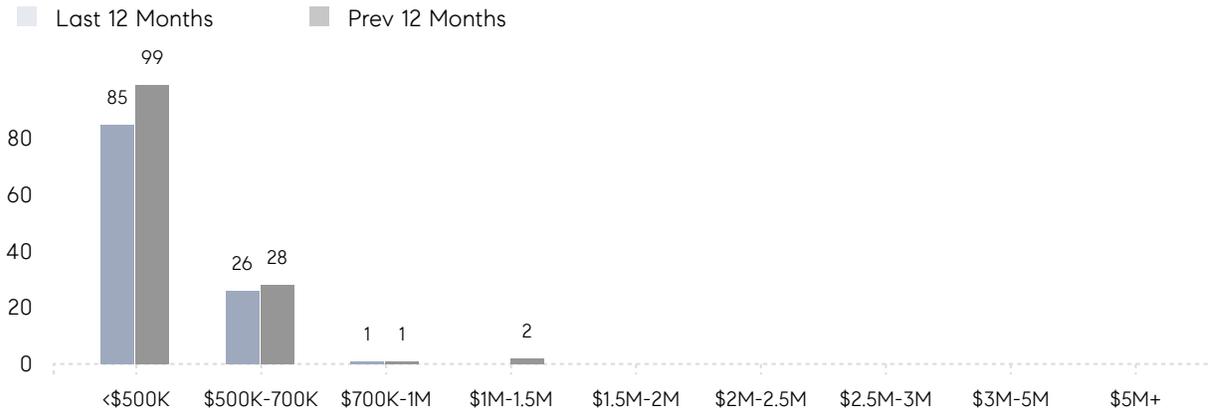
Ridgefield Park

MAY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Ridgewood

MAY 2023

UNDER CONTRACT

29
Total
Properties

\$1.2M
Average
Price

\$925K
Median
Price

-17%
Decrease From
May 2022

30%
Increase From
May 2022

4%
Increase From
May 2022

UNITS SOLD

11
Total
Properties

\$1.0M
Average
Price

\$963K
Median
Price

-69%
Decrease From
May 2022

-8%
Decrease From
May 2022

-2%
Decrease From
May 2022

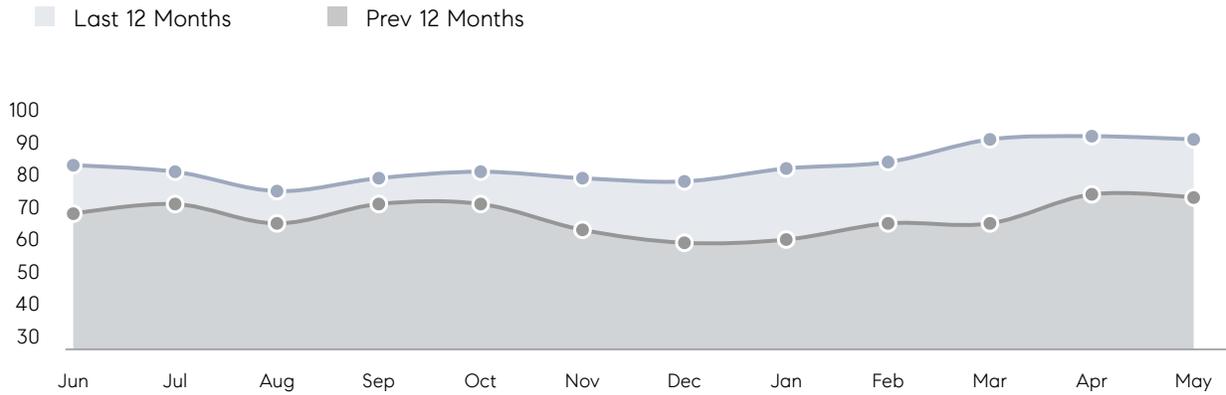
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	13	24	-46%
	% OF ASKING PRICE	106%	104%	
	AVERAGE SOLD PRICE	\$1,045,273	\$1,138,129	-8.2%
	# OF CONTRACTS	29	35	-17.1%
	NEW LISTINGS	25	35	-29%
Houses	AVERAGE DOM	13	25	-48%
	% OF ASKING PRICE	106%	105%	
	AVERAGE SOLD PRICE	\$1,045,273	\$1,182,409	-12%
	# OF CONTRACTS	29	34	-15%
	NEW LISTINGS	25	35	-29%
Condo/Co-op/TH	AVERAGE DOM	-	9	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$407,500	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	0	0%

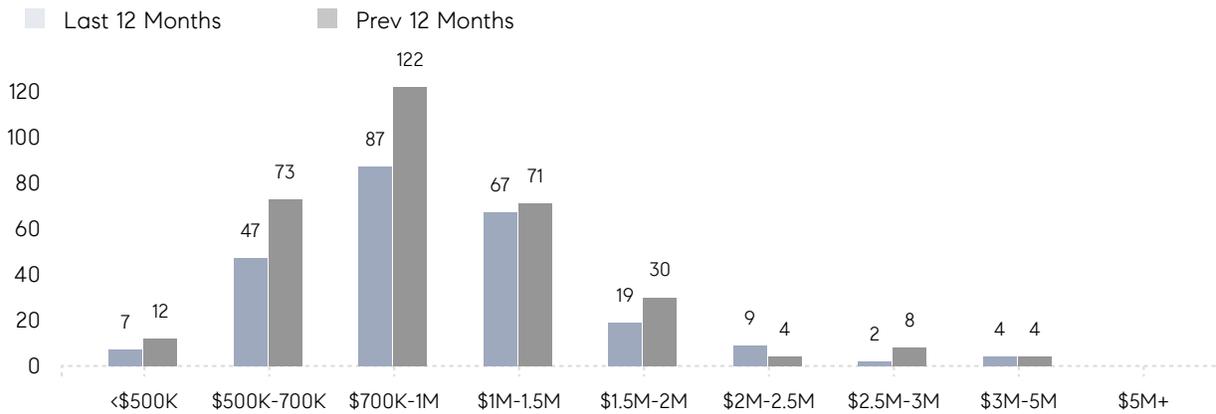
Ridgewood

MAY 2023

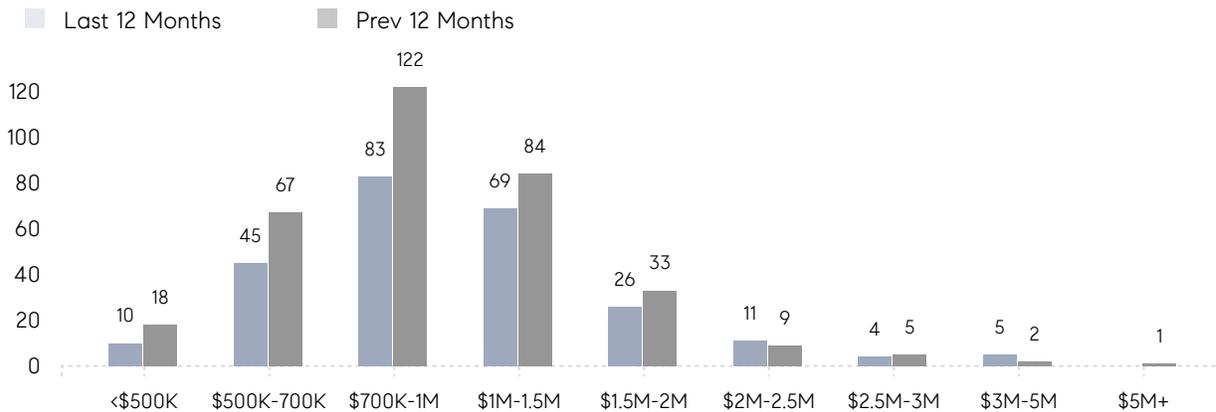
Monthly Inventory



Contracts By Price Range



Listings By Price Range



River Edge

MAY 2023

UNDER CONTRACT

15
Total
Properties

\$670K
Average
Price

\$649K
Median
Price

7%
Increase From
May 2022

5%
Increase From
May 2022

13%
Increase From
May 2022

UNITS SOLD

11
Total
Properties

\$799K
Average
Price

\$645K
Median
Price

-15%
Decrease From
May 2022

7%
Increase From
May 2022

-19%
Decrease From
May 2022

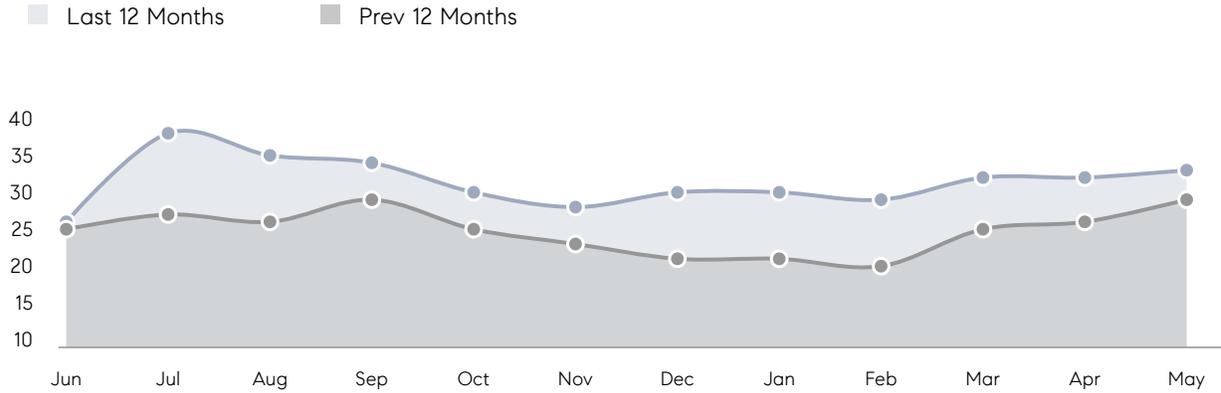
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	24	41	-41%
	% OF ASKING PRICE	104%	102%	
	AVERAGE SOLD PRICE	\$799,899	\$745,000	7.4%
	# OF CONTRACTS	15	14	7.1%
	NEW LISTINGS	13	18	-28%
Houses	AVERAGE DOM	24	41	-41%
	% OF ASKING PRICE	104%	102%	
	AVERAGE SOLD PRICE	\$799,899	\$745,000	7%
	# OF CONTRACTS	14	11	27%
	NEW LISTINGS	11	16	-31%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	2	2	0%

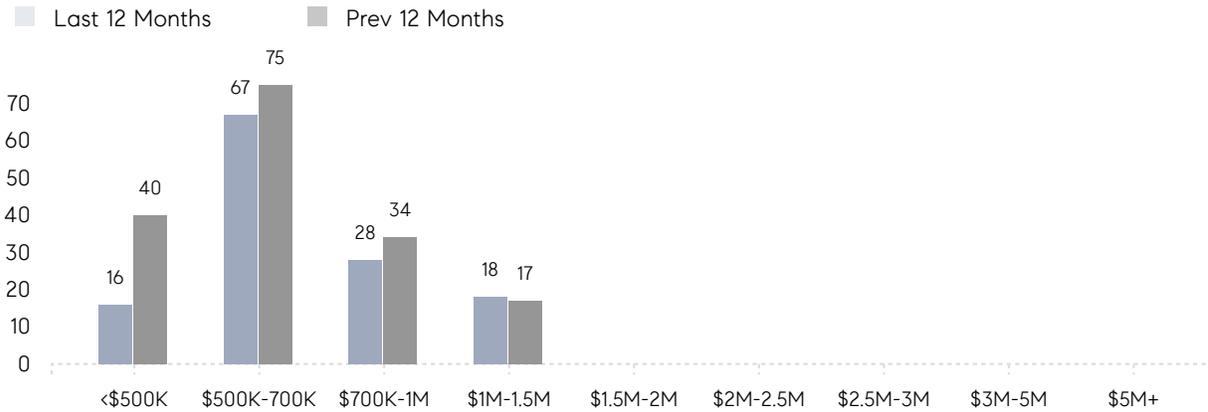
River Edge

MAY 2023

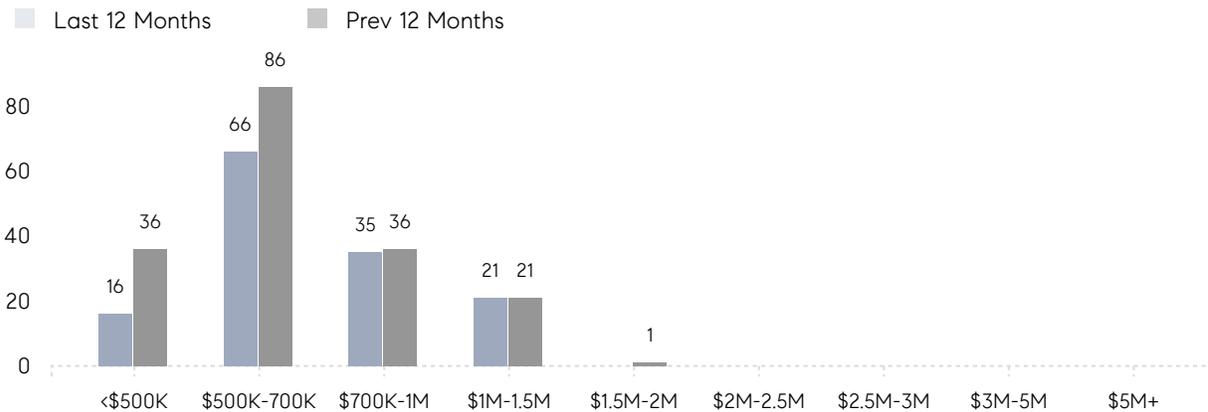
Monthly Inventory



Contracts By Price Range



Listings By Price Range



River Vale

MAY 2023

UNDER CONTRACT

9
Total
Properties

\$816K
Average
Price

\$848K
Median
Price

-55%
Decrease From
May 2022

6%
Increase From
May 2022

-1%
Change From
May 2022

UNITS SOLD

14
Total
Properties

\$771K
Average
Price

\$676K
Median
Price

8%
Increase From
May 2022

-17%
Decrease From
May 2022

-18%
Decrease From
May 2022

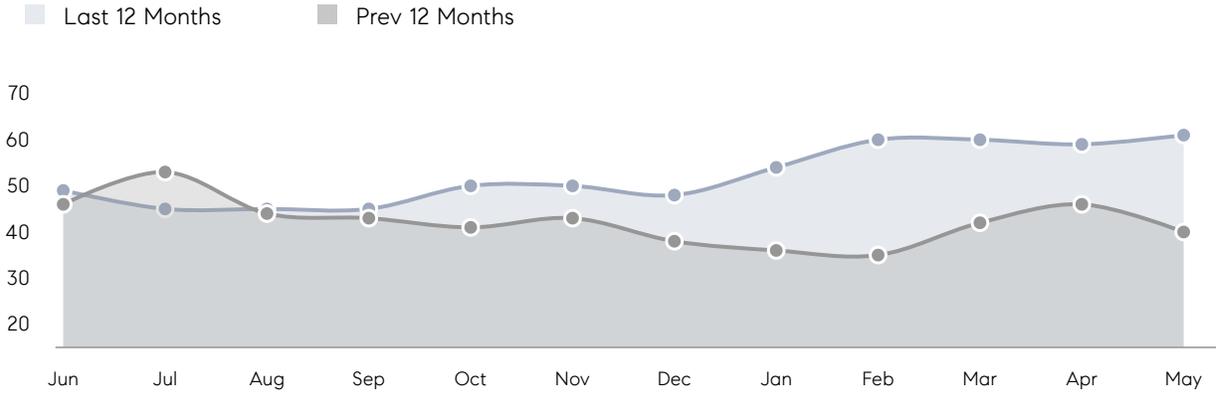
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	30	33	-9%
	% OF ASKING PRICE	100%	106%	
	AVERAGE SOLD PRICE	\$771,037	\$927,154	-16.8%
	# OF CONTRACTS	9	20	-55.0%
	NEW LISTINGS	13	11	18%
Houses	AVERAGE DOM	35	23	52%
	% OF ASKING PRICE	99%	107%	
	AVERAGE SOLD PRICE	\$779,866	\$1,012,455	-23%
	# OF CONTRACTS	8	16	-50%
	NEW LISTINGS	11	9	22%
Condo/Co-op/TH	AVERAGE DOM	12	90	-87%
	% OF ASKING PRICE	104%	100%	
	AVERAGE SOLD PRICE	\$738,665	\$458,000	61%
	# OF CONTRACTS	1	4	-75%
	NEW LISTINGS	2	2	0%

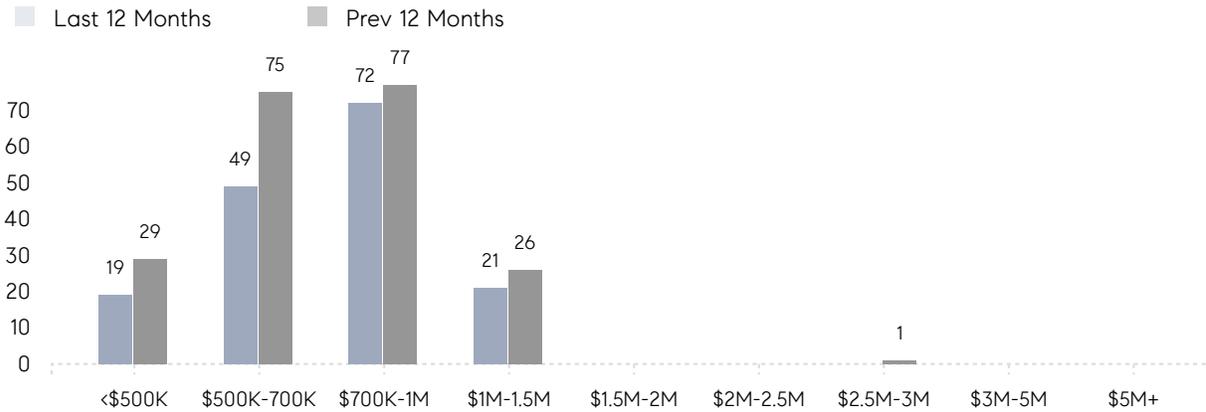
River Vale

MAY 2023

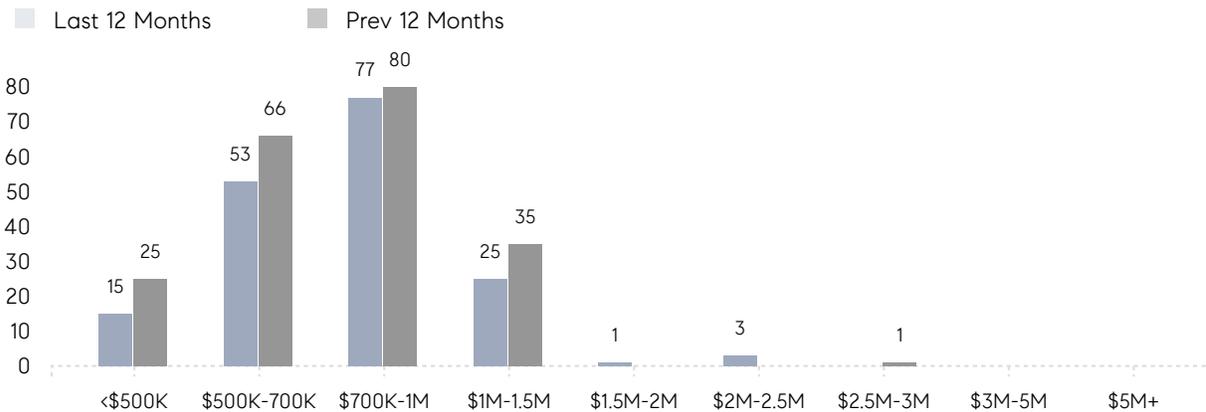
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Rochelle Park

MAY 2023

UNDER CONTRACT

5
Total
Properties

\$466K
Average
Price

\$475K
Median
Price

-37%
Decrease From
May 2022

1%
Increase From
May 2022

5%
Increase From
May 2022

UNITS SOLD

3
Total
Properties

\$507K
Average
Price

\$465K
Median
Price

-57%
Decrease From
May 2022

-2%
Decrease From
May 2022

-7%
Decrease From
May 2022

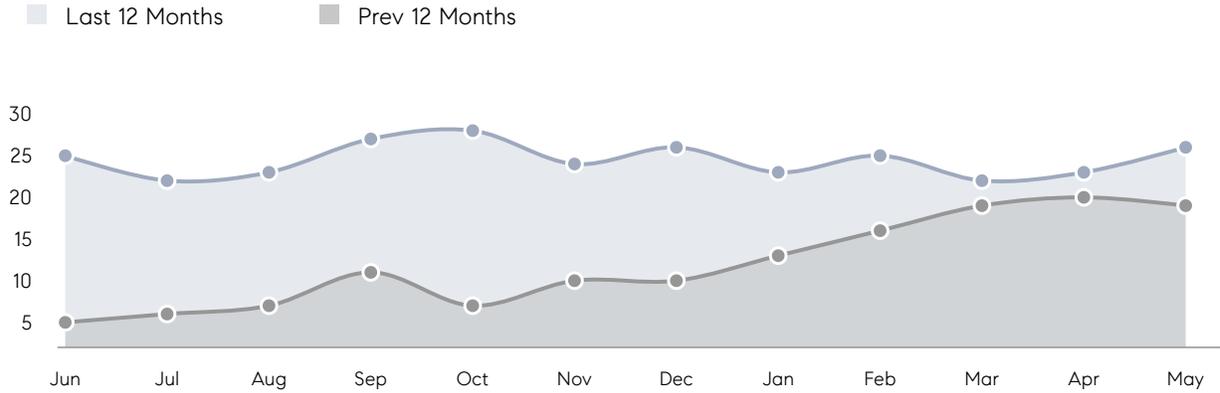
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	31	43	-28%
	% OF ASKING PRICE	105%	101%	
	AVERAGE SOLD PRICE	\$507,500	\$520,000	-2.4%
	# OF CONTRACTS	5	8	-37.5%
	NEW LISTINGS	7	9	-22%
Houses	AVERAGE DOM	31	38	-18%
	% OF ASKING PRICE	105%	103%	
	AVERAGE SOLD PRICE	\$507,500	\$541,667	-6%
	# OF CONTRACTS	5	8	-37%
	NEW LISTINGS	7	9	-22%
Condo/Co-op/TH	AVERAGE DOM	-	75	-
	% OF ASKING PRICE	-	90%	
	AVERAGE SOLD PRICE	-	\$390,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

Rochelle Park

MAY 2023

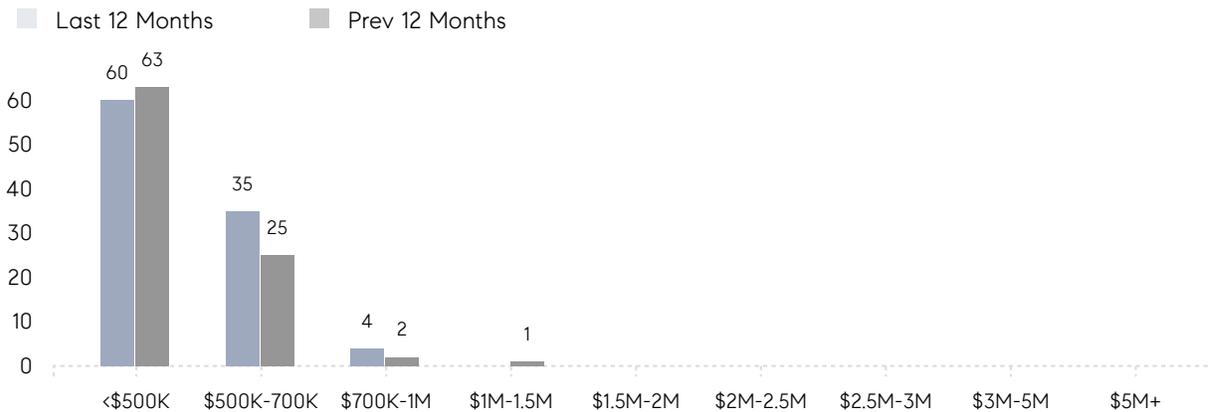
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Rutherford

MAY 2023

UNDER CONTRACT

17
Total
Properties

\$681K
Average
Price

\$649K
Median
Price

-29%
Decrease From
May 2022

20%
Increase From
May 2022

13%
Increase From
May 2022

UNITS SOLD

13
Total
Properties

\$531K
Average
Price

\$564K
Median
Price

-61%
Decrease From
May 2022

10%
Increase From
May 2022

12%
Increase From
May 2022

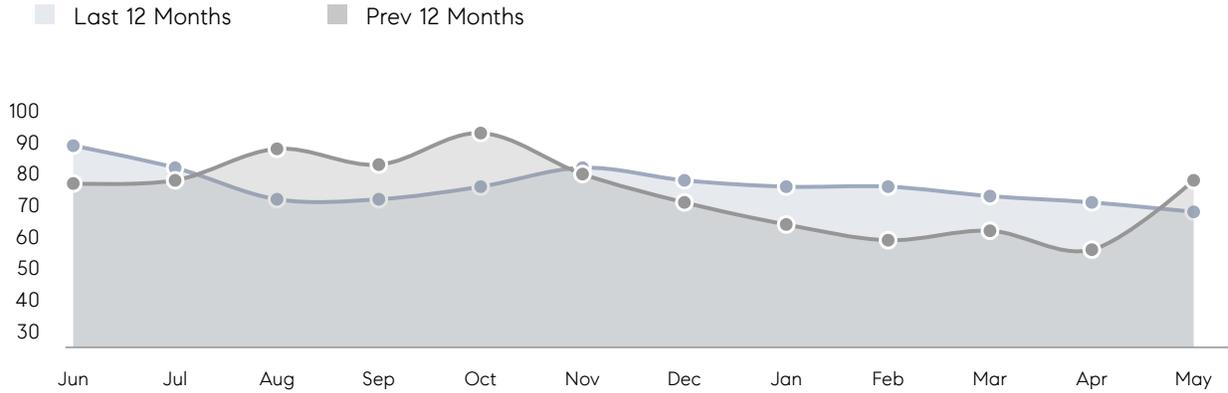
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	35	41	-15%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$531,665	\$484,179	9.8%
	# OF CONTRACTS	17	24	-29.2%
	NEW LISTINGS	16	45	-64%
Houses	AVERAGE DOM	37	48	-23%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$616,665	\$582,070	6%
	# OF CONTRACTS	12	17	-29%
	NEW LISTINGS	11	32	-66%
Condo/Co-op/TH	AVERAGE DOM	25	30	-17%
	% OF ASKING PRICE	96%	100%	
	AVERAGE SOLD PRICE	\$248,333	\$333,577	-26%
	# OF CONTRACTS	5	7	-29%
	NEW LISTINGS	5	13	-62%

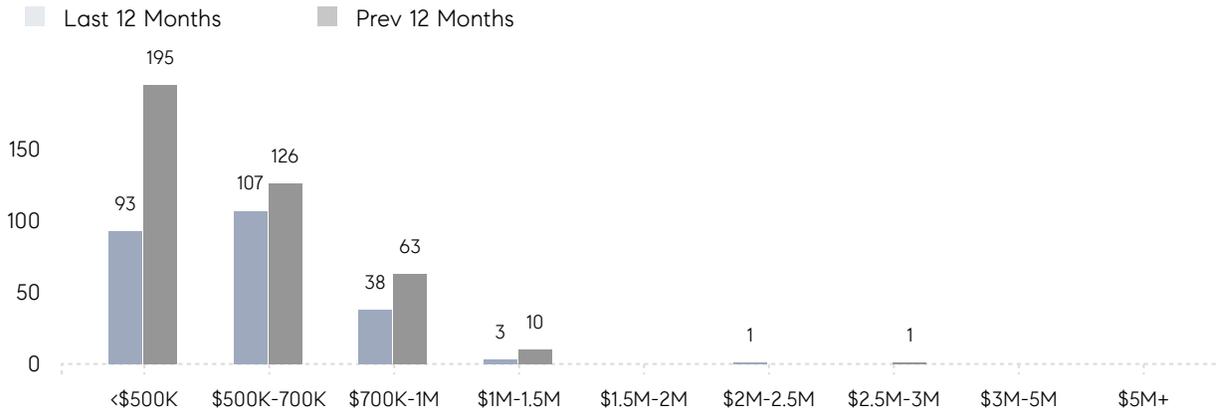
Rutherford

MAY 2023

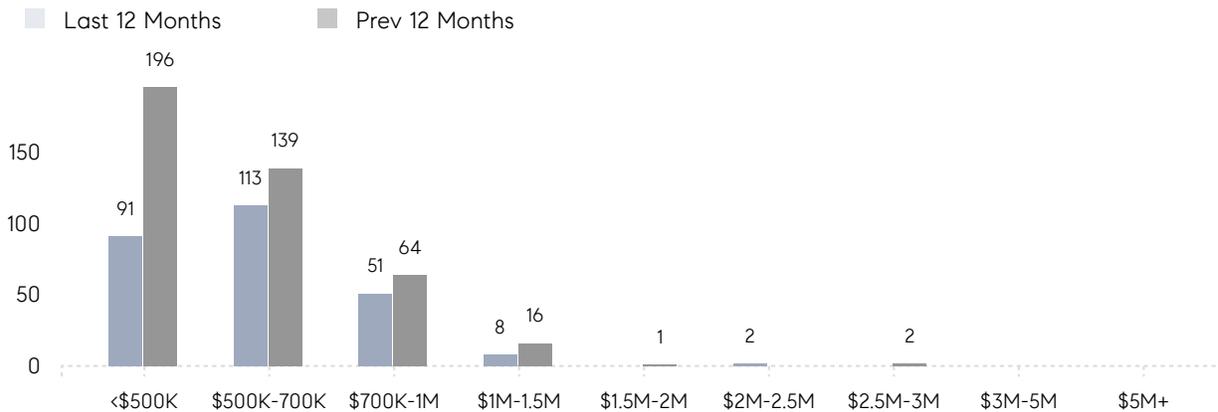
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Saddle Brook

MAY 2023

UNDER CONTRACT

13
Total
Properties

\$518K
Average
Price

\$540K
Median
Price

44%
Increase From
May 2022

-8%
Decrease From
May 2022

8%
Increase From
May 2022

UNITS SOLD

3
Total
Properties

\$506K
Average
Price

\$500K
Median
Price

-79%
Decrease From
May 2022

1%
Change From
May 2022

4%
Increase From
May 2022

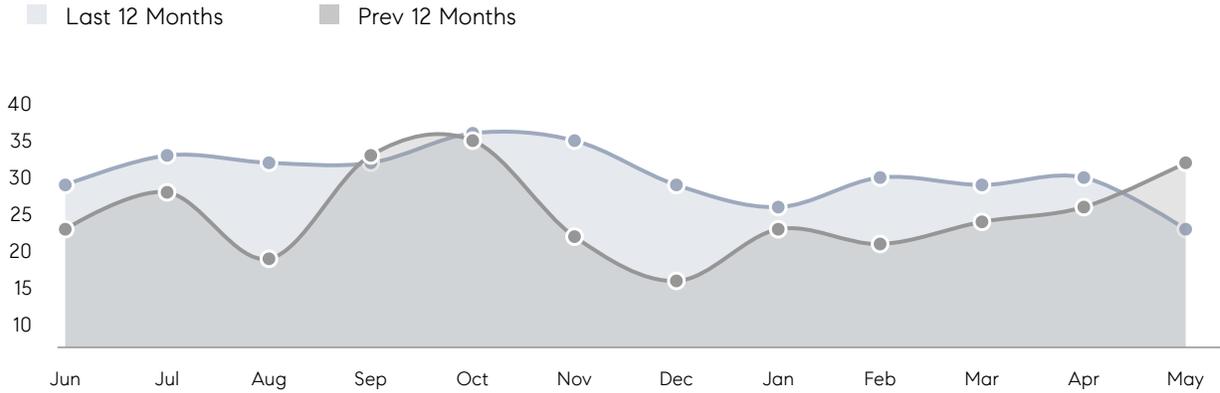
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	23	31	-26%
	% OF ASKING PRICE	106%	102%	
	AVERAGE SOLD PRICE	\$506,333	\$502,000	0.9%
	# OF CONTRACTS	13	9	44.4%
	NEW LISTINGS	5	15	-67%
Houses	AVERAGE DOM	23	28	-18%
	% OF ASKING PRICE	106%	102%	
	AVERAGE SOLD PRICE	\$506,333	\$514,846	-2%
	# OF CONTRACTS	10	8	25%
	NEW LISTINGS	5	14	-64%
Condo/Co-op/TH	AVERAGE DOM	-	77	-
	% OF ASKING PRICE	-	105%	
	AVERAGE SOLD PRICE	-	\$335,000	-
	# OF CONTRACTS	3	1	200%
	NEW LISTINGS	0	1	0%

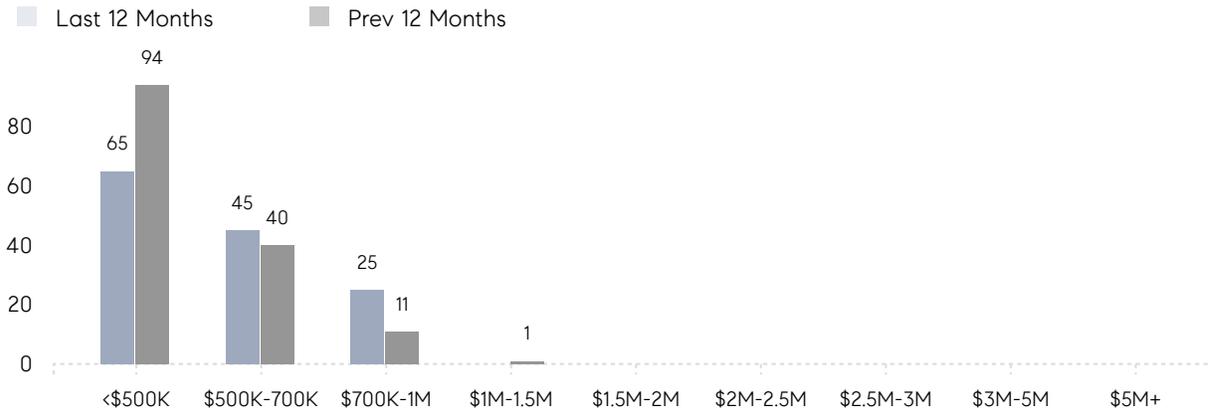
Saddle Brook

MAY 2023

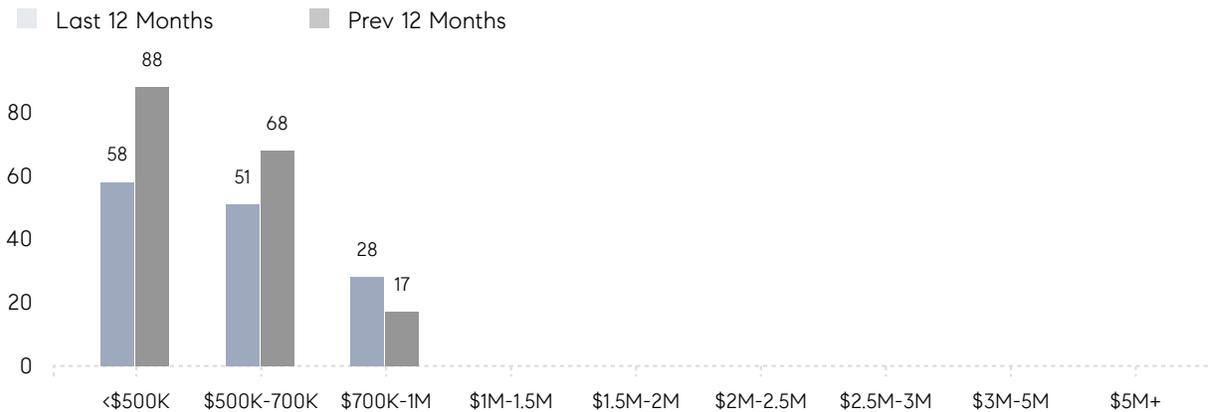
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Saddle River

MAY 2023

UNDER CONTRACT

11	\$2.2M	\$1.8M
Total Properties	Average Price	Median Price
83%	-45%	-39%
Increase From May 2022	Decrease From May 2022	Decrease From May 2022

UNITS SOLD

3	\$2.4M	\$2.6M
Total Properties	Average Price	Median Price
50%	5%	12%
Increase From May 2022	Increase From May 2022	Increase From May 2022

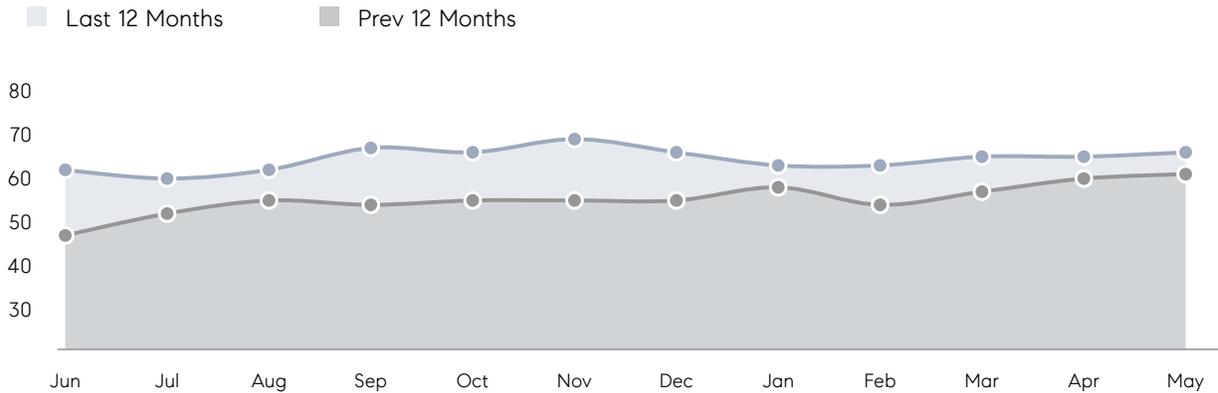
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	109	4	2,625%
	% OF ASKING PRICE	93%	95%	
	AVERAGE SOLD PRICE	\$2,430,000	\$2,325,000	4.5%
	# OF CONTRACTS	11	6	83.3%
	NEW LISTINGS	10	7	43%
Houses	AVERAGE DOM	109	4	2,625%
	% OF ASKING PRICE	93%	95%	
	AVERAGE SOLD PRICE	\$2,430,000	\$2,325,000	5%
	# OF CONTRACTS	11	6	83%
	NEW LISTINGS	9	7	29%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	0	0%

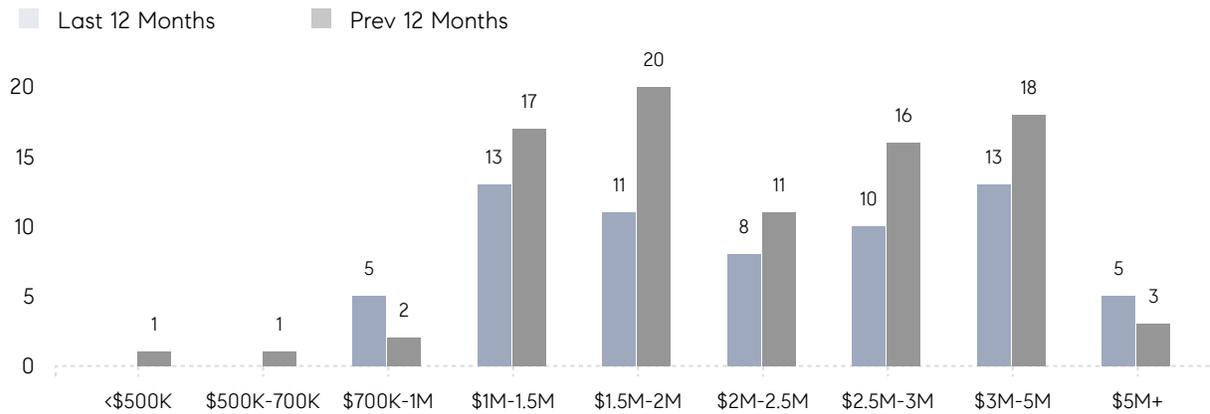
Saddle River

MAY 2023

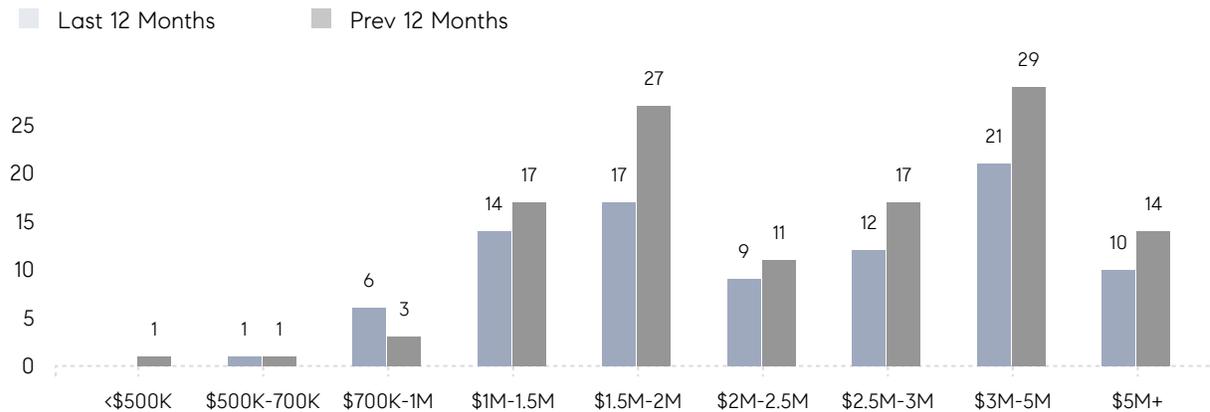
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Teaneck

MAY 2023

UNDER CONTRACT

32
Total
Properties

\$583K
Average
Price

\$549K
Median
Price

-29%
Decrease From
May 2022

2%
Increase From
May 2022

10%
Increase From
May 2022

UNITS SOLD

21
Total
Properties

\$613K
Average
Price

\$512K
Median
Price

-43%
Decrease From
May 2022

14%
Increase From
May 2022

-4%
Decrease From
May 2022

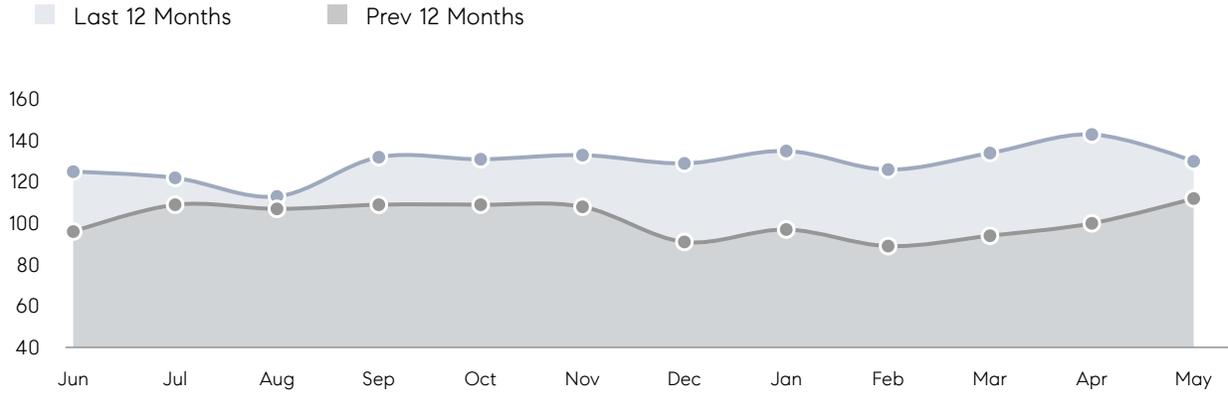
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	36	43	-16%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$613,667	\$537,108	14.3%
	# OF CONTRACTS	32	45	-28.9%
	NEW LISTINGS	23	57	-60%
Houses	AVERAGE DOM	38	32	19%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$682,765	\$582,625	17%
	# OF CONTRACTS	27	32	-16%
	NEW LISTINGS	19	45	-58%
Condo/Co-op/TH	AVERAGE DOM	26	119	-78%
	% OF ASKING PRICE	102%	97%	
	AVERAGE SOLD PRICE	\$320,000	\$245,800	30%
	# OF CONTRACTS	5	13	-62%
	NEW LISTINGS	4	12	-67%

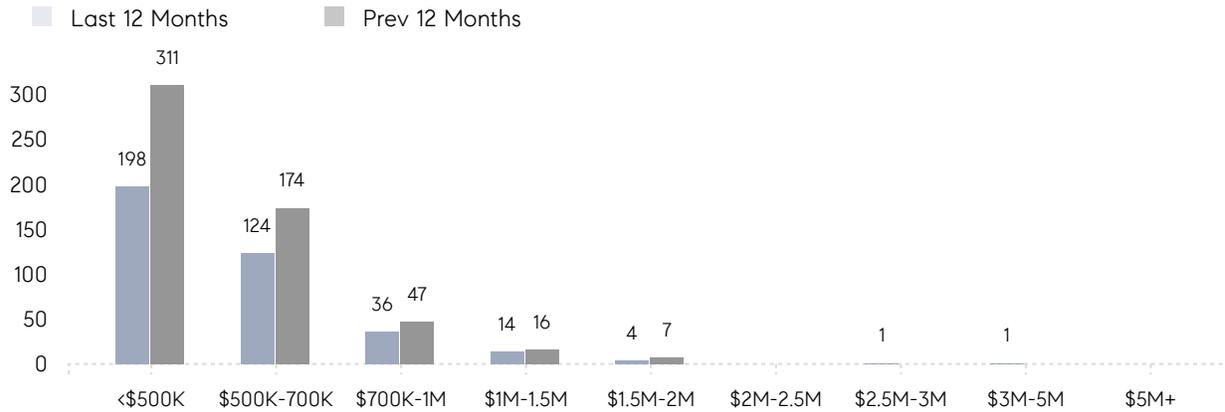
Teaneck

MAY 2023

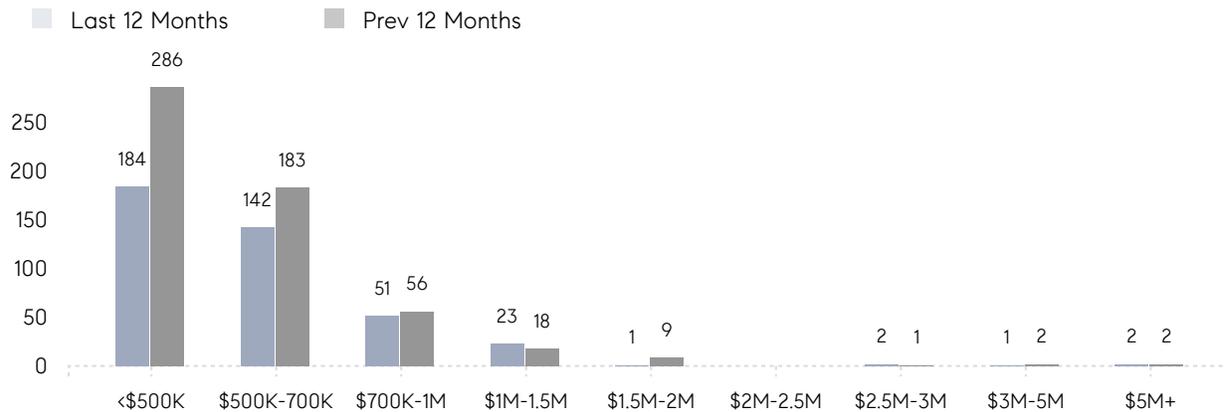
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Tenafly

MAY 2023

UNDER CONTRACT

21
Total
Properties

\$1.2M
Average
Price

\$850K
Median
Price

-5%
Decrease From
May 2022

-5%
Decrease From
May 2022

-24%
Decrease From
May 2022

UNITS SOLD

13
Total
Properties

\$1.6M
Average
Price

\$985K
Median
Price

-32%
Decrease From
May 2022

19%
Increase From
May 2022

-10%
Decrease From
May 2022

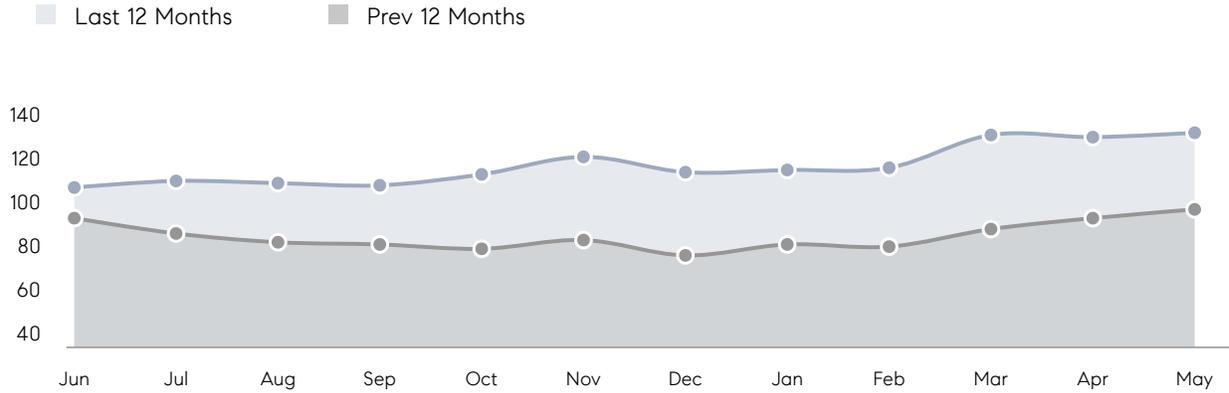
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	30	45	-33%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$1,631,923	\$1,368,474	19.3%
	# OF CONTRACTS	21	22	-4.5%
	NEW LISTINGS	23	29	-21%
Houses	AVERAGE DOM	25	45	-44%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$1,863,636	\$1,502,353	24%
	# OF CONTRACTS	20	18	11%
	NEW LISTINGS	20	22	-9%
Condo/Co-op/TH	AVERAGE DOM	56	46	22%
	% OF ASKING PRICE	106%	97%	
	AVERAGE SOLD PRICE	\$357,500	\$230,500	55%
	# OF CONTRACTS	1	4	-75%
	NEW LISTINGS	3	7	-57%

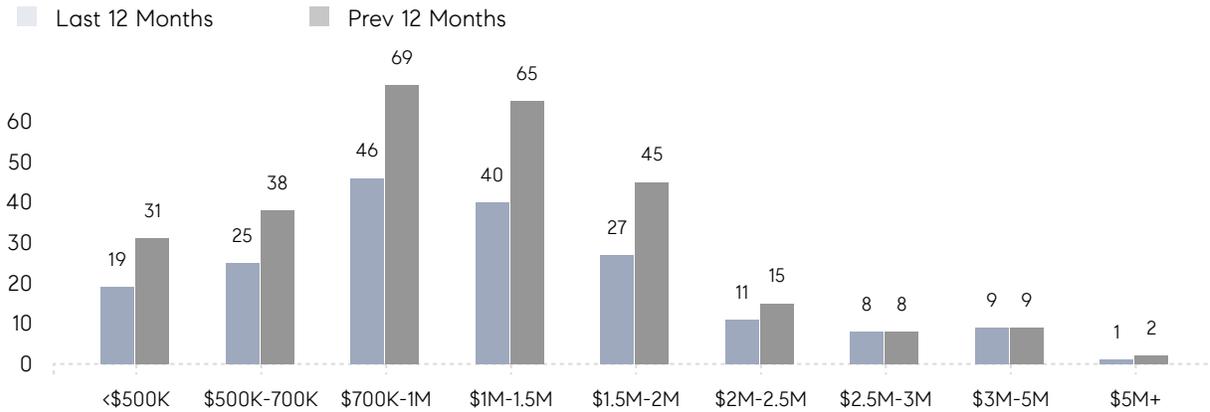
Tenaflly

MAY 2023

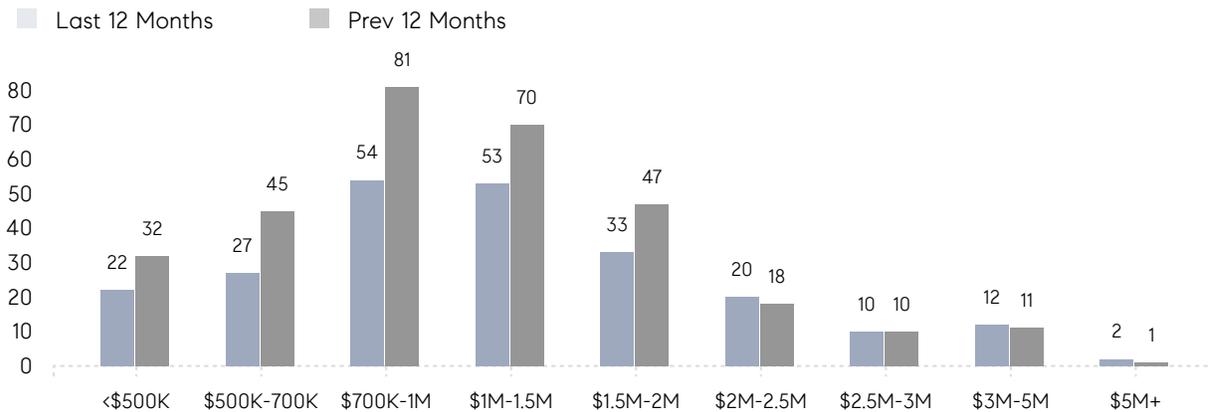
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Upper Saddle River

MAY 2023

UNDER CONTRACT

12	\$1.2M	\$1.2M
Total Properties	Average Price	Median Price
-33%	-4%	4%
Decrease From May 2022	Decrease From May 2022	Increase From May 2022

UNITS SOLD

13	\$1.0M	\$1.0M
Total Properties	Average Price	Median Price
-7%	-18%	-3%
Decrease From May 2022	Decrease From May 2022	Decrease From May 2022

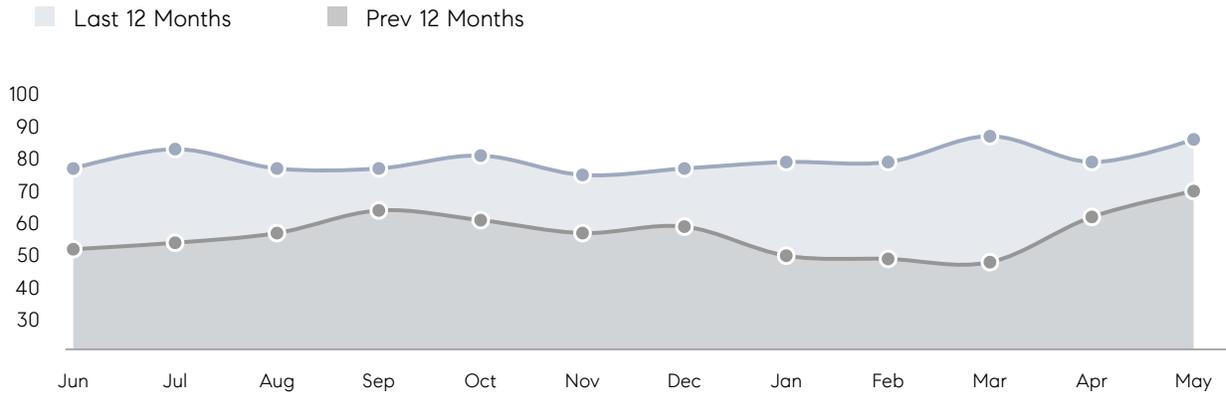
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	61	38	61%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$1,074,004	\$1,317,215	-18.5%
	# OF CONTRACTS	12	18	-33.3%
	NEW LISTINGS	21	31	-32%
Houses	AVERAGE DOM	55	61	-10%
	% OF ASKING PRICE	98%	101%	
	AVERAGE SOLD PRICE	\$1,082,011	\$1,599,858	-32%
	# OF CONTRACTS	9	15	-40%
	NEW LISTINGS	8	27	-70%
Condo/Co-op/TH	AVERAGE DOM	68	9	656%
	% OF ASKING PRICE	105%	104%	
	AVERAGE SOLD PRICE	\$1,064,662	\$940,357	13%
	# OF CONTRACTS	3	3	0%
	NEW LISTINGS	13	4	225%

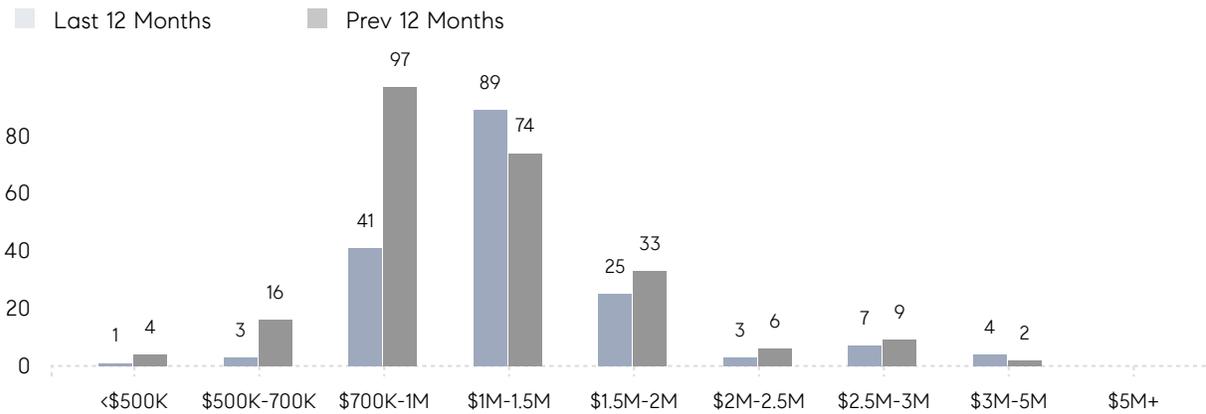
Upper Saddle River

MAY 2023

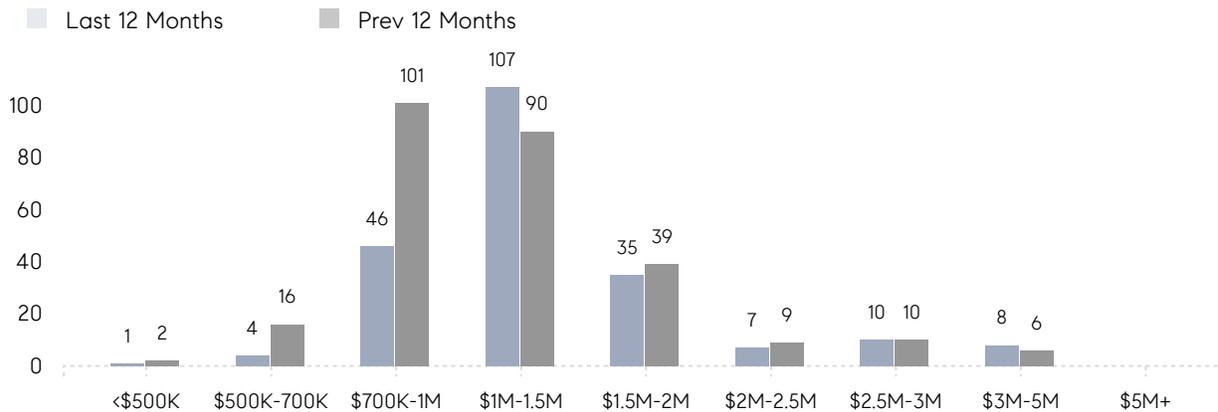
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Waldwick

MAY 2023

UNDER CONTRACT

16	\$539K	\$537K
Total Properties	Average Price	Median Price
-11%	-8%	-4%
Decrease From May 2022	Decrease From May 2022	Decrease From May 2022

UNITS SOLD

9	\$612K	\$616K
Total Properties	Average Price	Median Price
-25%	19%	18%
Decrease From May 2022	Increase From May 2022	Increase From May 2022

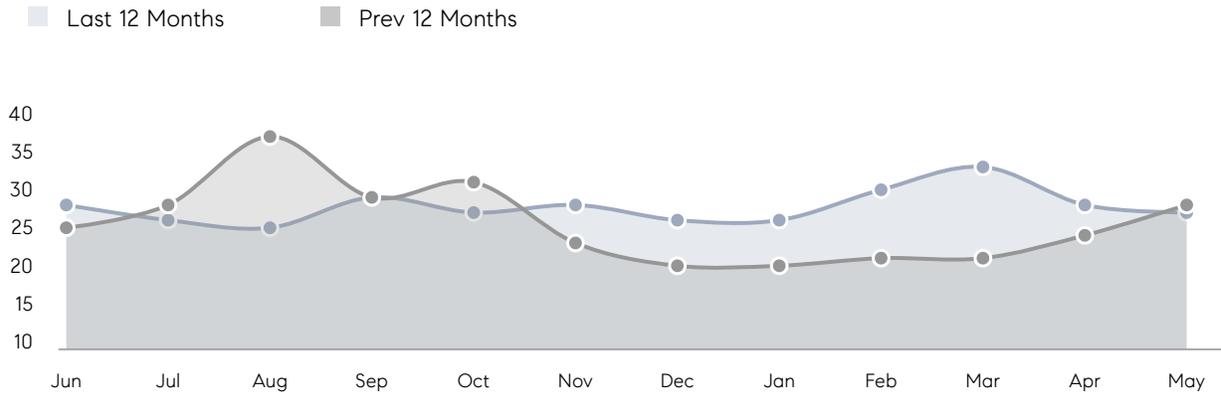
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	15	15	0%
	% OF ASKING PRICE	106%	108%	
	AVERAGE SOLD PRICE	\$612,667	\$513,875	19.2%
	# OF CONTRACTS	16	18	-11.1%
	NEW LISTINGS	17	22	-23%
Houses	AVERAGE DOM	19	15	27%
	% OF ASKING PRICE	107%	108%	
	AVERAGE SOLD PRICE	\$623,833	\$513,875	21%
	# OF CONTRACTS	11	16	-31%
	NEW LISTINGS	12	22	-45%
Condo/Co-op/TH	AVERAGE DOM	8	-	-
	% OF ASKING PRICE	102%	-	
	AVERAGE SOLD PRICE	\$590,333	-	-
	# OF CONTRACTS	5	2	150%
	NEW LISTINGS	5	0	0%

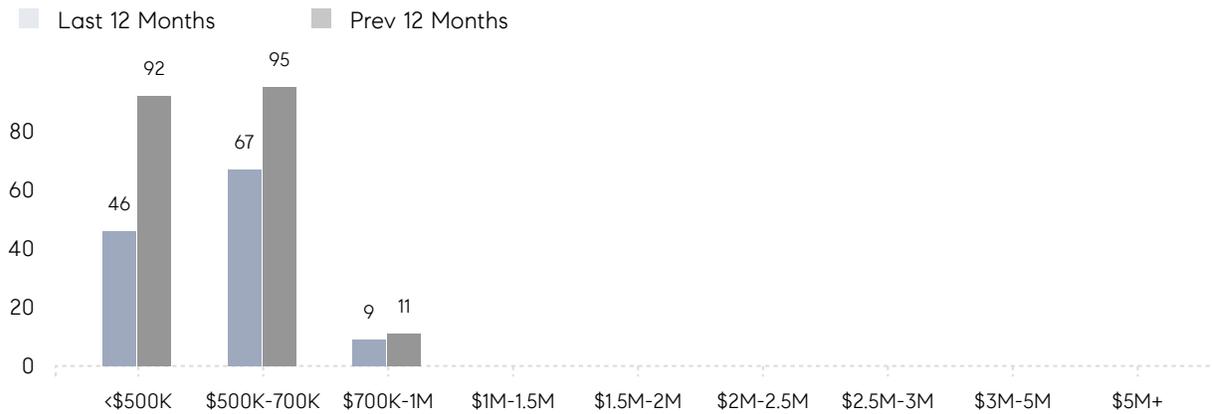
Waldwick

MAY 2023

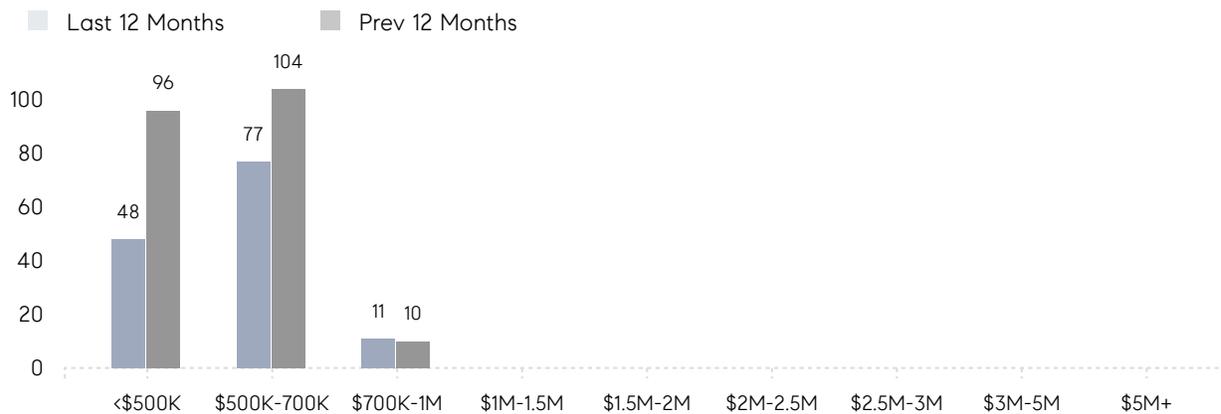
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Wallington

MAY 2023

UNDER CONTRACT

2
Total
Properties

\$424K
Average
Price

\$424K
Median
Price

0%
Change From
May 2022

–
Change From
May 2022

–
Change From
May 2022

UNITS SOLD

2
Total
Properties

\$537K
Average
Price

\$537K
Median
Price

0%
Change From
May 2022

-10%
Decrease From
May 2022

-10%
Decrease From
May 2022

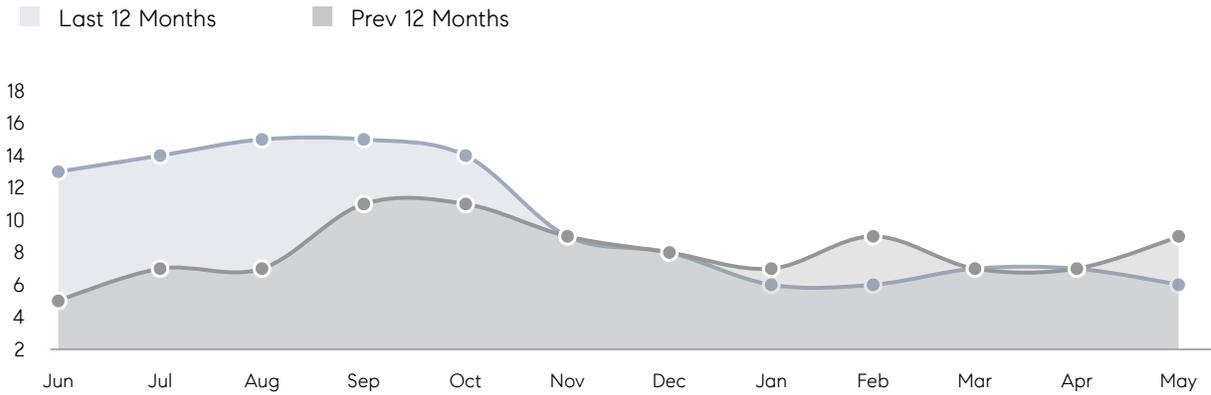
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	18	19	-5%
	% OF ASKING PRICE	98%	110%	
	AVERAGE SOLD PRICE	\$537,500	\$600,000	-10.4%
	# OF CONTRACTS	2	0	0.0%
	NEW LISTINGS	1	3	-67%
Houses	AVERAGE DOM	18	19	-5%
	% OF ASKING PRICE	98%	110%	
	AVERAGE SOLD PRICE	\$537,500	\$600,000	-10%
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	1	3	-67%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

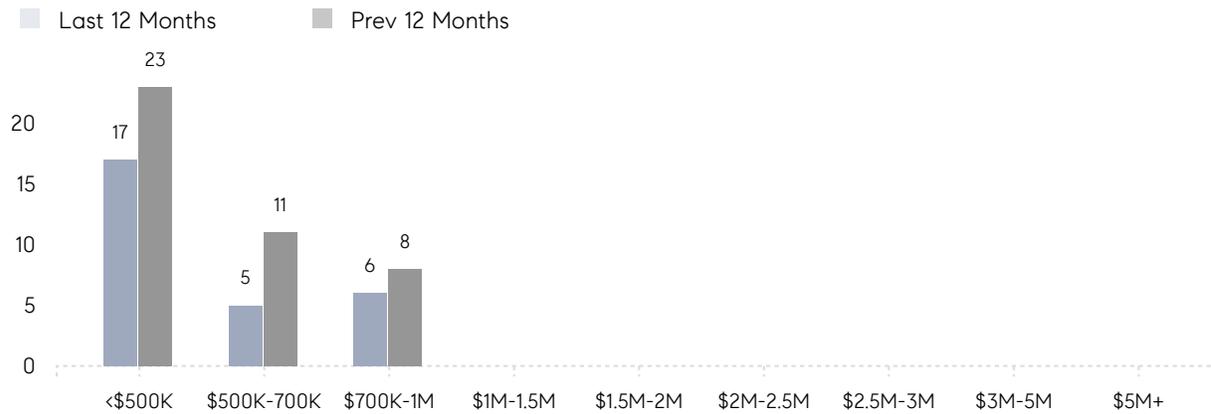
Wallington

MAY 2023

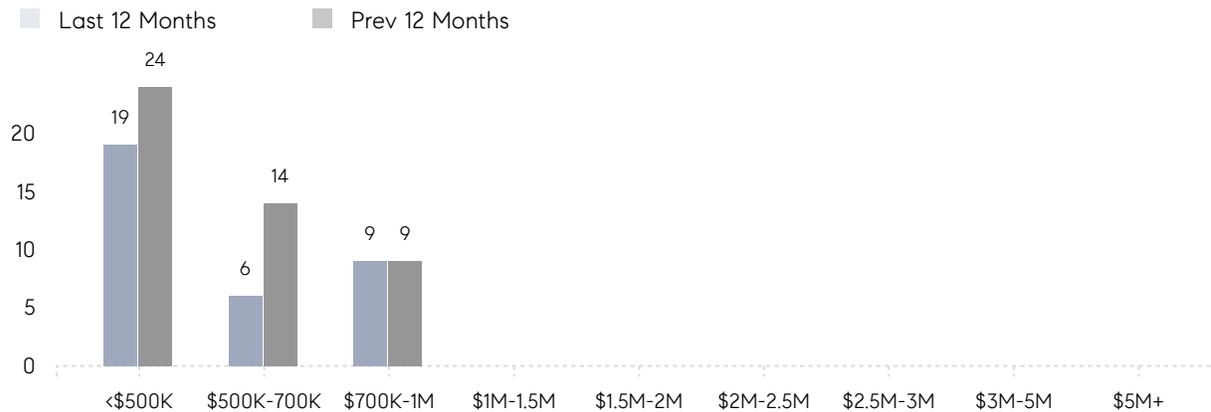
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Washington Township

MAY 2023

UNDER CONTRACT

10	\$700K	\$583K
Total Properties	Average Price	Median Price
-47%	6%	-3%
Decrease From May 2022	Increase From May 2022	Decrease From May 2022

UNITS SOLD

9	\$594K	\$550K
Total Properties	Average Price	Median Price
-25%	-1%	-8%
Decrease From May 2022	Change From May 2022	Decrease From May 2022

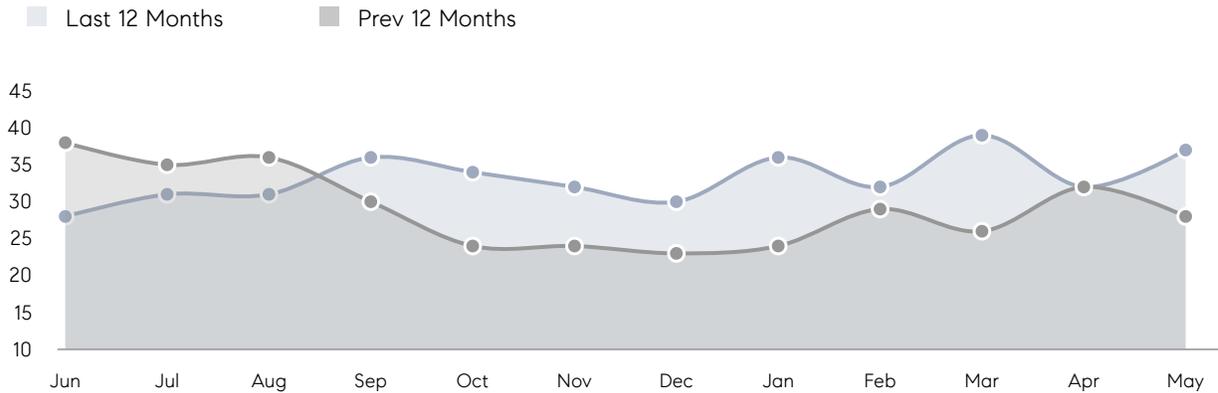
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	29	32	-9%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$594,000	\$597,333	-0.6%
	# OF CONTRACTS	10	19	-47.4%
	NEW LISTINGS	15	15	0%
Houses	AVERAGE DOM	22	31	-29%
	% OF ASKING PRICE	107%	103%	
	AVERAGE SOLD PRICE	\$658,667	\$633,286	4%
	# OF CONTRACTS	7	17	-59%
	NEW LISTINGS	13	13	0%
Condo/Co-op/TH	AVERAGE DOM	42	34	24%
	% OF ASKING PRICE	93%	99%	
	AVERAGE SOLD PRICE	\$464,667	\$547,000	-15%
	# OF CONTRACTS	3	2	50%
	NEW LISTINGS	2	2	0%

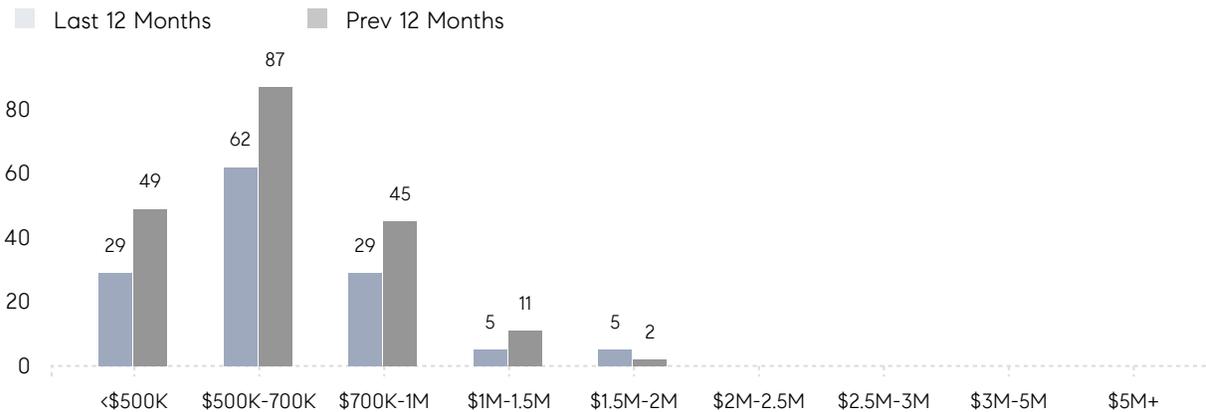
Washington Township

MAY 2023

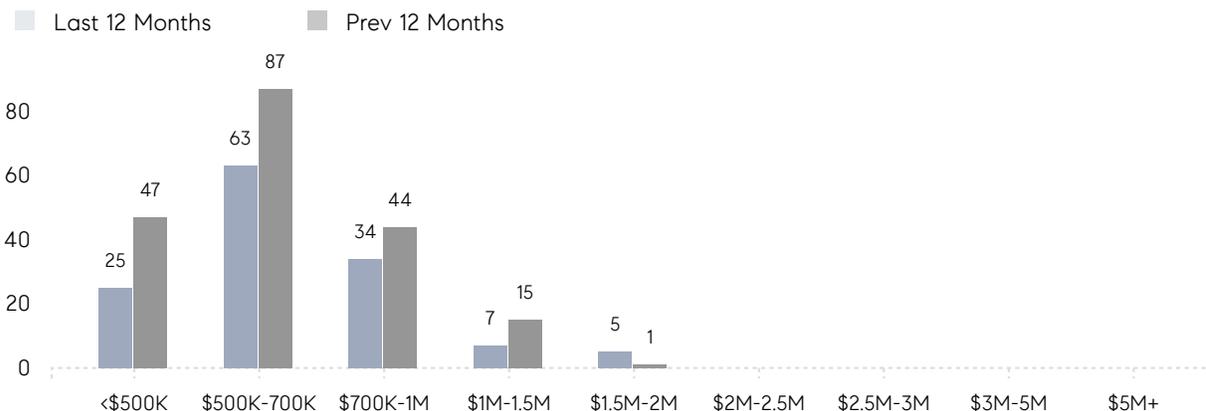
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Westwood

MAY 2023

UNDER CONTRACT

8
Total
Properties

\$665K
Average
Price

\$574K
Median
Price

-38%
Decrease From
May 2022

20%
Increase From
May 2022

7%
Increase From
May 2022

UNITS SOLD

7
Total
Properties

\$585K
Average
Price

\$615K
Median
Price

-12%
Decrease From
May 2022

3%
Increase From
May 2022

4%
Increase From
May 2022

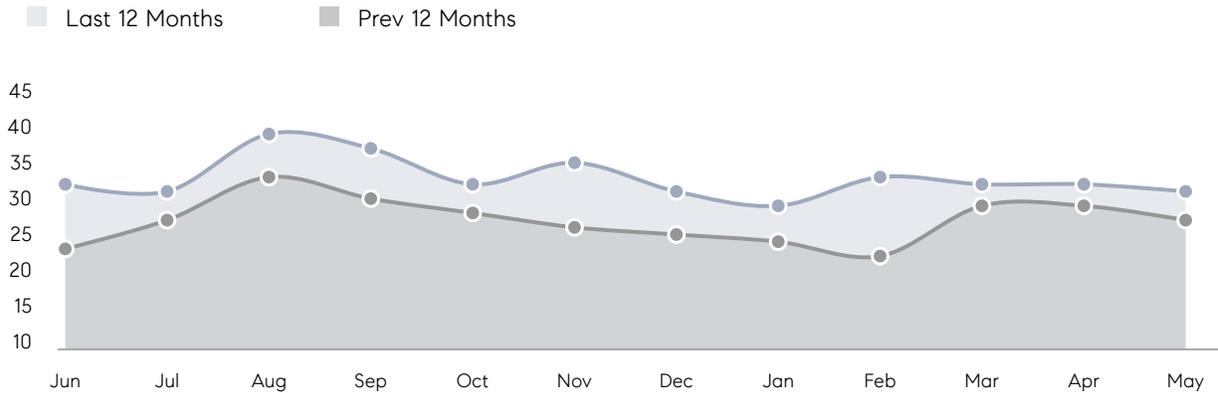
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	12	15	-20%
	% OF ASKING PRICE	107%	107%	
	AVERAGE SOLD PRICE	\$585,286	\$567,750	3.1%
	# OF CONTRACTS	8	13	-38.5%
	NEW LISTINGS	8	11	-27%
Houses	AVERAGE DOM	13	15	-13%
	% OF ASKING PRICE	107%	107%	
	AVERAGE SOLD PRICE	\$638,667	\$567,750	12%
	# OF CONTRACTS	7	13	-46%
	NEW LISTINGS	7	10	-30%
Condo/Co-op/TH	AVERAGE DOM	8	-	-
	% OF ASKING PRICE	106%	-	
	AVERAGE SOLD PRICE	\$265,000	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	1	0%

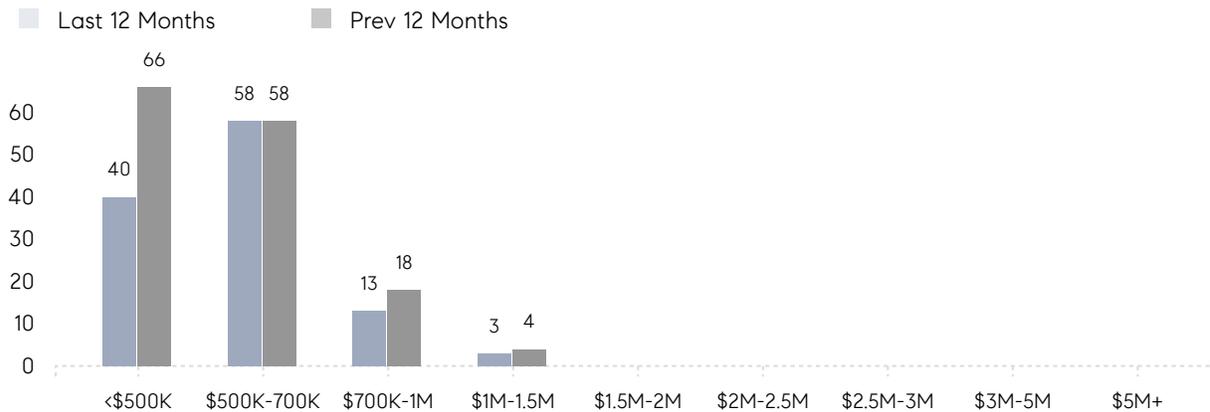
Westwood

MAY 2023

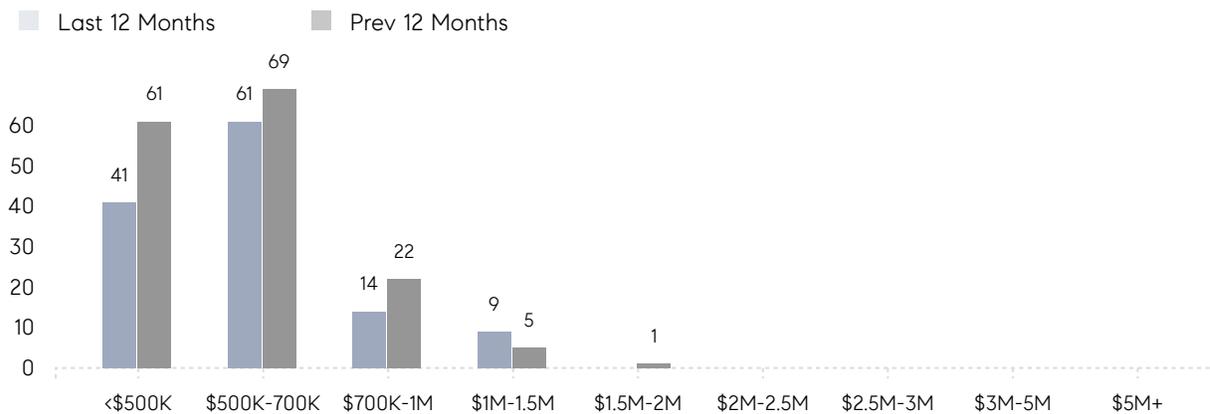
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Woodcliff Lake

MAY 2023

UNDER CONTRACT

9
Total
Properties

\$1.2M
Average
Price

\$1.2M
Median
Price

80%
Increase From
May 2022

11%
Increase From
May 2022

35%
Increase From
May 2022

UNITS SOLD

5
Total
Properties

\$1.1M
Average
Price

\$1.0M
Median
Price

-50%
Decrease From
May 2022

6%
Increase From
May 2022

12%
Increase From
May 2022

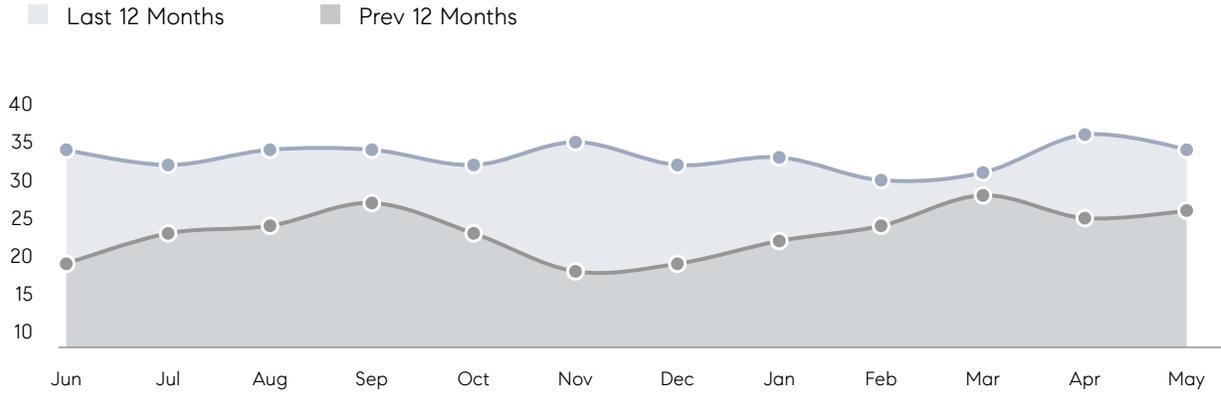
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	19	19	0%
	% OF ASKING PRICE	105%	105%	
	AVERAGE SOLD PRICE	\$1,159,800	\$1,093,100	6.1%
	# OF CONTRACTS	9	5	80.0%
	NEW LISTINGS	7	6	17%
Houses	AVERAGE DOM	19	19	0%
	% OF ASKING PRICE	105%	105%	
	AVERAGE SOLD PRICE	\$1,159,800	\$1,093,100	6%
	# OF CONTRACTS	8	4	100%
	NEW LISTINGS	7	4	75%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	0	2	0%

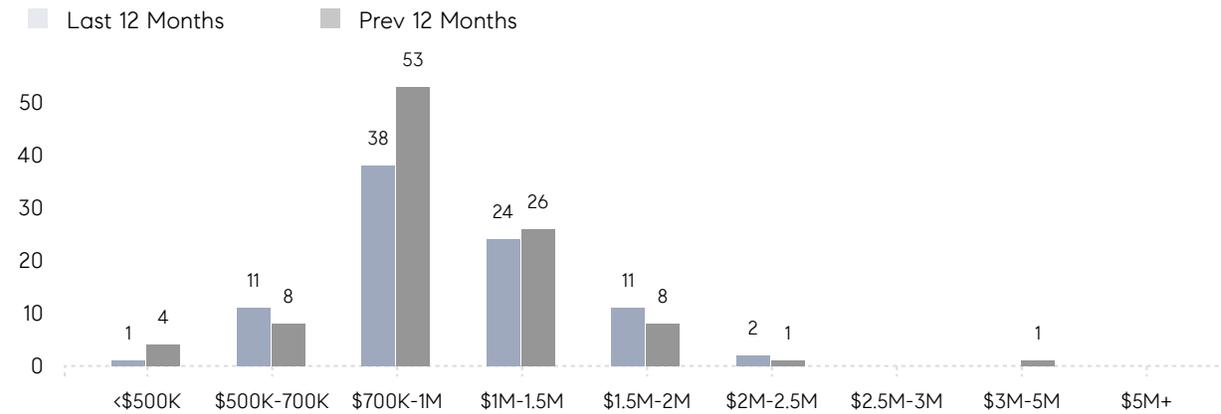
Woodcliff Lake

MAY 2023

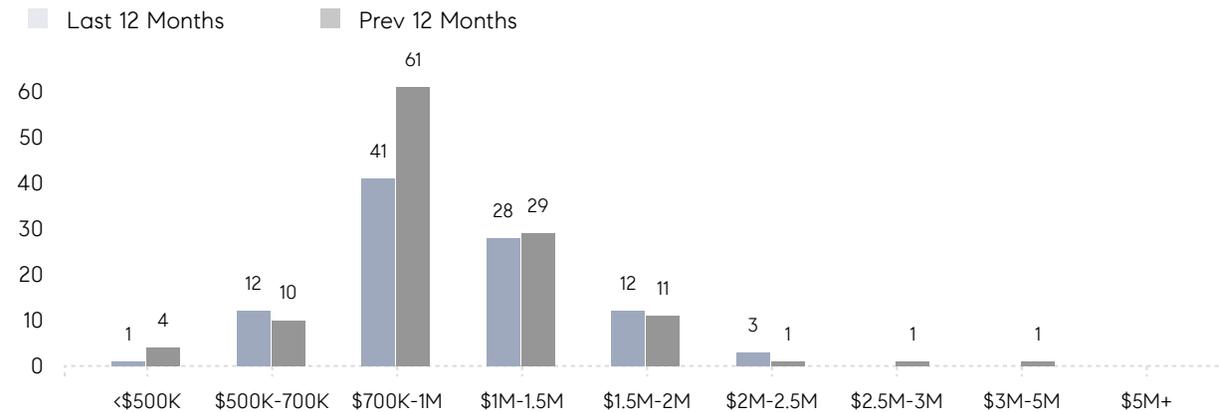
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Wood-Ridge

MAY 2023

UNDER CONTRACT

8	\$513K	\$512K
Total Properties	Average Price	Median Price
-62%	-12%	-8%
Decrease From May 2022	Decrease From May 2022	Decrease From May 2022

UNITS SOLD

7	\$605K	\$549K
Total Properties	Average Price	Median Price
-42%	0%	-15%
Decrease From May 2022	Change From May 2022	Decrease From May 2022

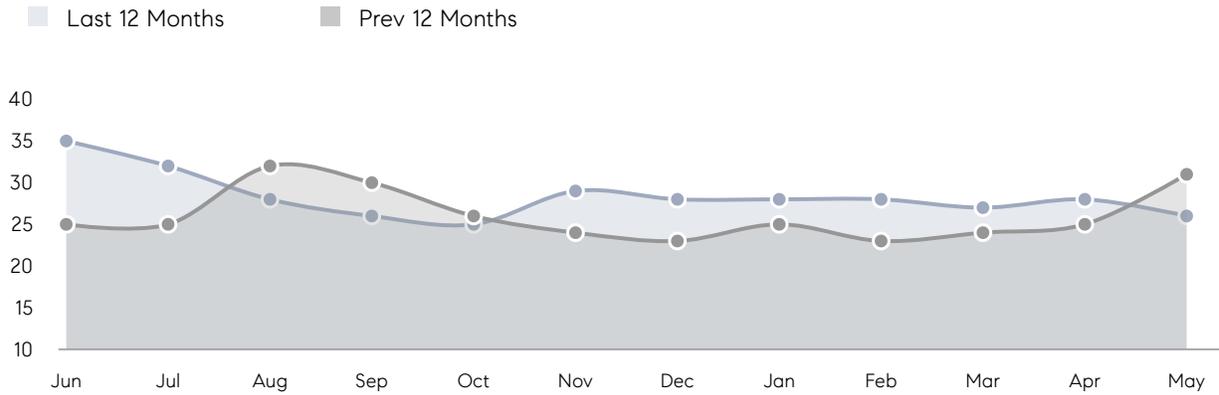
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	12	74	-84%
	% OF ASKING PRICE	101%	104%	
	AVERAGE SOLD PRICE	\$605,214	\$606,971	-0.3%
	# OF CONTRACTS	8	21	-61.9%
	NEW LISTINGS	7	24	-71%
Houses	AVERAGE DOM	13	16	-19%
	% OF ASKING PRICE	102%	104%	
	AVERAGE SOLD PRICE	\$621,000	\$558,667	11%
	# OF CONTRACTS	3	14	-79%
	NEW LISTINGS	1	15	-93%
Condo/Co-op/TH	AVERAGE DOM	12	93	-87%
	% OF ASKING PRICE	101%	104%	
	AVERAGE SOLD PRICE	\$593,375	\$623,073	-5%
	# OF CONTRACTS	5	7	-29%
	NEW LISTINGS	6	9	-33%

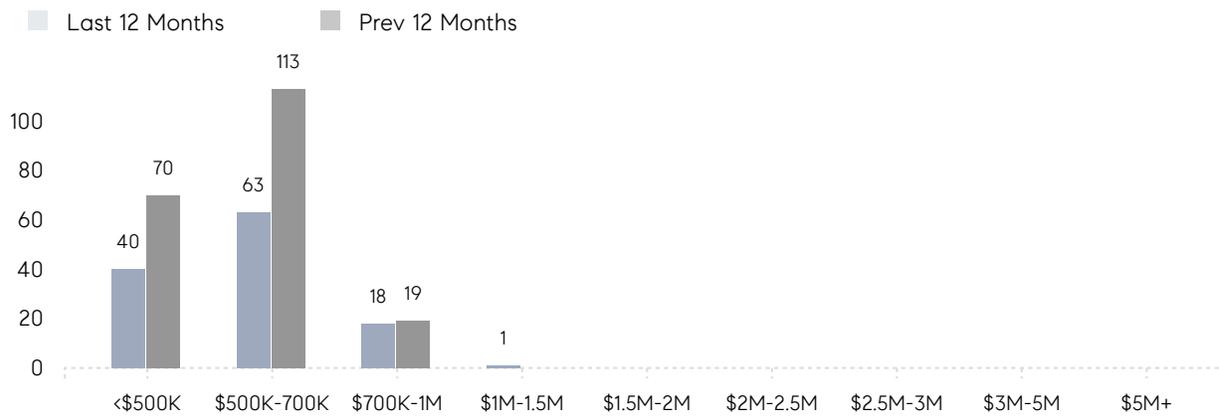
Wood-Ridge

MAY 2023

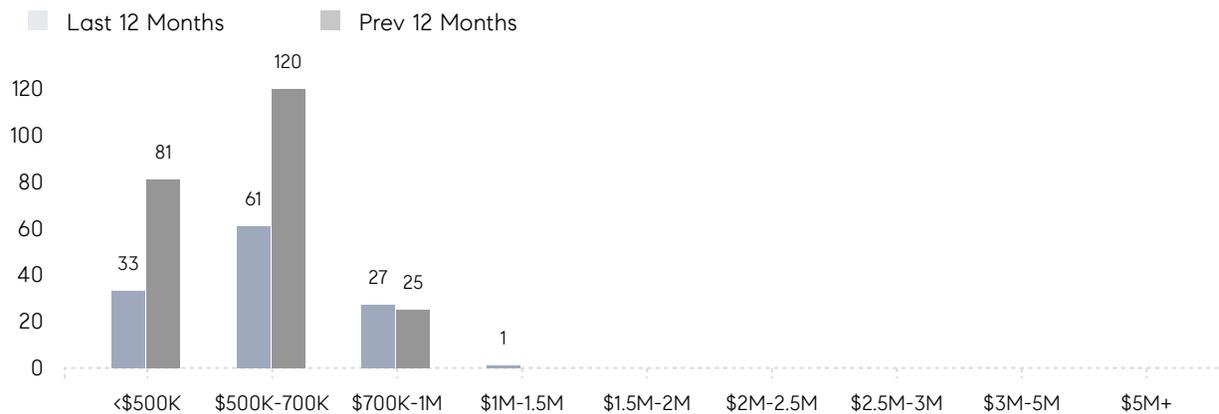
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Wyckoff

MAY 2023

UNDER CONTRACT

17	\$1.0M	\$850K
Total Properties	Average Price	Median Price
-26%	-3%	-5%
Decrease From May 2022	Decrease From May 2022	Decrease From May 2022

UNITS SOLD

17	\$1.0M	\$880K
Total Properties	Average Price	Median Price
-11%	12%	10%
Decrease From May 2022	Increase From May 2022	Increase From May 2022

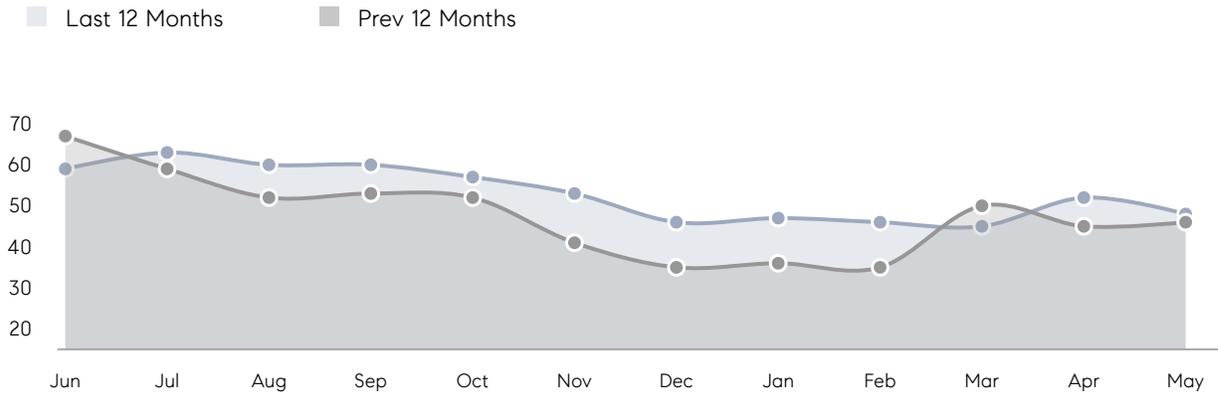
Property Statistics

		May 2023	May 2022	% Change
Overall	AVERAGE DOM	19	23	-17%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$1,083,794	\$964,941	12.3%
	# OF CONTRACTS	17	23	-26.1%
	NEW LISTINGS	17	28	-39%
Houses	AVERAGE DOM	19	25	-24%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$1,089,969	\$982,876	11%
	# OF CONTRACTS	17	18	-6%
	NEW LISTINGS	16	25	-36%
Condo/Co-op/TH	AVERAGE DOM	8	9	-11%
	% OF ASKING PRICE	109%	105%	
	AVERAGE SOLD PRICE	\$985,000	\$812,500	21%
	# OF CONTRACTS	0	5	0%
	NEW LISTINGS	1	3	-67%

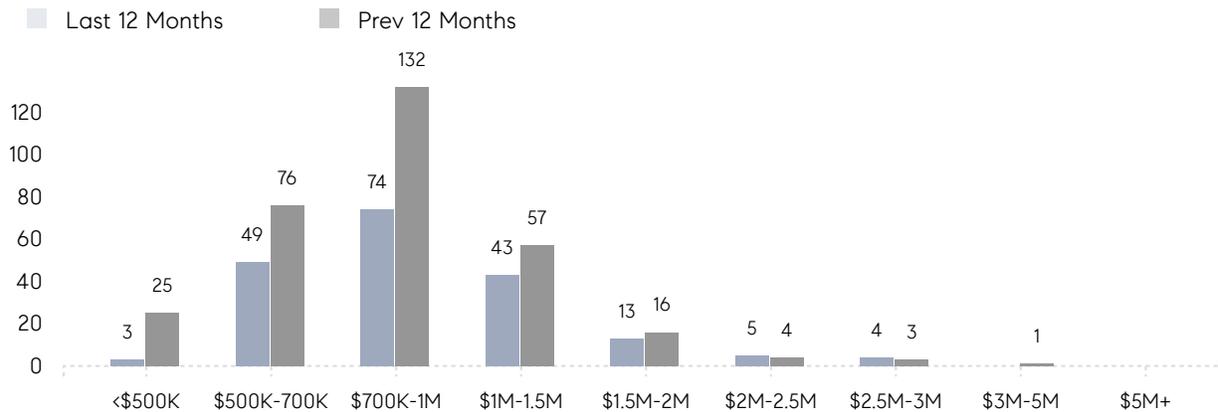
Wyckoff

MAY 2023

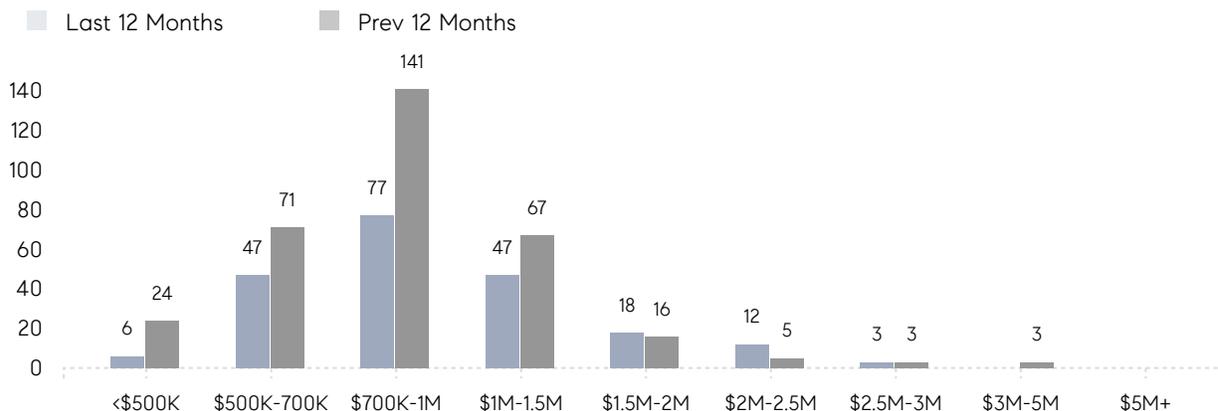
Monthly Inventory

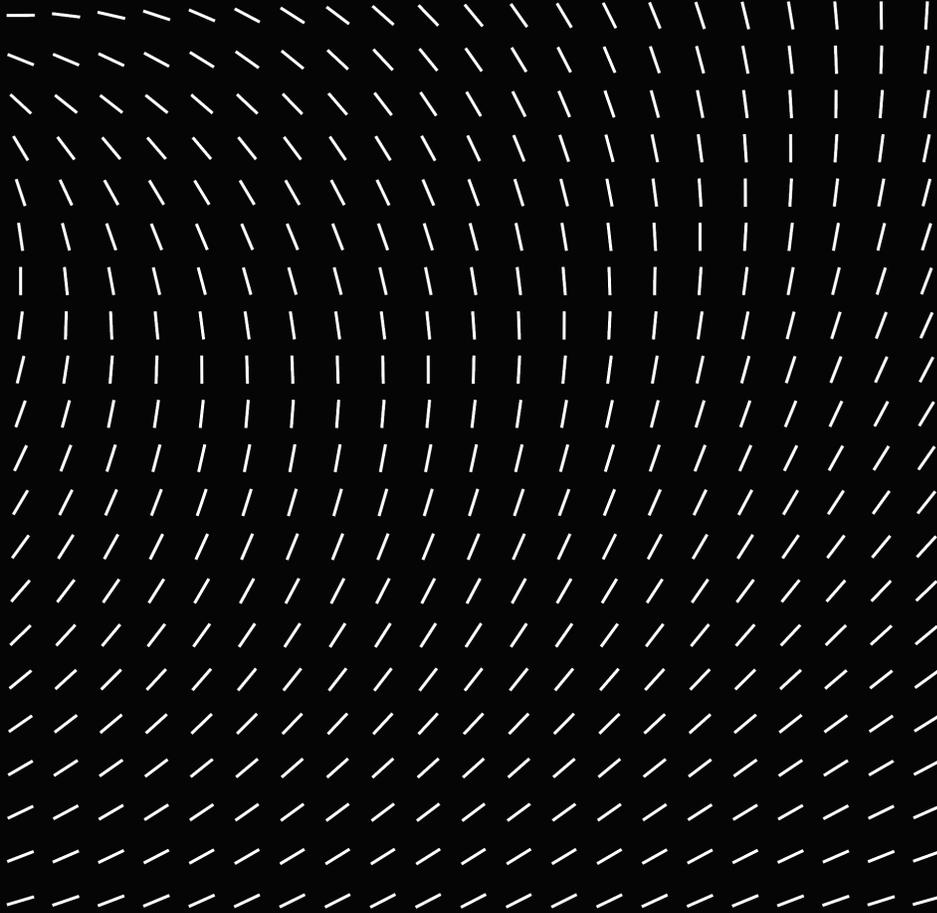


Contracts By Price Range



Listings By Price Range





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Allendale

MAY 2023



\$1.1M

Average
Sales Price

-12%

Decrease In Sales
From May 2022

\$1.0M

Median
Sales Price

-29%

Decrease In Contracts
From May 2022

104%

Average %
Of Asking Price

-43%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Alpine

MAY 2023



—

Average
Sales Price

0%

Change In Sales
From May 2022

—

Median
Sales Price

0%

Change In Contracts
From May 2022

—

Average %
Of Asking Price

—

Change In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Bergenfield

MAY 2023



\$514K

Average
Sales Price

-44%

Decrease In Sales
From May 2022

\$540K

Median
Sales Price

-29%

Decrease In Contracts
From May 2022

104%

Average %
Of Asking Price

94%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Bogota

MAY 2023



\$488K

Average
Sales Price

50%

Increase In Sales
From May 2022

\$490K

Median
Sales Price

0%

Change In Contracts
From May 2022

110%

Average %
Of Asking Price

63%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Carlstadt

MAY 2023



\$521K

Average
Sales Price

0%

Change In Sales
From May 2022

\$483K

Median
Sales Price

33%

Increase In Contracts
From May 2022

100%

Average %
Of Asking Price

—

Change In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Cliffside Park

MAY 2023



\$20.8M

Average
Sales Price

-4%

Decrease In Sales
From May 2022

\$557K

Median
Sales Price

-10%

Decrease In Contracts
From May 2022

4142%

Average %
Of Asking Price

30%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Cluster

MAY 2023



\$1.2M

Average
Sales Price

50%

Increase In Sales
From May 2022

\$1.1M

Median
Sales Price

-25%

Decrease In Contracts
From May 2022

101%

Average %
Of Asking Price

123%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Cresskill

MAY 2023



\$1.6M

Average
Sales Price

-65%

Decrease In Sales
From May 2022

\$1.3M

Median
Sales Price

-62%

Decrease In Contracts
From May 2022

97%

Average %
Of Asking Price

40%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Demarest

MAY 2023



\$2.0M

Average
Sales Price

-82%

Decrease In Sales
From May 2022

\$2.0M

Median
Sales Price

25%

Increase In Contracts
From May 2022

104%

Average %
Of Asking Price

-91%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Dumont

MAY 2023



\$563K

Average
Sales Price

-25%

Decrease In Sales
From May 2022

\$558K

Median
Sales Price

-24%

Decrease In Contracts
From May 2022

99%

Average %
Of Asking Price

-4%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Edgewater

MAY 2023



\$697K

Average
Sales Price

35%

Increase In Sales
From May 2022

\$595K

Median
Sales Price

41%

Increase In Contracts
From May 2022

99%

Average %
Of Asking Price

-7%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Elmwood Park

MAY 2023



\$502K

Average
Sales Price

-65%

Decrease In Sales
From May 2022

\$500K

Median
Sales Price

-21%

Decrease In Contracts
From May 2022

99%

Average %
Of Asking Price

160%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Emerson

MAY 2023



\$797K

Average
Sales Price

50%

Increase In Sales
From May 2022

\$800K

Median
Sales Price

100%

Increase In Contracts
From May 2022

102%

Average %
Of Asking Price

50%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Englewood

MAY 2023



\$535K

Average
Sales Price

-37%

Decrease In Sales
From May 2022

\$430K

Median
Sales Price

17%

Increase In Contracts
From May 2022

99%

Average %
Of Asking Price

-34%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Englewood Cliffs

MAY 2023



\$1.4M

Average
Sales Price

-50%

Decrease In Sales
From May 2022

\$1.3M

Median
Sales Price

80%

Increase In Contracts
From May 2022

96%

Average %
Of Asking Price

14%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Fair Lawn

MAY 2023



\$587K

Average
Sales Price

-15%

Decrease In Sales
From May 2022

\$575K

Median
Sales Price

-38%

Decrease In Contracts
From May 2022

105%

Average %
Of Asking Price

41%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Fairview

MAY 2023



—

Average
Sales Price

0%

Change In Sales
From May 2022

—

Median
Sales Price

100%

Increase In Contracts
From May 2022

—

Average %
Of Asking Price

—

Change In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Fort Lee

MAY 2023



\$511K

Average
Sales Price

-28%

Decrease In Sales
From May 2022

\$328K

Median
Sales Price

-22%

Decrease In Contracts
From May 2022

98%

Average %
Of Asking Price

-43%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Franklin Lakes

MAY 2023



\$1.5M

Average
Sales Price

18%

Increase In Sales
From May 2022

\$1.5M

Median
Sales Price

-6%

Decrease In Contracts
From May 2022

98%

Average %
Of Asking Price

-60%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Garfield City

MAY 2023



\$449K

Average
Sales Price

0%

Change In Sales
From May 2022

\$430K

Median
Sales Price

-12%

Decrease In Contracts
From May 2022

104%

Average %
Of Asking Price

-46%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Glen Rock

MAY 2023



\$974K

Average
Sales Price

-6%

Decrease In Sales
From May 2022

\$962K

Median
Sales Price

-10%

Decrease In Contracts
From May 2022

111%

Average %
Of Asking Price

14%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Hackensack

MAY 2023



\$352K

Average
Sales Price

-39%

Decrease In Sales
From May 2022

\$345K

Median
Sales Price

-2%

Decrease In Contracts
From May 2022

101%

Average %
Of Asking Price

2%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Haworth

MAY 2023



\$1.0M

Average
Sales Price

0%

Change In Sales
From May 2022

\$1.0M

Median
Sales Price

-62%

Decrease In Contracts
From May 2022

96%

Average %
Of Asking Price

-53%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Harrington Park

MAY 2023



\$734K

Average
Sales Price

25%

Increase In Sales
From May 2022

\$755K

Median
Sales Price

40%

Increase In Contracts
From May 2022

102%

Average %
Of Asking Price

60%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Hasbrouck Heights

MAY 2023



\$776K

Average
Sales Price

13%

Increase In Sales
From May 2022

\$785K

Median
Sales Price

-35%

Decrease In Contracts
From May 2022

101%

Average %
Of Asking Price

43%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Hillsdale

MAY 2023



\$817K

Average
Sales Price

-33%

Decrease In Sales
From May 2022

\$763K

Median
Sales Price

-27%

Decrease In Contracts
From May 2022

108%

Average %
Of Asking Price

137%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Ho-Ho-Kus

MAY 2023



\$1.3M

Average
Sales Price

-14%

Decrease In Sales
From May 2022

\$1.4M

Median
Sales Price

-60%

Decrease In Contracts
From May 2022

92%

Average %
Of Asking Price

247%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Leonia

MAY 2023



\$666K

Average
Sales Price

0%

Change In Sales
From May 2022

\$739K

Median
Sales Price

-50%

Decrease In Contracts
From May 2022

99%

Average %
Of Asking Price

30%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Little Ferry

MAY 2023



\$509K

Average
Sales Price

100%

Increase In Sales
From May 2022

\$452K

Median
Sales Price

-70%

Decrease In Contracts
From May 2022

102%

Average %
Of Asking Price

-34%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Lodi

MAY 2023



\$563K

Average
Sales Price

-71%

Decrease In Sales
From May 2022

\$563K

Median
Sales Price

-67%

Decrease In Contracts
From May 2022

113%

Average %
Of Asking Price

-80%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Lyndhurst

MAY 2023



\$576K

Average
Sales Price

-67%

Decrease In Sales
From May 2022

\$549K

Median
Sales Price

233%

Increase In Contracts
From May 2022

104%

Average %
Of Asking Price

-20%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Mahwah

MAY 2023



\$672K

Average
Sales Price

-29%

Decrease In Sales
From May 2022

\$535K

Median
Sales Price

-31%

Decrease In Contracts
From May 2022

103%

Average %
Of Asking Price

19%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Maywood

MAY 2023



\$507K

Average
Sales Price

50%

Increase In Sales
From May 2022

\$507K

Median
Sales Price

0%

Change In Contracts
From May 2022

103%

Average %
Of Asking Price

100%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Midland Park

MAY 2023



\$537K

Average
Sales Price

-30%

Decrease In Sales
From May 2022

\$560K

Median
Sales Price

25%

Increase In Contracts
From May 2022

105%

Average %
Of Asking Price

-51%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Montvale

MAY 2023



\$721K

Average
Sales Price

-55%

Decrease In Sales
From May 2022

\$685K

Median
Sales Price

0%

Change In Contracts
From May 2022

106%

Average %
Of Asking Price

-70%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Moonachie

MAY 2023



\$528K

Average
Sales Price

0%

Change In Sales
From May 2022

\$502K

Median
Sales Price

0%

Change In Contracts
From May 2022

100%

Average %
Of Asking Price

—

Change In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

New Milford

MAY 2023



\$571K

Average
Sales Price

-36%

Decrease In Sales
From May 2022

\$520K

Median
Sales Price

-25%

Decrease In Contracts
From May 2022

100%

Average %
Of Asking Price

169%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

North Arlington

MAY 2023



\$480K

Average
Sales Price

-50%

Decrease In Sales
From May 2022

\$402K

Median
Sales Price

13%

Increase In Contracts
From May 2022

96%

Average %
Of Asking Price

222%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

North Bergen

MAY 2023



\$546K

Average
Sales Price

-45%

Decrease In Sales
From May 2022

\$555K

Median
Sales Price

-12%

Decrease In Contracts
From May 2022

100%

Average %
Of Asking Price

-7%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Northvale

MAY 2023



\$659K

Average
Sales Price

267%

Increase In Sales
From May 2022

\$625K

Median
Sales Price

50%

Increase In Contracts
From May 2022

98%

Average %
Of Asking Price

-16%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Norwood

MAY 2023



—

Average
Sales Price

0%

Change In Sales
From May 2022

—

Median
Sales Price

-67%

Decrease In Contracts
From May 2022

—

Average %
Of Asking Price

—

Change In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Oakland

MAY 2023



\$596K

Average
Sales Price

13%

Increase In Sales
From May 2022

\$607K

Median
Sales Price

53%

Increase In Contracts
From May 2022

104%

Average %
Of Asking Price

-11%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Old Tappan

MAY 2023



\$1.1M

Average
Sales Price

-41%

Decrease In Sales
From May 2022

\$952K

Median
Sales Price

-40%

Decrease In Contracts
From May 2022

104%

Average %
Of Asking Price

167%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Oradell

MAY 2023



\$718K

Average
Sales Price

67%

Increase In Sales
From May 2022

\$682K

Median
Sales Price

0%

Change In Contracts
From May 2022

104%

Average %
Of Asking Price

25%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Palisades Park

MAY 2023



\$701K

Average
Sales Price

-9%

Decrease In Sales
From May 2022

\$785K

Median
Sales Price

-8%

Decrease In Contracts
From May 2022

99%

Average %
Of Asking Price

-20%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Paramus

MAY 2023



\$1.1M

Average
Sales Price

-18%

Decrease In Sales
From May 2022

\$878K

Median
Sales Price

-25%

Decrease In Contracts
From May 2022

103%

Average %
Of Asking Price

-33%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Park Ridge

MAY 2023



\$841K

Average
Sales Price

-17%

Decrease In Sales
From May 2022

\$841K

Median
Sales Price

30%

Increase In Contracts
From May 2022

102%

Average %
Of Asking Price

-13%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Ramsey

MAY 2023



\$707K

Average
Sales Price

0%

Change In Sales
From May 2022

\$610K

Median
Sales Price

-26%

Decrease In Contracts
From May 2022

103%

Average %
Of Asking Price

69%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Ridgefield

MAY 2023



\$425K

Average
Sales Price

-50%

Decrease In Sales
From May 2022

\$425K

Median
Sales Price

-37%

Decrease In Contracts
From May 2022

92%

Average %
Of Asking Price

158%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Ridgefield Park

MAY 2023



\$355K

Average
Sales Price

-70%

Decrease In Sales
From May 2022

\$265K

Median
Sales Price

-31%

Decrease In Contracts
From May 2022

99%

Average %
Of Asking Price

238%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Ridgewood

MAY 2023



\$1.0M

Average
Sales Price

-69%

Decrease In Sales
From May 2022

\$963K

Median
Sales Price

-17%

Decrease In Contracts
From May 2022

106%

Average %
Of Asking Price

-46%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

River Edge

MAY 2023



\$799K

Average
Sales Price

-15%

Decrease In Sales
From May 2022

\$645K

Median
Sales Price

7%

Increase In Contracts
From May 2022

104%

Average %
Of Asking Price

-41%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

River Vale

MAY 2023



\$771K

Average
Sales Price

8%

Increase In Sales
From May 2022

\$676K

Median
Sales Price

-55%

Decrease In Contracts
From May 2022

100%

Average %
Of Asking Price

-9%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Rochelle Park

MAY 2023



\$507K

Average
Sales Price

-57%

Decrease In Sales
From May 2022

\$465K

Median
Sales Price

-37%

Decrease In Contracts
From May 2022

105%

Average %
Of Asking Price

-28%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Rutherford

MAY 2023



\$531K

Average
Sales Price

-61%

Decrease In Sales
From May 2022

\$564K

Median
Sales Price

-29%

Decrease In Contracts
From May 2022

99%

Average %
Of Asking Price

-15%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Saddle Brook

MAY 2023



\$506K

Average
Sales Price

-79%

Decrease In Sales
From May 2022

\$500K

Median
Sales Price

44%

Increase In Contracts
From May 2022

106%

Average %
Of Asking Price

-26%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Saddle River

MAY 2023



\$2.4M

Average
Sales Price

50%

Increase In Sales
From May 2022

\$2.6M

Median
Sales Price

83%

Increase In Contracts
From May 2022

93%

Average %
Of Asking Price

2,625%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Teaneck

MAY 2023



\$613K

Average
Sales Price

-43%

Decrease In Sales
From May 2022

\$512K

Median
Sales Price

-29%

Decrease In Contracts
From May 2022

103%

Average %
Of Asking Price

-16%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Tenafly

MAY 2023



\$1.6M

Average
Sales Price

-32%

Decrease In Sales
From May 2022

\$985K

Median
Sales Price

-5%

Decrease In Contracts
From May 2022

103%

Average %
Of Asking Price

-33%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Upper Saddle River

MAY 2023



\$1.0M

Average
Sales Price

-7%

Decrease In Sales
From May 2022

\$1.0M

Median
Sales Price

-33%

Decrease In Contracts
From May 2022

102%

Average %
Of Asking Price

61%

Increase In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Waldwick

MAY 2023



\$612K

Average
Sales Price

-25%

Decrease In Sales
From May 2022

\$616K

Median
Sales Price

-11%

Decrease In Contracts
From May 2022

106%

Average %
Of Asking Price

0%

Change In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Wallington

MAY 2023



\$537K

Average
Sales Price

0%

Change In Sales
From May 2022

\$537K

Median
Sales Price

0%

Change In Contracts
From May 2022

98%

Average %
Of Asking Price

-5%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Washington Township

MAY 2023



\$594K

Average
Sales Price

-25%

Decrease In Sales
From May 2022

\$550K

Median
Sales Price

-47%

Decrease In Contracts
From May 2022

103%

Average %
Of Asking Price

-9%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Westwood

MAY 2023



\$585K

Average
Sales Price

-12%

Decrease In Sales
From May 2022

\$615K

Median
Sales Price

-38%

Decrease In Contracts
From May 2022

107%

Average %
Of Asking Price

-20%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Woodcliff Lake

MAY 2023



\$1.1M

Average
Sales Price

-50%

Decrease In Sales
From May 2022

\$1.0M

Median
Sales Price

80%

Increase In Contracts
From May 2022

105%

Average %
Of Asking Price

0%

Change In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Wood-Ridge

MAY 2023



\$605K

Average
Sales Price

-42%

Decrease In Sales
From May 2022

\$549K

Median
Sales Price

-62%

Decrease In Contracts
From May 2022

101%

Average %
Of Asking Price

-84%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Wyckoff

MAY 2023



\$1.0M

Average
Sales Price

-11%

Decrease In Sales
From May 2022

\$880K

Median
Sales Price

-26%

Decrease In Contracts
From May 2022

101%

Average %
Of Asking Price

-17%

Decrease In
Days On Market
From May 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS