



COMPASS

July 2023

Bergen Market Insights

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JULY 2023

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Allendale

JULY 2023

UNDER CONTRACT

3	\$531K	\$545K
Total Properties	Average Price	Median Price
-50%	-24%	-24%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

13	\$982K	\$975K
Total Properties	Average Price	Median Price
18%	15%	19%
Increase From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

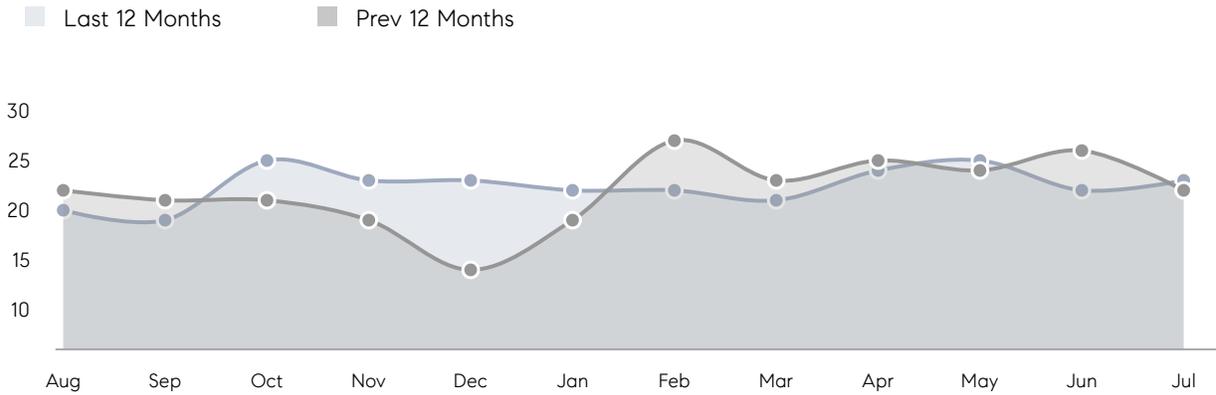
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	13	23	-43%
	% OF ASKING PRICE	103%	100%	
	AVERAGE SOLD PRICE	\$982,231	\$855,186	14.9%
	# OF CONTRACTS	3	6	-50.0%
	NEW LISTINGS	4	4	0%
Houses	AVERAGE DOM	12	22	-45%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$1,054,000	\$903,672	17%
	# OF CONTRACTS	1	5	-80%
	NEW LISTINGS	3	3	0%
Condo/Co-op/TH	AVERAGE DOM	15	29	-48%
	% OF ASKING PRICE	107%	92%	
	AVERAGE SOLD PRICE	\$587,500	\$637,000	-8%
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	1	1	0%

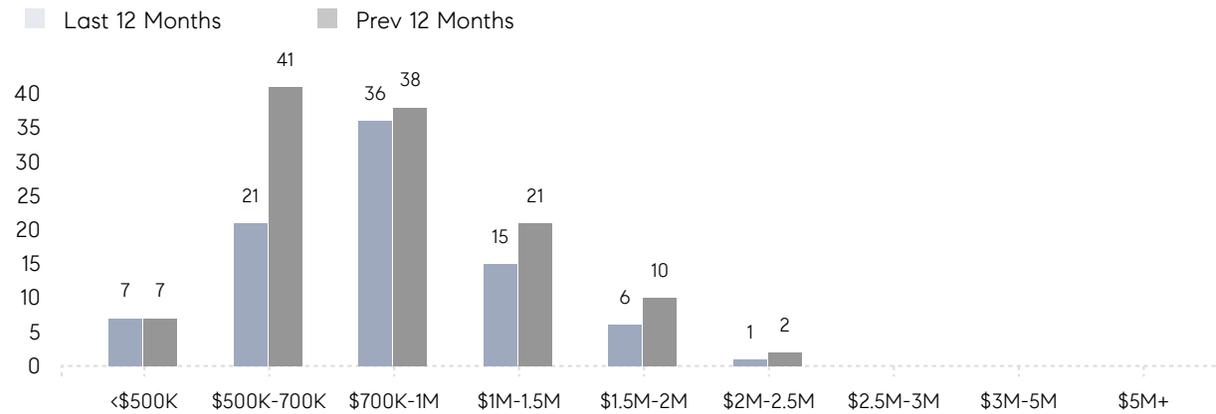
Allendale

JULY 2023

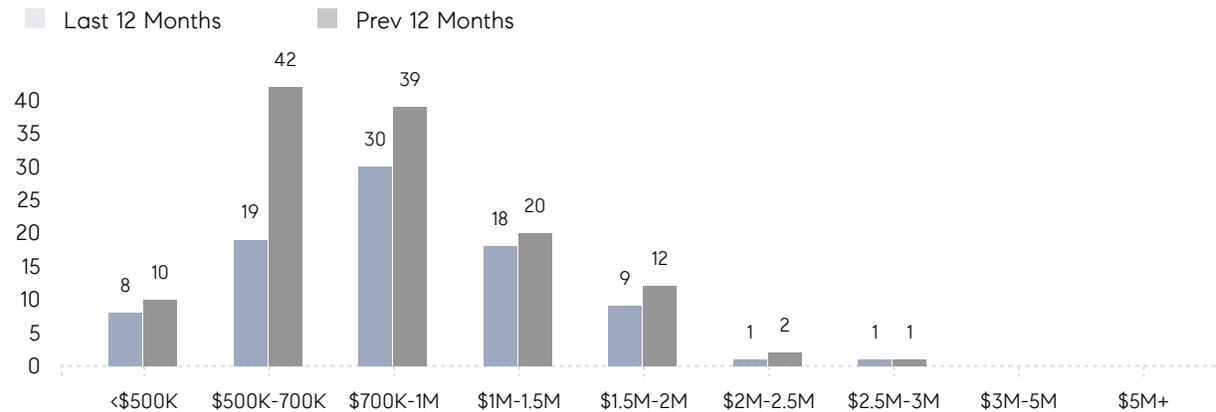
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Alpine

JULY 2023

UNDER CONTRACT

1	\$620K	\$620K
Total Properties	Average Price	Median Price
-75%	-81%	-84%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

1	\$2.4M	\$2.4M
Total Properties	Average Price	Median Price
-67%	-19%	-16%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

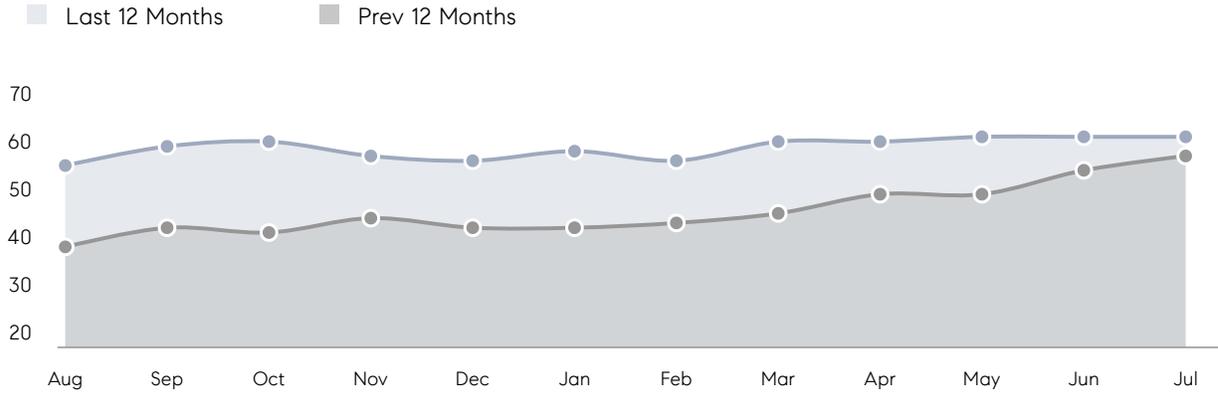
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	327	517	-37%
	% OF ASKING PRICE	75%	80%	
	AVERAGE SOLD PRICE	\$2,450,000	\$3,043,333	-19.5%
	# OF CONTRACTS	1	4	-75.0%
	NEW LISTINGS	2	7	-71%
Houses	AVERAGE DOM	327	517	-37%
	% OF ASKING PRICE	75%	80%	
	AVERAGE SOLD PRICE	\$2,450,000	\$3,043,333	-19%
	# OF CONTRACTS	1	4	-75%
	NEW LISTINGS	2	7	-71%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

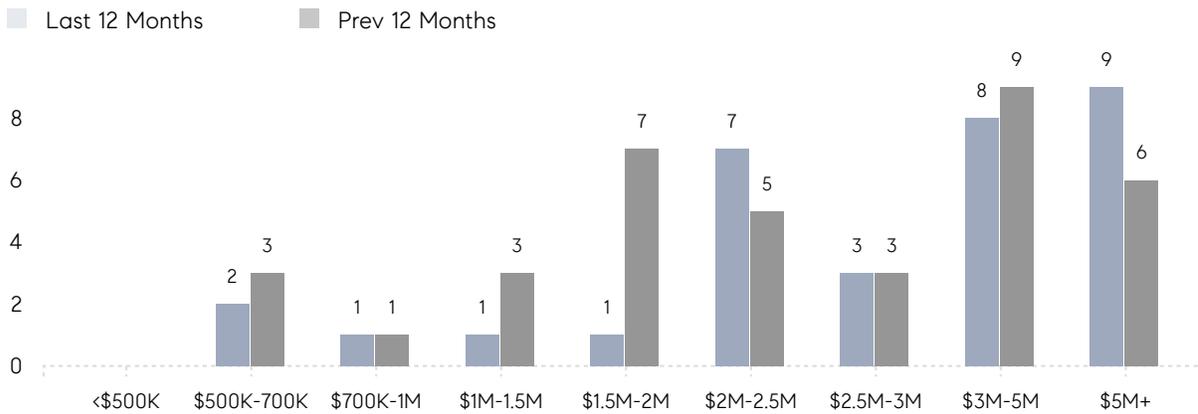
Alpine

JULY 2023

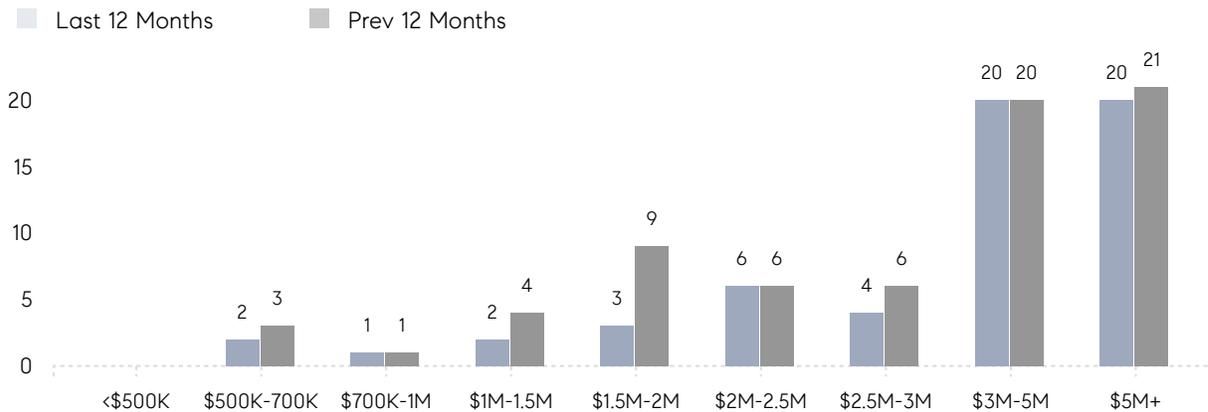
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Bergenfield

JULY 2023

UNDER CONTRACT

14
Total
Properties

\$542K
Average
Price

\$547K
Median
Price

-18%
Decrease From
Jul 2022

0%
Change From
Jul 2022

19%
Increase From
Jul 2022

UNITS SOLD

12
Total
Properties

\$718K
Average
Price

\$569K
Median
Price

-45%
Decrease From
Jul 2022

28%
Increase From
Jul 2022

10%
Increase From
Jul 2022

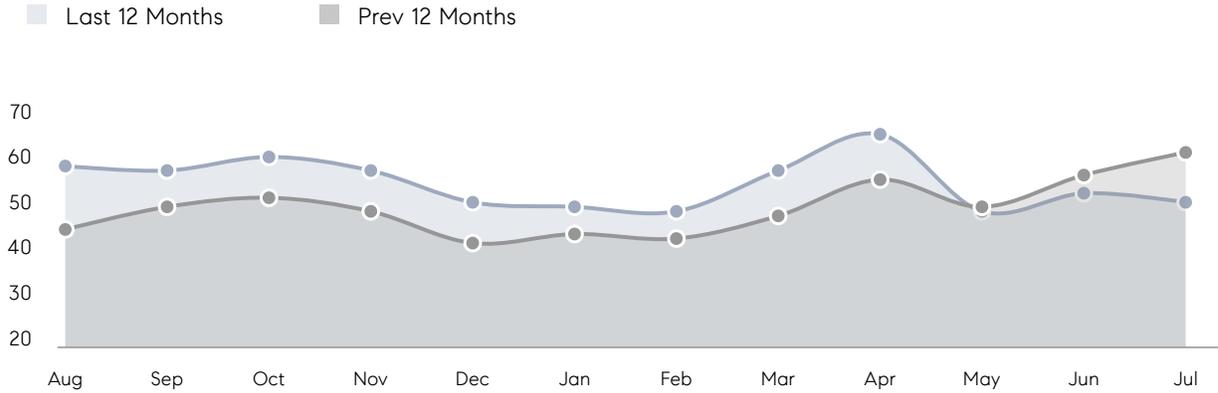
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	23	28	-18%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$718,208	\$563,086	27.5%
	# OF CONTRACTS	14	17	-17.6%
	NEW LISTINGS	13	22	-41%
Houses	AVERAGE DOM	23	29	-21%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$718,208	\$575,614	25%
	# OF CONTRACTS	14	17	-18%
	NEW LISTINGS	13	22	-41%
Condo/Co-op/TH	AVERAGE DOM	-	13	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$300,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

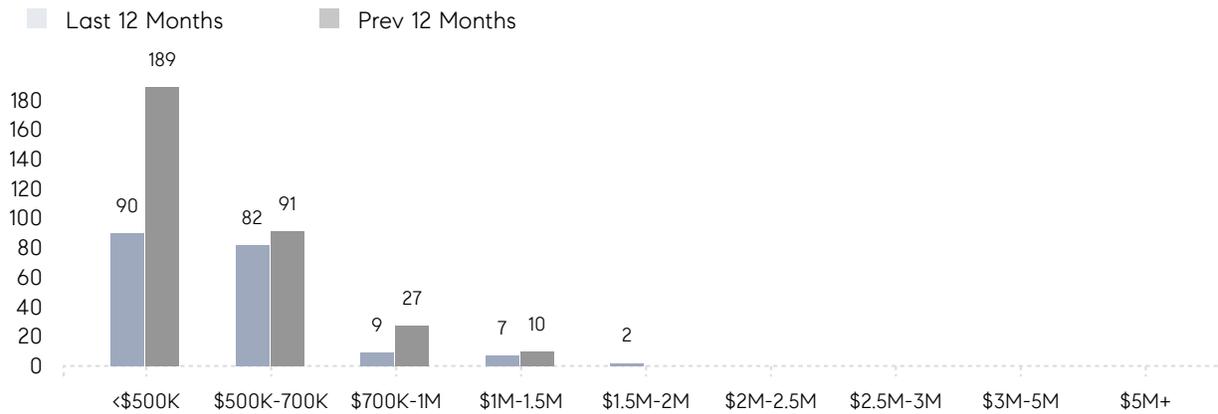
Bergenfield

JULY 2023

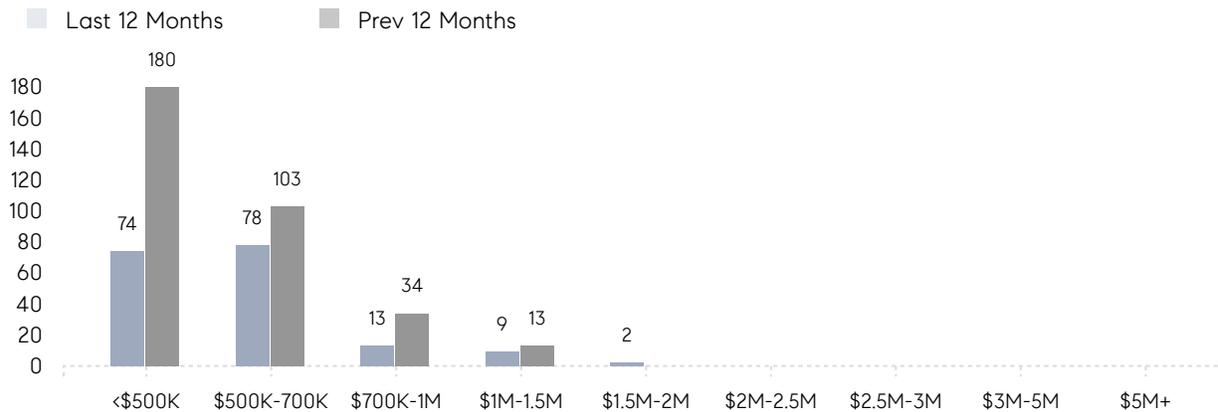
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Bogota

JULY 2023

UNDER CONTRACT

4
Total
Properties

\$497K
Average
Price

\$494K
Median
Price

33%
Increase From
Jul 2022

17%
Increase From
Jul 2022

16%
Increase From
Jul 2022

UNITS SOLD

4
Total
Properties

\$522K
Average
Price

\$522K
Median
Price

-20%
Decrease From
Jul 2022

24%
Increase From
Jul 2022

17%
Increase From
Jul 2022

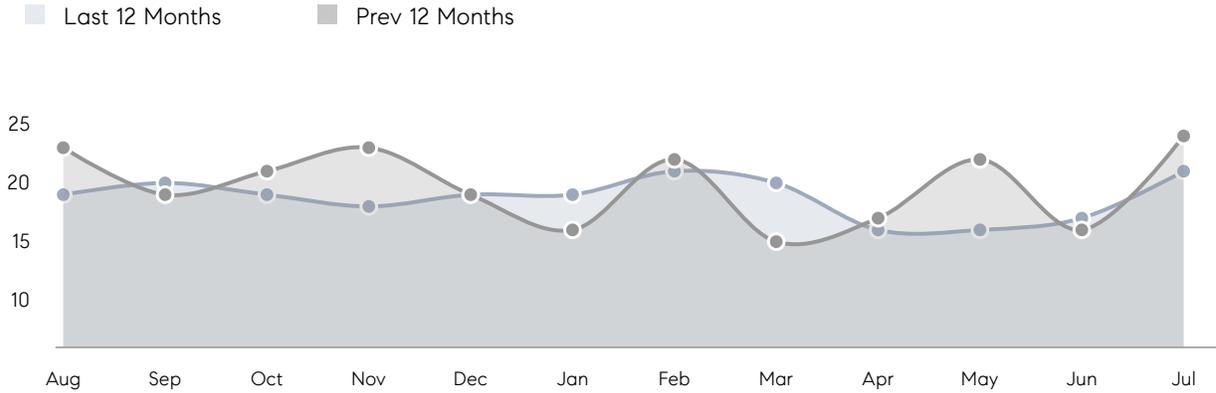
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	15	17	-12%
	% OF ASKING PRICE	108%	95%	
	AVERAGE SOLD PRICE	\$522,500	\$421,400	24.0%
	# OF CONTRACTS	4	3	33.3%
	NEW LISTINGS	7	12	-42%
Houses	AVERAGE DOM	15	17	-12%
	% OF ASKING PRICE	108%	95%	
	AVERAGE SOLD PRICE	\$522,500	\$421,400	24%
	# OF CONTRACTS	4	3	33%
	NEW LISTINGS	7	12	-42%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

Bogota

JULY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Carlstadt

JULY 2023

UNDER CONTRACT

2
Total
Properties

\$649K
Average
Price

\$649K
Median
Price

100%
Increase From
Jul 2022

18%
Increase From
Jul 2022

18%
Increase From
Jul 2022

UNITS SOLD

3
Total
Properties

\$621K
Average
Price

\$520K
Median
Price

50%
Increase From
Jul 2022

23%
Increase From
Jul 2022

3%
Increase From
Jul 2022

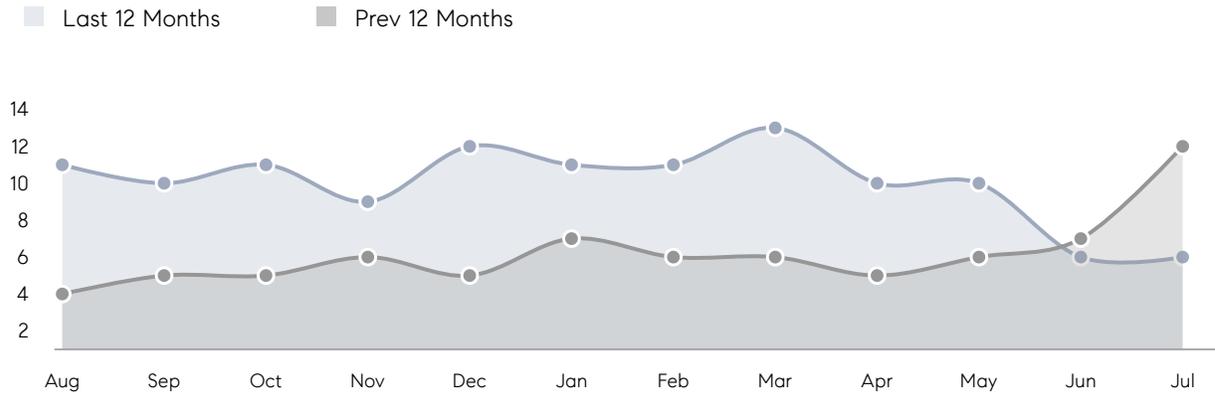
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	26	15	73%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$621,667	\$507,000	22.6%
	# OF CONTRACTS	2	1	100.0%
	NEW LISTINGS	1	6	-83%
Houses	AVERAGE DOM	26	15	73%
	% OF ASKING PRICE	104%	97%	
	AVERAGE SOLD PRICE	\$621,667	\$530,000	17%
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	1	6	-83%
Condo/Co-op/TH	AVERAGE DOM	-	15	-
	% OF ASKING PRICE	-	105%	
	AVERAGE SOLD PRICE	-	\$484,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

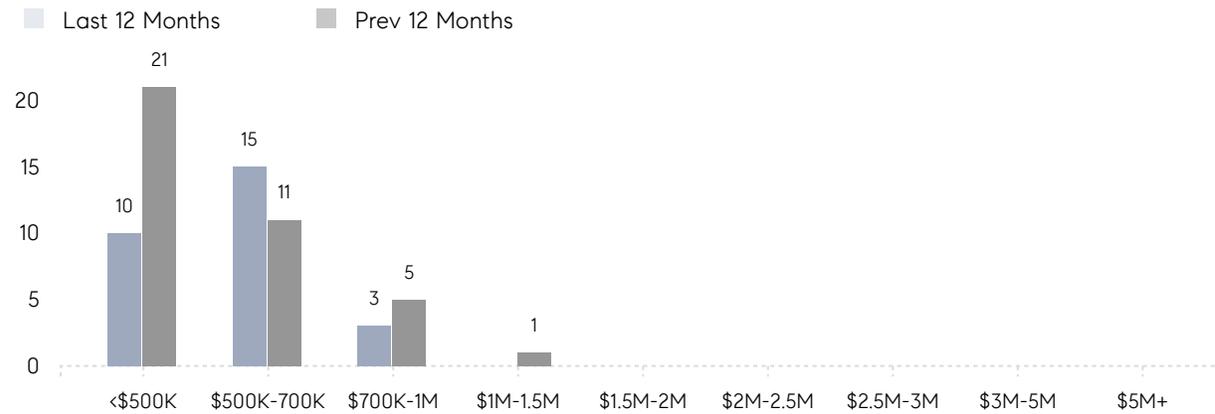
Carlstadt

JULY 2023

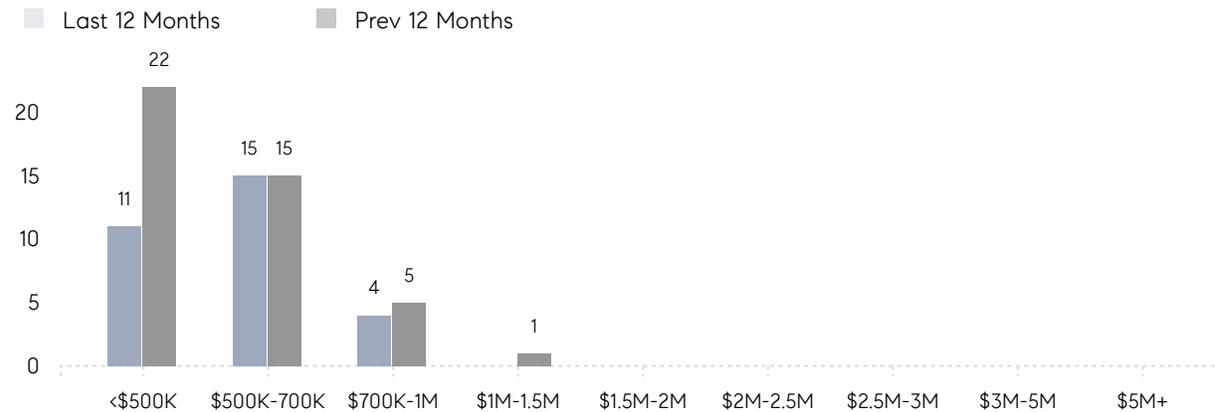
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Cliffside Park

JULY 2023

UNDER CONTRACT

16	\$651K	\$502K
Total Properties	Average Price	Median Price
-38%	-19%	-14%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

11	\$718K	\$535K
Total Properties	Average Price	Median Price
-50%	28%	10%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

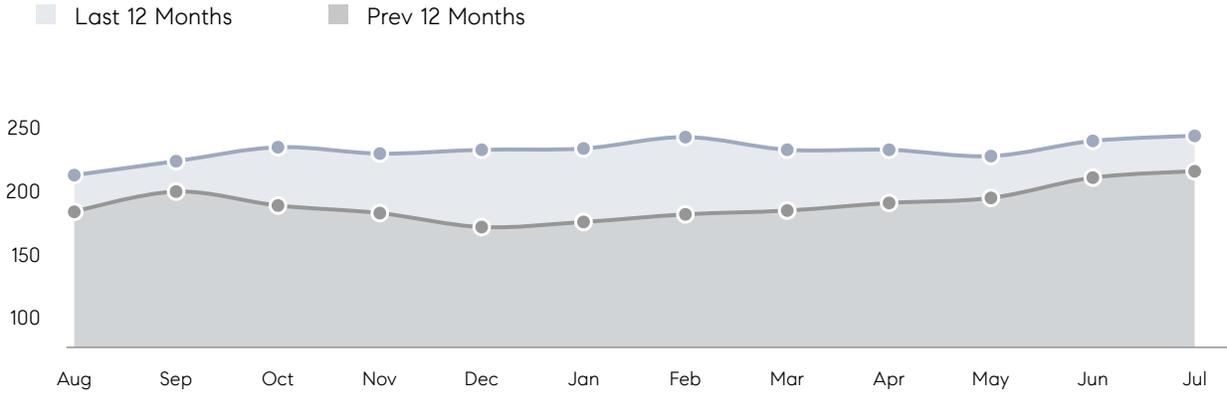
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	30	43	-30%
	% OF ASKING PRICE	96%	99%	
	AVERAGE SOLD PRICE	\$718,318	\$559,018	28.5%
	# OF CONTRACTS	16	26	-38.5%
	NEW LISTINGS	19	30	-37%
Houses	AVERAGE DOM	8	31	-74%
	% OF ASKING PRICE	102%	105%	
	AVERAGE SOLD PRICE	\$640,000	\$928,750	-31%
	# OF CONTRACTS	1	6	-83%
	NEW LISTINGS	2	8	-75%
Condo/Co-op/TH	AVERAGE DOM	32	46	-30%
	% OF ASKING PRICE	96%	98%	
	AVERAGE SOLD PRICE	\$726,150	\$476,855	52%
	# OF CONTRACTS	15	20	-25%
	NEW LISTINGS	17	22	-23%

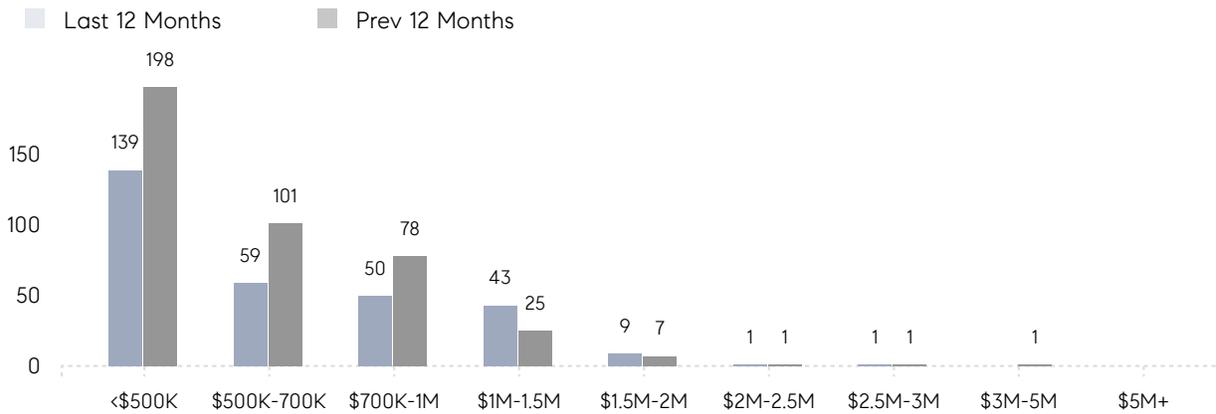
Cliffside Park

JULY 2023

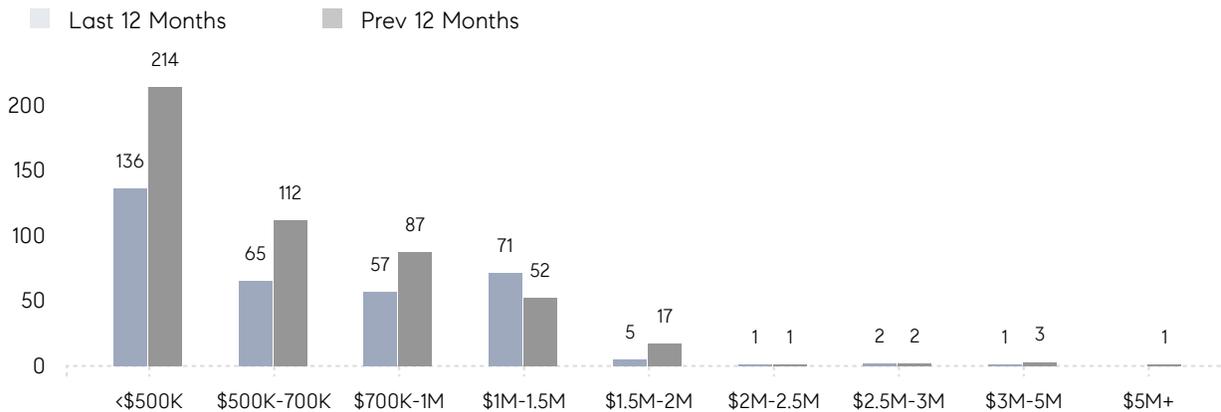
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Closter

JULY 2023

UNDER CONTRACT

6	\$825K	\$879K
Total Properties	Average Price	Median Price
100%	-40%	-47%
Increase From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

3	\$1.6M	\$1.9M
Total Properties	Average Price	Median Price
-86%	33%	86%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

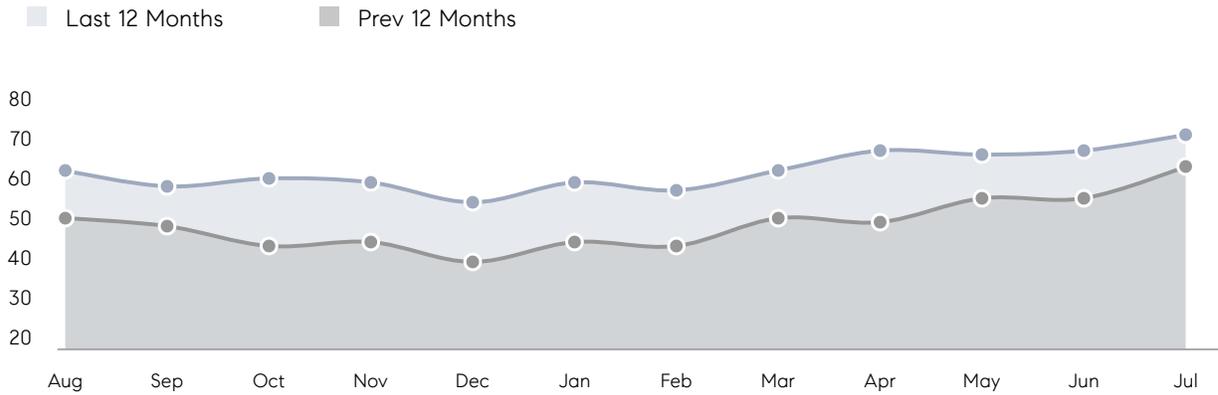
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	27	27	0%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$1,601,667	\$1,203,810	33.0%
	# OF CONTRACTS	6	3	100.0%
	NEW LISTINGS	7	11	-36%
Houses	AVERAGE DOM	27	27	0%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$1,601,667	\$1,203,810	33%
	# OF CONTRACTS	6	3	100%
	NEW LISTINGS	7	11	-36%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

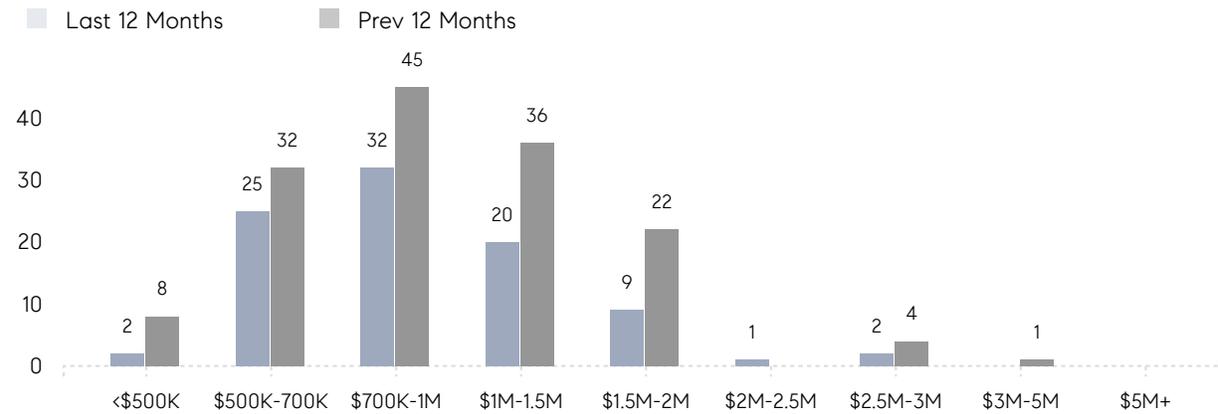
Cluster

JULY 2023

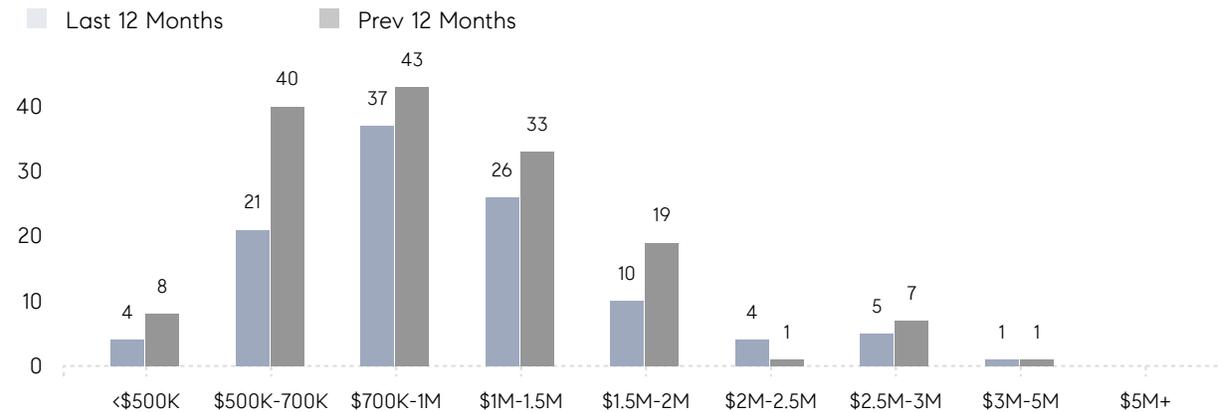
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Cresskill

JULY 2023

UNDER CONTRACT

11
Total
Properties

\$963K
Average
Price

\$948K
Median
Price

-35%
Decrease From
Jul 2022

-26%
Decrease From
Jul 2022

7%
Increase From
Jul 2022

UNITS SOLD

7
Total
Properties

\$1.0M
Average
Price

\$849K
Median
Price

-61%
Decrease From
Jul 2022

10%
Increase From
Jul 2022

-7%
Decrease From
Jul 2022

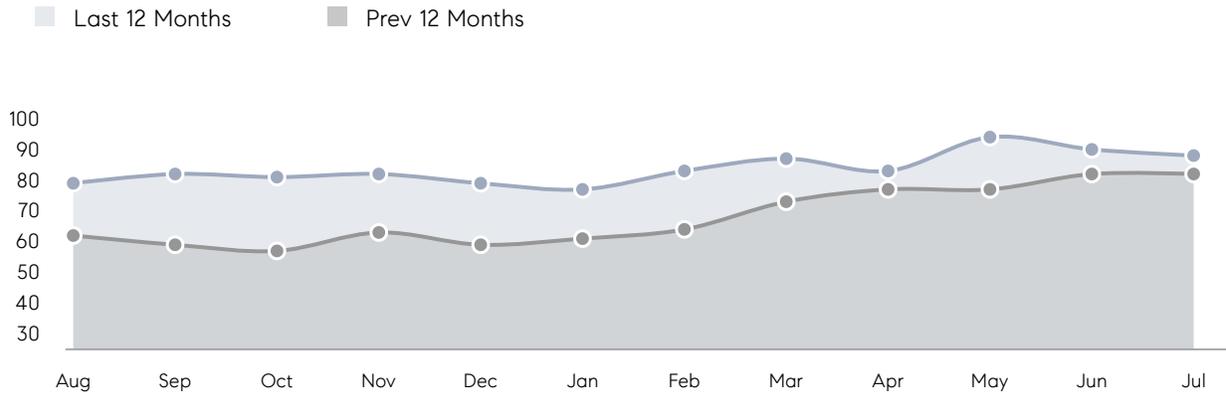
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	57	31	84%
	% OF ASKING PRICE	96%	100%	
	AVERAGE SOLD PRICE	\$1,099,143	\$999,722	9.9%
	# OF CONTRACTS	11	17	-35.3%
	NEW LISTINGS	8	17	-53%
Houses	AVERAGE DOM	67	29	131%
	% OF ASKING PRICE	95%	101%	
	AVERAGE SOLD PRICE	\$1,174,000	\$1,055,714	11%
	# OF CONTRACTS	9	10	-10%
	NEW LISTINGS	6	14	-57%
Condo/Co-op/TH	AVERAGE DOM	3	37	-92%
	% OF ASKING PRICE	100%	97%	
	AVERAGE SOLD PRICE	\$650,000	\$803,750	-19%
	# OF CONTRACTS	2	7	-71%
	NEW LISTINGS	2	3	-33%

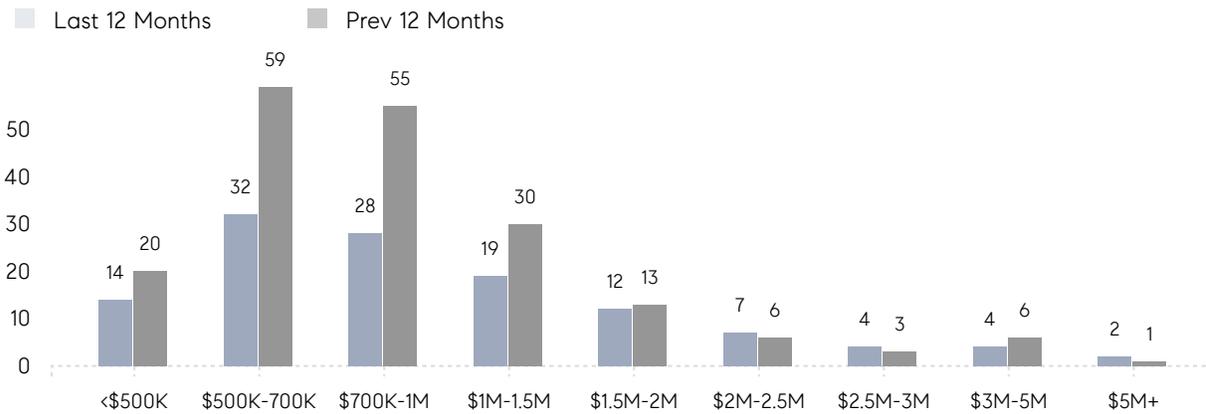
Cresskill

JULY 2023

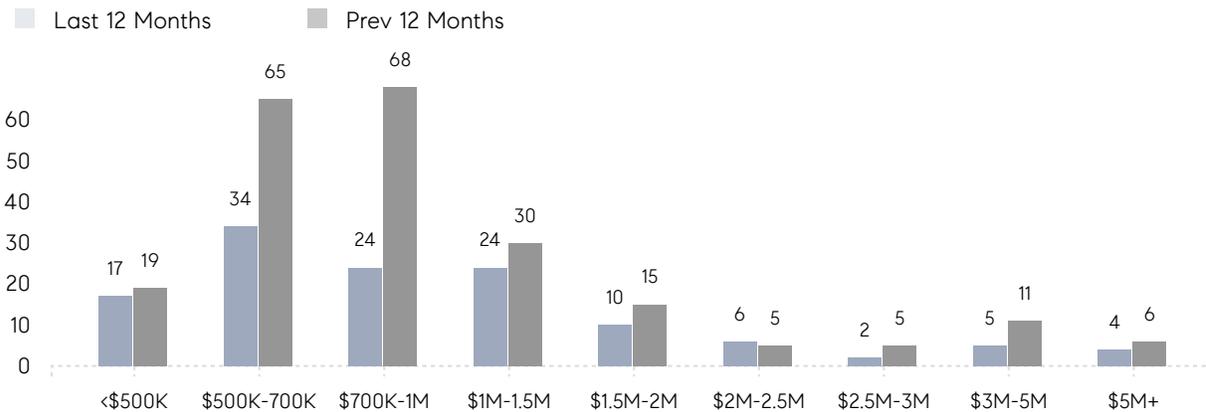
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Demarest

JULY 2023

UNDER CONTRACT

8	\$1.9M	\$1.4M
Total Properties	Average Price	Median Price
0%	16%	-9%
Change From Jul 2022	Increase From Jul 2022	Decrease From Jul 2022

UNITS SOLD

7	\$1.2M	\$1.1M
Total Properties	Average Price	Median Price
75%	-33%	-40%
Increase From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

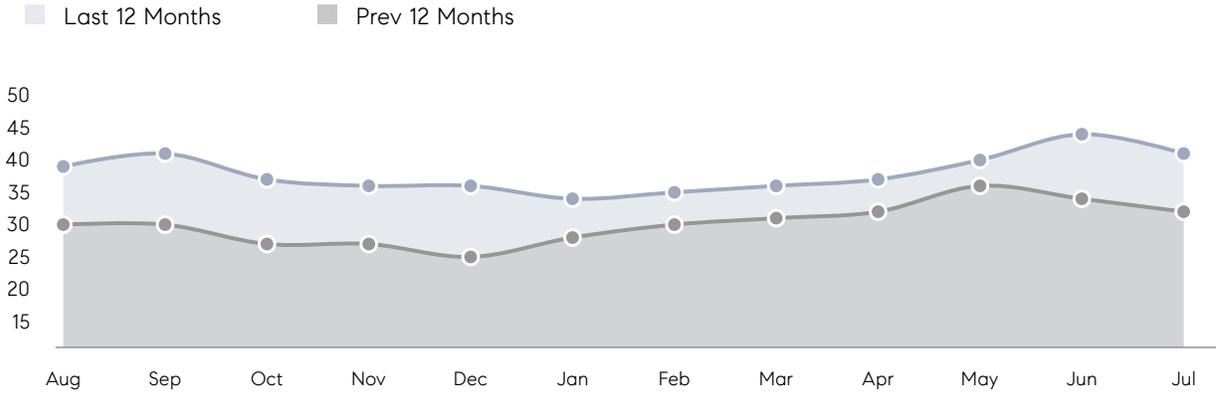
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	13	46	-72%
	% OF ASKING PRICE	101%	94%	
	AVERAGE SOLD PRICE	\$1,241,429	\$1,858,750	-33.2%
	# OF CONTRACTS	8	8	0.0%
	NEW LISTINGS	5	7	-29%
Houses	AVERAGE DOM	13	41	-68%
	% OF ASKING PRICE	101%	95%	
	AVERAGE SOLD PRICE	\$1,241,429	\$1,870,000	-34%
	# OF CONTRACTS	8	7	14%
	NEW LISTINGS	5	7	-29%
Condo/Co-op/TH	AVERAGE DOM	-	63	-
	% OF ASKING PRICE	-	92%	
	AVERAGE SOLD PRICE	-	\$1,825,000	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	0	0%

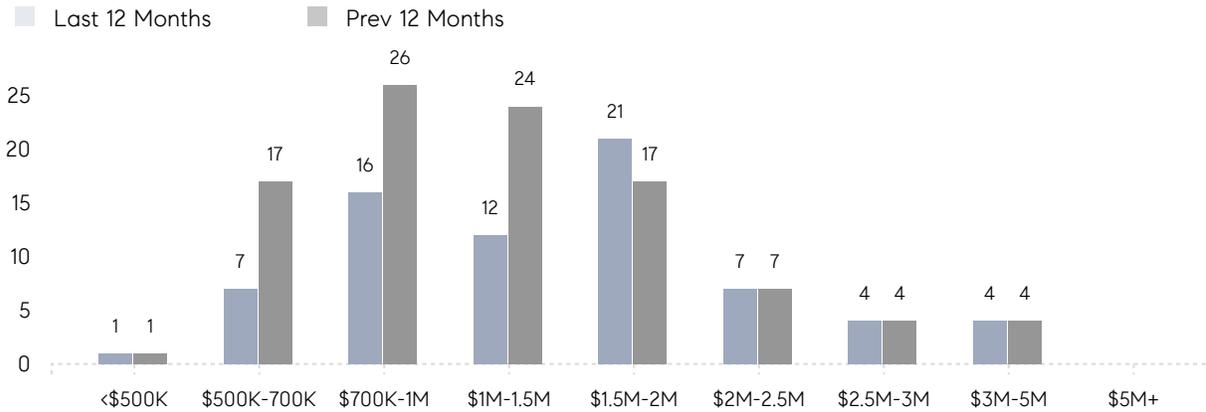
Demarest

JULY 2023

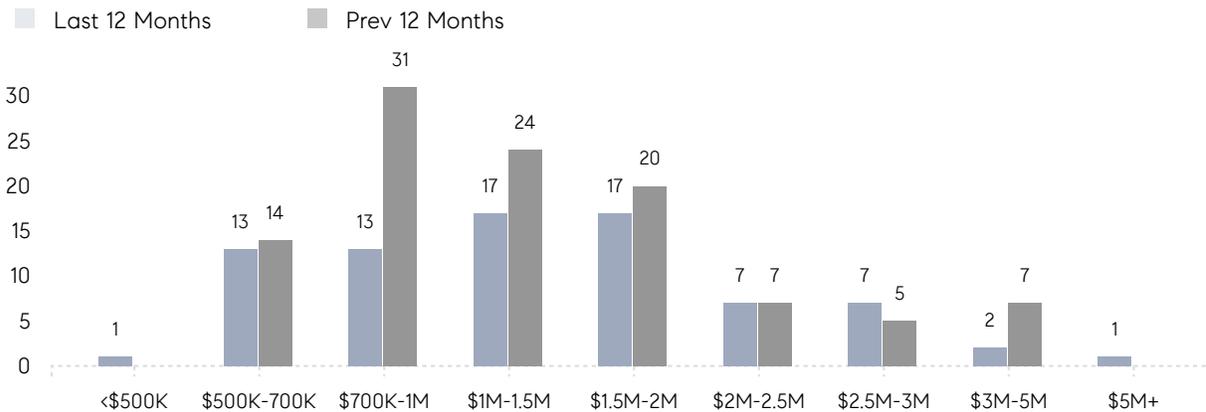
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Dumont

JULY 2023

UNDER CONTRACT

9
Total
Properties

\$567K
Average
Price

\$529K
Median
Price

-25%
Decrease From
Jul 2022

23%
Increase From
Jul 2022

15%
Increase From
Jul 2022

UNITS SOLD

17
Total
Properties

\$547K
Average
Price

\$525K
Median
Price

6%
Increase From
Jul 2022

4%
Increase From
Jul 2022

7%
Increase From
Jul 2022

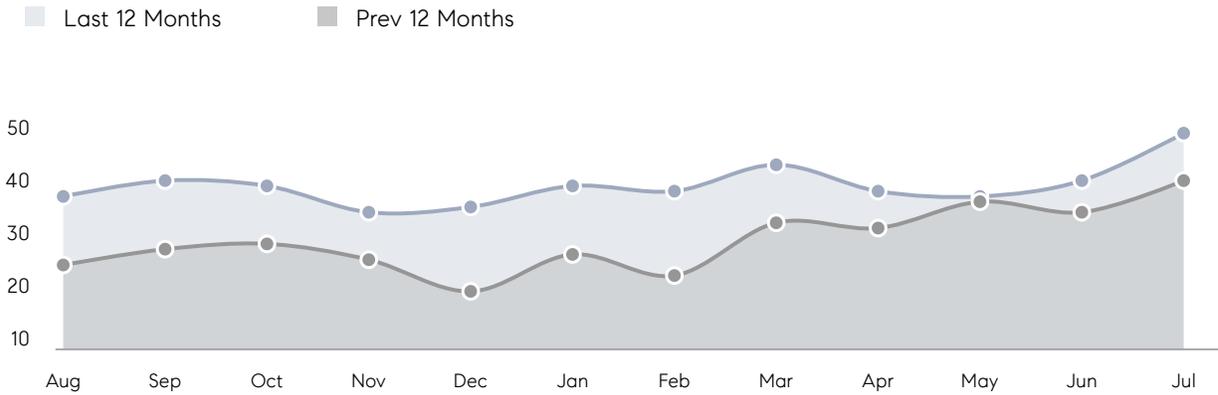
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	19	17	12%
	% OF ASKING PRICE	106%	103%	
	AVERAGE SOLD PRICE	\$547,941	\$527,699	3.8%
	# OF CONTRACTS	9	12	-25.0%
	NEW LISTINGS	20	19	5%
Houses	AVERAGE DOM	19	17	12%
	% OF ASKING PRICE	106%	103%	
	AVERAGE SOLD PRICE	\$547,941	\$527,699	4%
	# OF CONTRACTS	9	12	-25%
	NEW LISTINGS	20	19	5%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

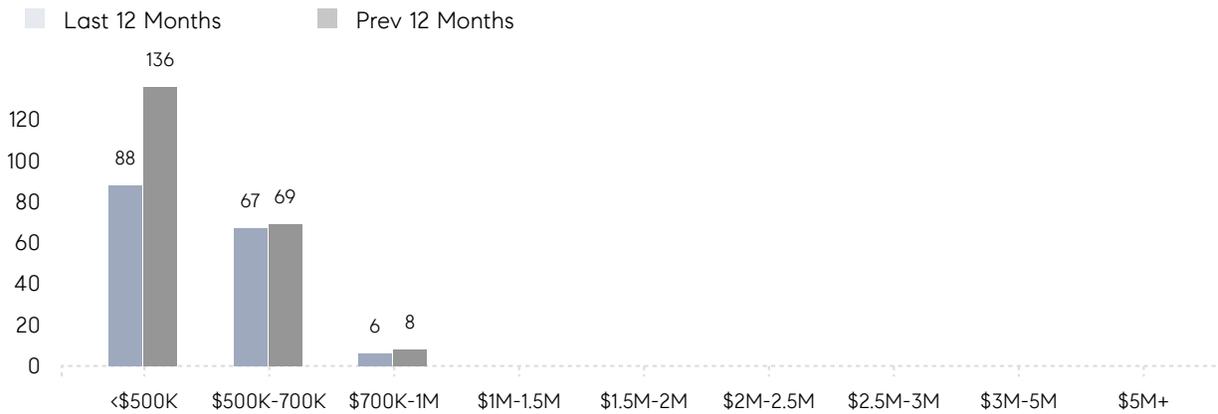
Dumont

JULY 2023

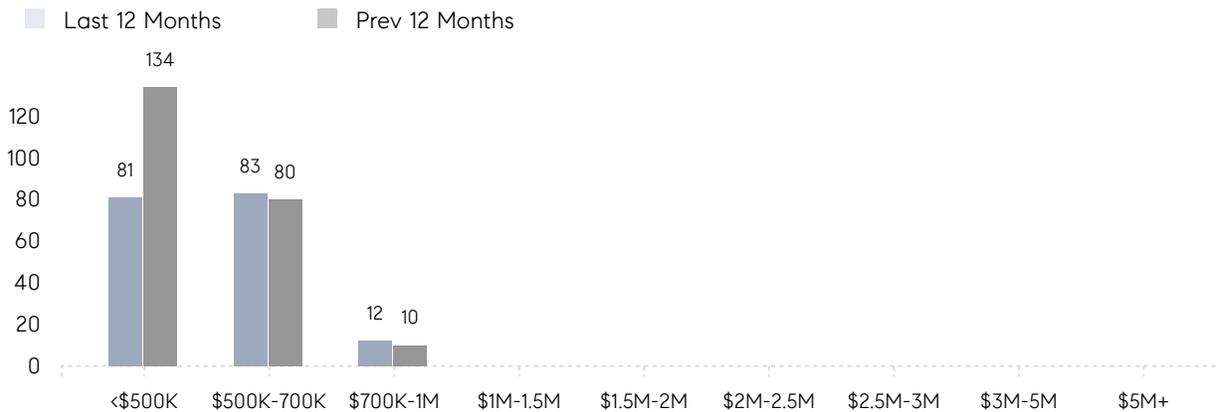
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Edgewater

JULY 2023

UNDER CONTRACT

22	\$618K	\$597K
Total Properties	Average Price	Median Price
-39%	-19%	-5%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

20	\$889K	\$745K
Total Properties	Average Price	Median Price
0%	-13%	-22%
Change From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

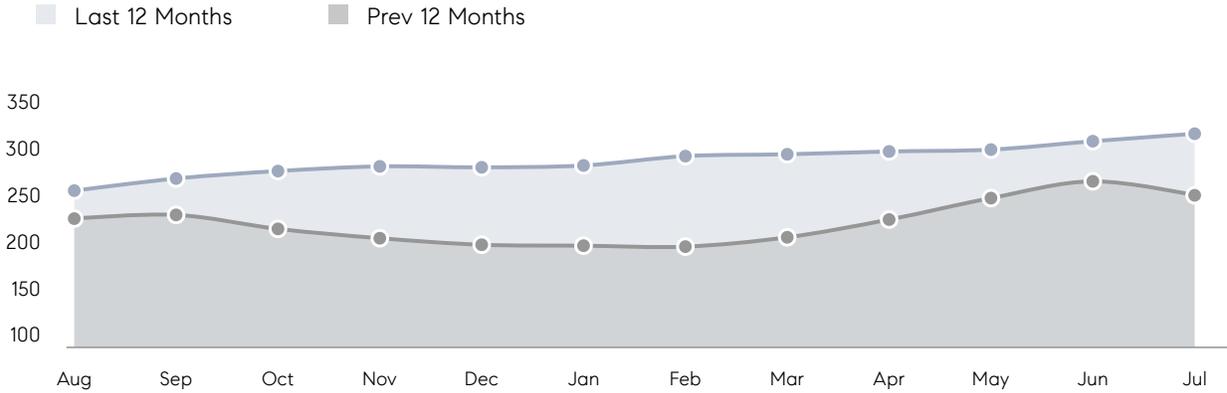
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	61	68	-10%
	% OF ASKING PRICE	98%	95%	
	AVERAGE SOLD PRICE	\$889,225	\$1,021,838	-13.0%
	# OF CONTRACTS	22	36	-38.9%
	NEW LISTINGS	35	24	46%
Houses	AVERAGE DOM	52	394	-87%
	% OF ASKING PRICE	95%	90%	
	AVERAGE SOLD PRICE	\$1,325,000	\$790,000	68%
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	7	3	133%
Condo/Co-op/TH	AVERAGE DOM	63	51	24%
	% OF ASKING PRICE	99%	96%	
	AVERAGE SOLD PRICE	\$840,806	\$1,034,039	-19%
	# OF CONTRACTS	22	34	-35%
	NEW LISTINGS	28	21	33%

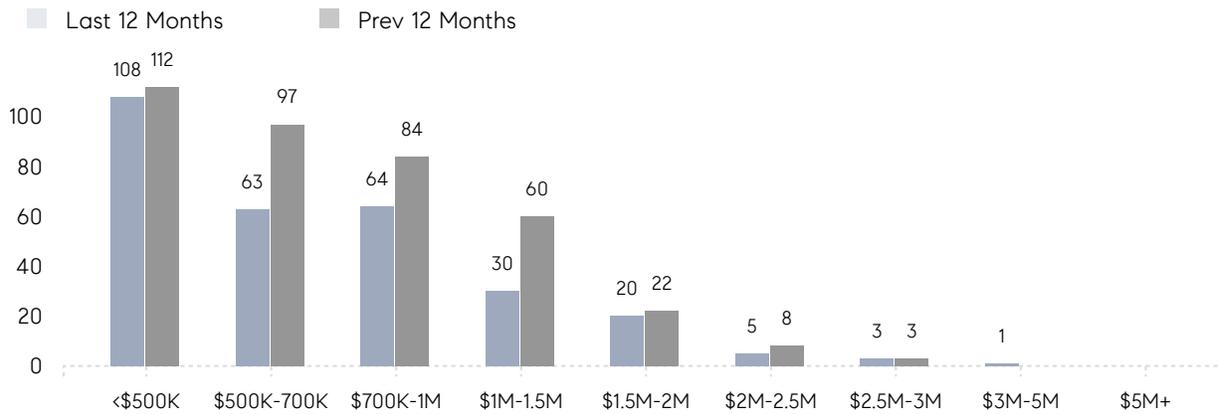
Edgewater

JULY 2023

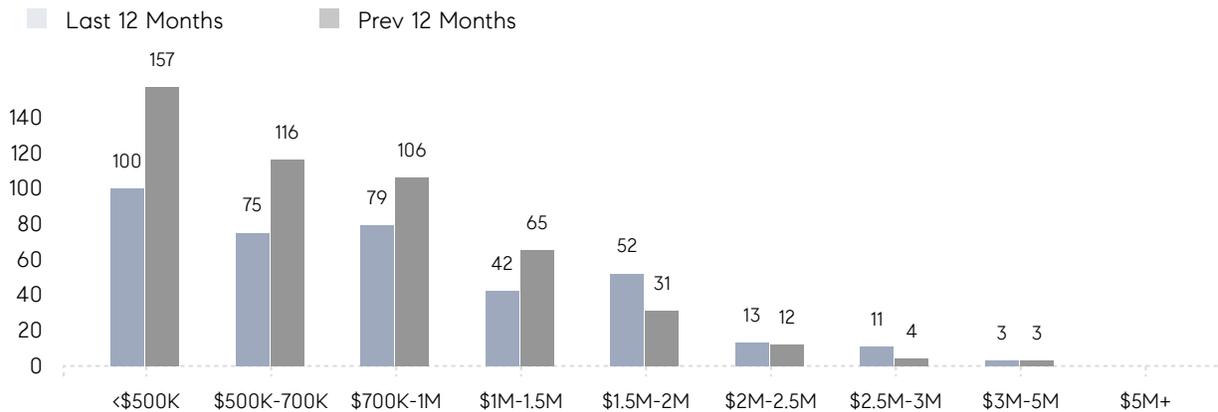
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Elmwood Park

JULY 2023

UNDER CONTRACT

14
Total
Properties

\$458K
Average
Price

\$452K
Median
Price

-7%
Decrease From
Jul 2022

-8%
Decrease From
Jul 2022

-1%
Decrease From
Jul 2022

UNITS SOLD

13
Total
Properties

\$471K
Average
Price

\$508K
Median
Price

-19%
Decrease From
Jul 2022

5%
Increase From
Jul 2022

12%
Increase From
Jul 2022

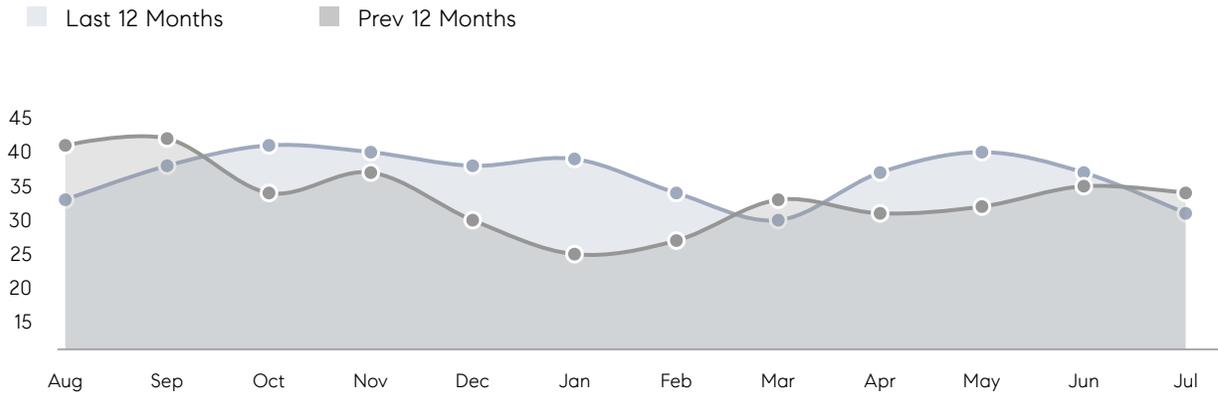
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	32	27	19%
	% OF ASKING PRICE	105%	104%	
	AVERAGE SOLD PRICE	\$471,077	\$449,875	4.7%
	# OF CONTRACTS	14	15	-6.7%
	NEW LISTINGS	8	16	-50%
Houses	AVERAGE DOM	35	27	30%
	% OF ASKING PRICE	105%	104%	
	AVERAGE SOLD PRICE	\$537,600	\$455,533	18%
	# OF CONTRACTS	10	14	-29%
	NEW LISTINGS	6	13	-54%
Condo/Co-op/TH	AVERAGE DOM	23	18	28%
	% OF ASKING PRICE	105%	100%	
	AVERAGE SOLD PRICE	\$249,333	\$365,000	-32%
	# OF CONTRACTS	4	1	300%
	NEW LISTINGS	2	3	-33%

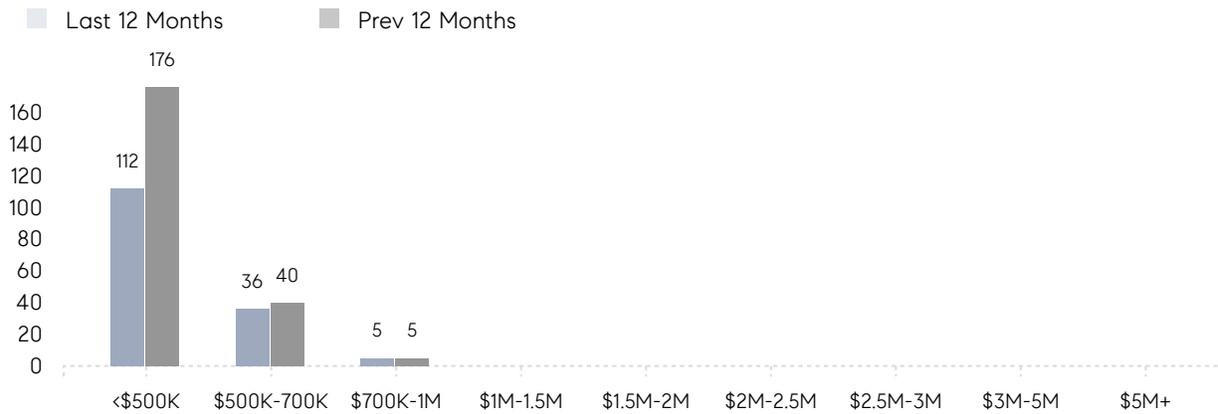
Elmwood Park

JULY 2023

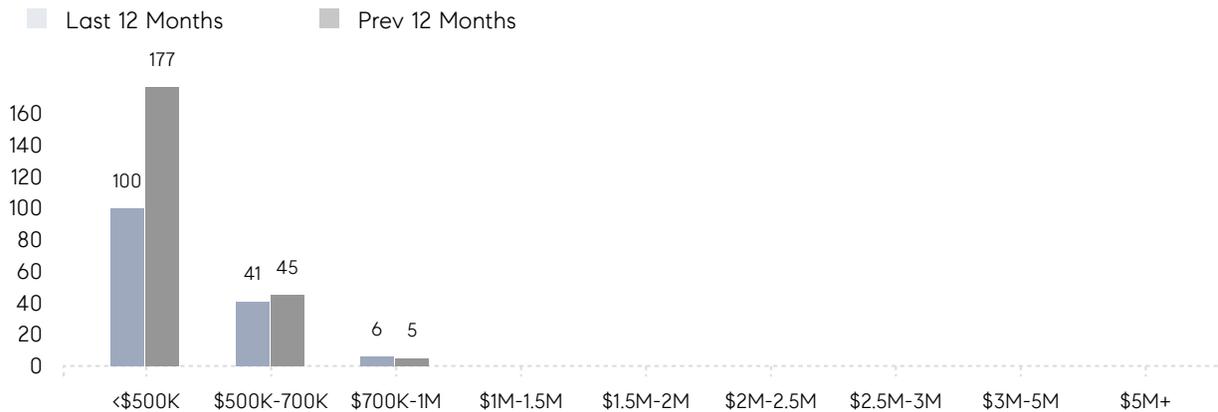
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Emerson

JULY 2023

UNDER CONTRACT

10
Total
Properties

\$740K
Average
Price

\$749K
Median
Price

25%
Increase From
Jul 2022

27%
Increase From
Jul 2022

44%
Increase From
Jul 2022

UNITS SOLD

6
Total
Properties

\$572K
Average
Price

\$601K
Median
Price

-25%
Decrease From
Jul 2022

-5%
Decrease From
Jul 2022

8%
Increase From
Jul 2022

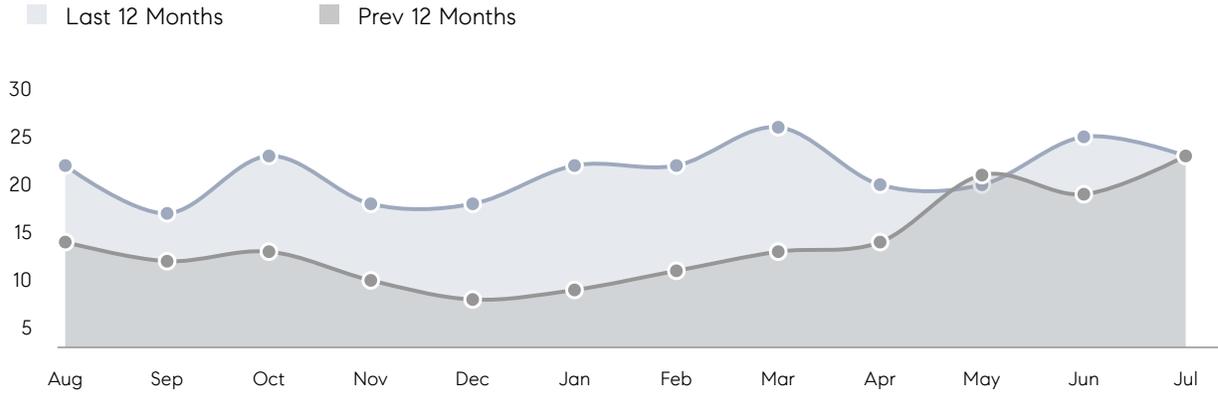
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	24	30	-20%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$572,400	\$603,938	-5.2%
	# OF CONTRACTS	10	8	25.0%
	NEW LISTINGS	9	13	-31%
Houses	AVERAGE DOM	12	26	-54%
	% OF ASKING PRICE	105%	103%	
	AVERAGE SOLD PRICE	\$679,475	\$648,083	5%
	# OF CONTRACTS	10	7	43%
	NEW LISTINGS	9	13	-31%
Condo/Co-op/TH	AVERAGE DOM	47	42	12%
	% OF ASKING PRICE	96%	97%	
	AVERAGE SOLD PRICE	\$358,250	\$471,500	-24%
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	0	0%

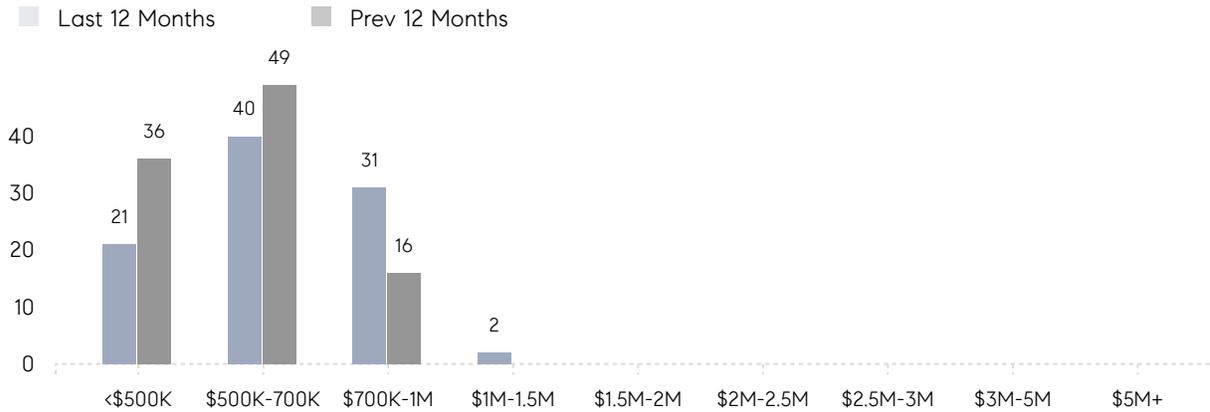
Emerson

JULY 2023

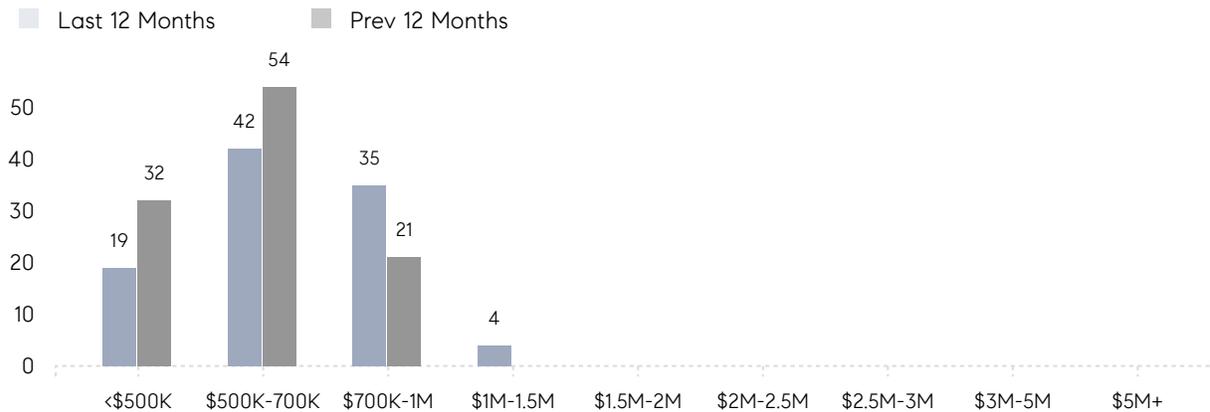
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Englewood

JULY 2023

UNDER CONTRACT

15	\$651K	\$465K
Total Properties	Average Price	Median Price
-35%	-23%	-11%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

22	\$632K	\$466K
Total Properties	Average Price	Median Price
-33%	-32%	-11%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

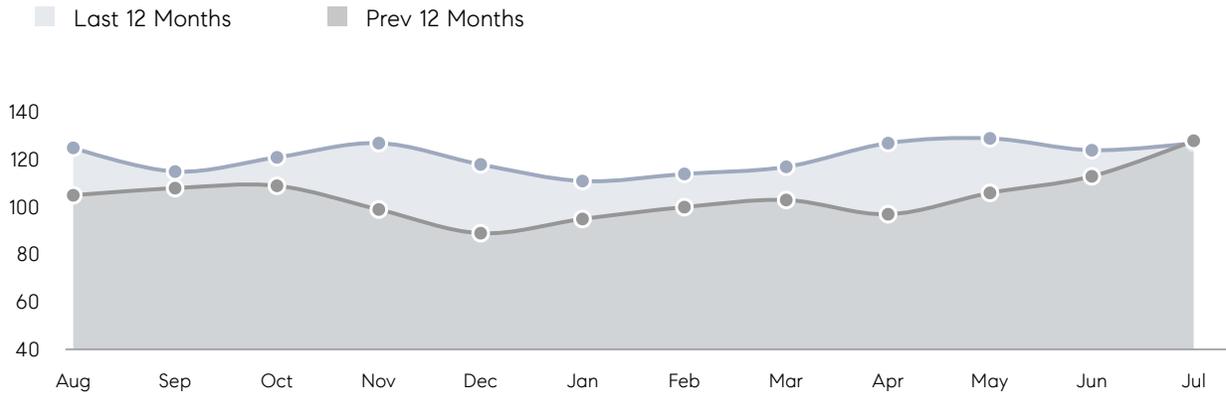
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	23	43	-47%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$632,875	\$932,212	-32.1%
	# OF CONTRACTS	15	23	-34.8%
	NEW LISTINGS	20	37	-46%
Houses	AVERAGE DOM	24	54	-56%
	% OF ASKING PRICE	105%	99%	
	AVERAGE SOLD PRICE	\$771,068	\$1,282,105	-40%
	# OF CONTRACTS	6	15	-60%
	NEW LISTINGS	11	26	-58%
Condo/Co-op/TH	AVERAGE DOM	23	29	-21%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$494,682	\$457,357	8%
	# OF CONTRACTS	9	8	13%
	NEW LISTINGS	9	11	-18%

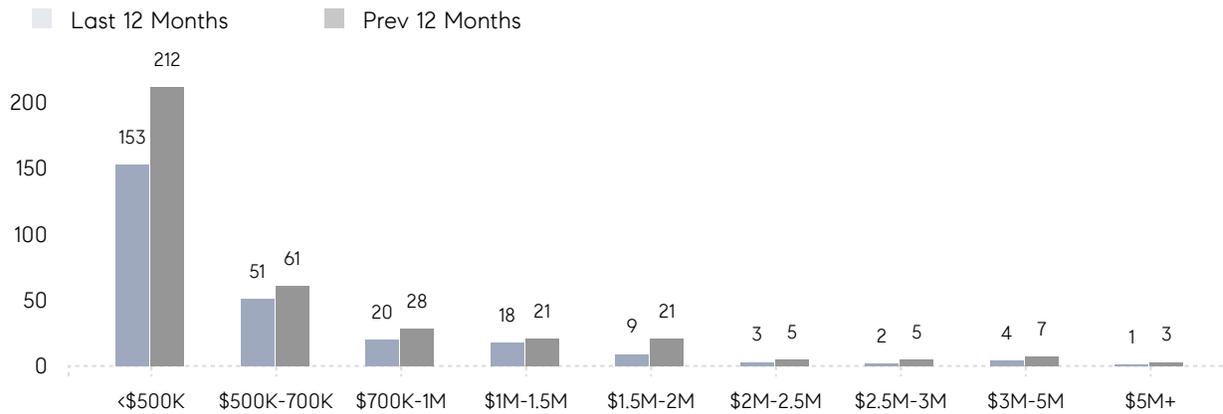
Englewood

JULY 2023

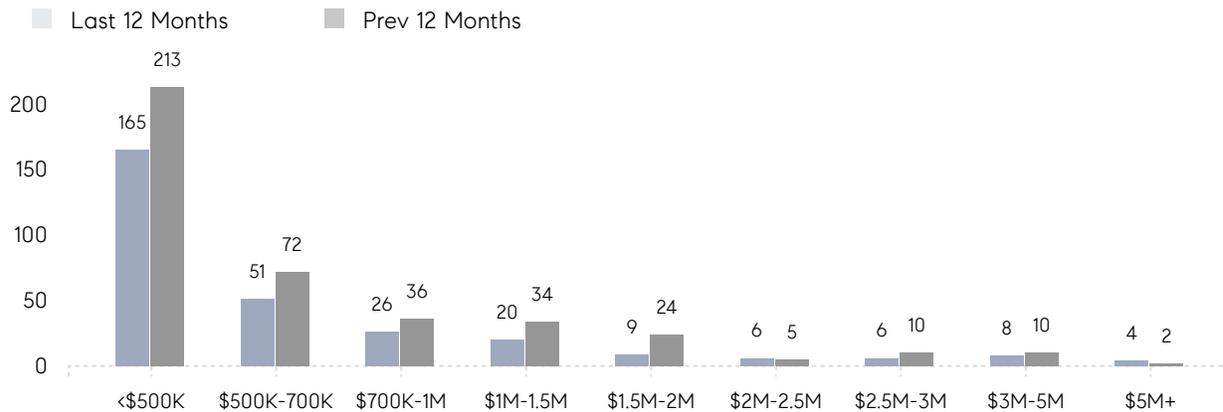
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Englewood Cliffs

JULY 2023

UNDER CONTRACT

8	\$2.3M	\$1.6M
Total Properties	Average Price	Median Price
60%	77%	25%
Increase From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

UNITS SOLD

8	\$1.3M	\$1.3M
Total Properties	Average Price	Median Price
33%	-6%	-4%
Increase From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

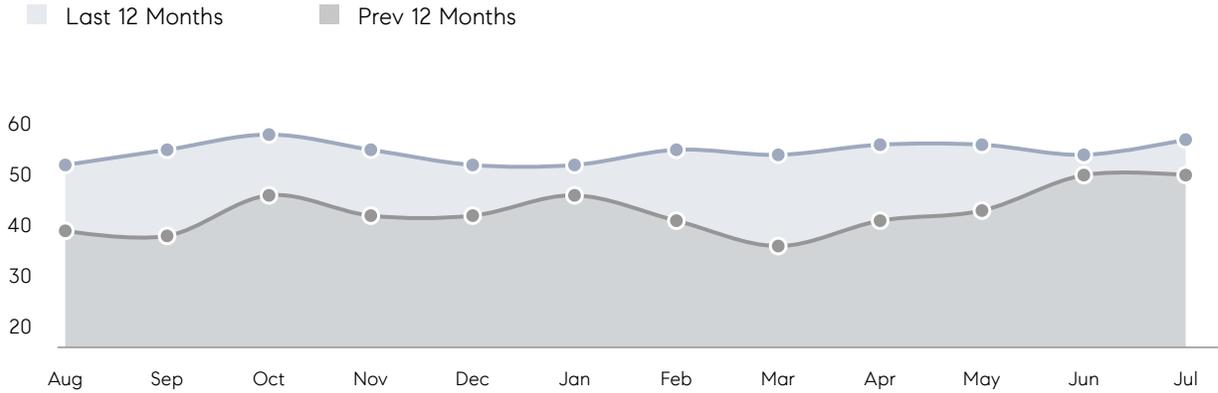
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	30	52	-42%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$1,310,500	\$1,395,333	-6.1%
	# OF CONTRACTS	8	5	60.0%
	NEW LISTINGS	11	7	57%
Houses	AVERAGE DOM	30	52	-42%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$1,310,500	\$1,395,333	-6%
	# OF CONTRACTS	8	5	60%
	NEW LISTINGS	11	7	57%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

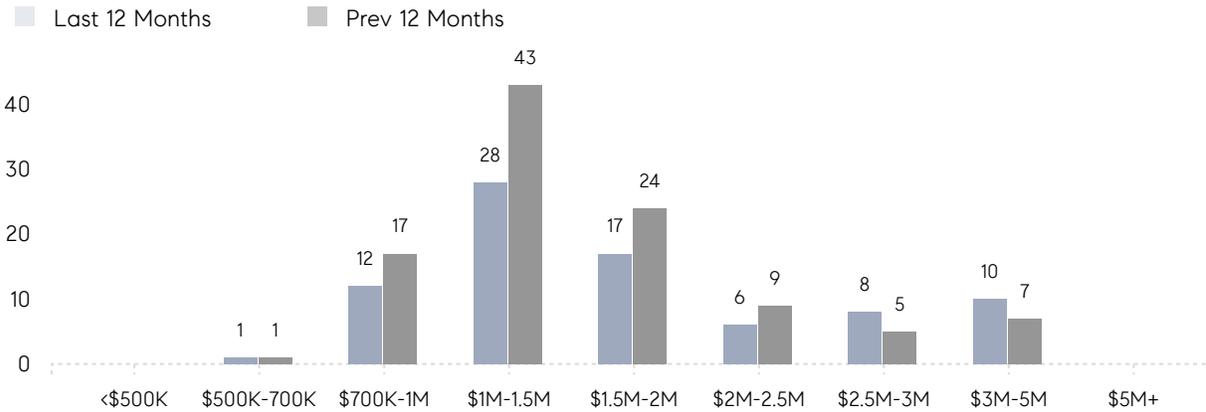
Englewood Cliffs

JULY 2023

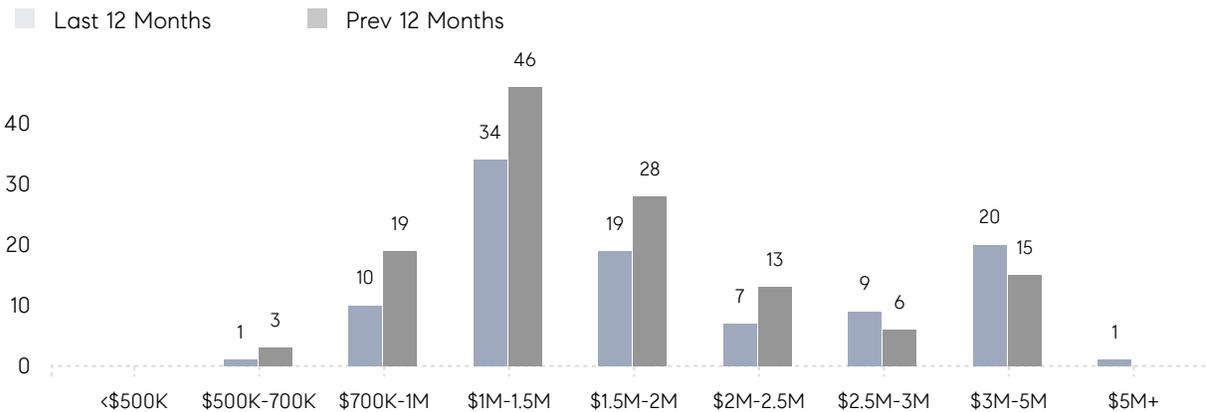
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Fair Lawn

JULY 2023

UNDER CONTRACT

29
Total
Properties

\$609K
Average
Price

\$579K
Median
Price

-37%
Decrease From
Jul 2022

14%
Increase From
Jul 2022

13%
Increase From
Jul 2022

UNITS SOLD

39
Total
Properties

\$619K
Average
Price

\$585K
Median
Price

-11%
Decrease From
Jul 2022

-1%
Change From
Jul 2022

-2%
Decrease From
Jul 2022

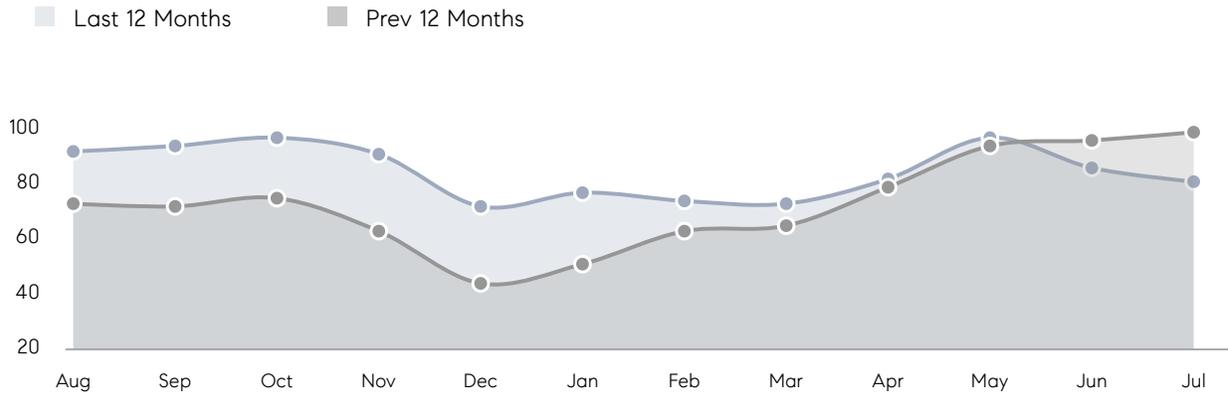
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	27	28	-4%
	% OF ASKING PRICE	106%	105%	
	AVERAGE SOLD PRICE	\$619,613	\$625,495	-0.9%
	# OF CONTRACTS	29	46	-37.0%
	NEW LISTINGS	26	52	-50%
Houses	AVERAGE DOM	27	29	-7%
	% OF ASKING PRICE	106%	105%	
	AVERAGE SOLD PRICE	\$651,025	\$643,401	1%
	# OF CONTRACTS	28	39	-28%
	NEW LISTINGS	25	48	-48%
Condo/Co-op/TH	AVERAGE DOM	28	19	47%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$242,667	\$485,824	-50%
	# OF CONTRACTS	1	7	-86%
	NEW LISTINGS	1	4	-75%

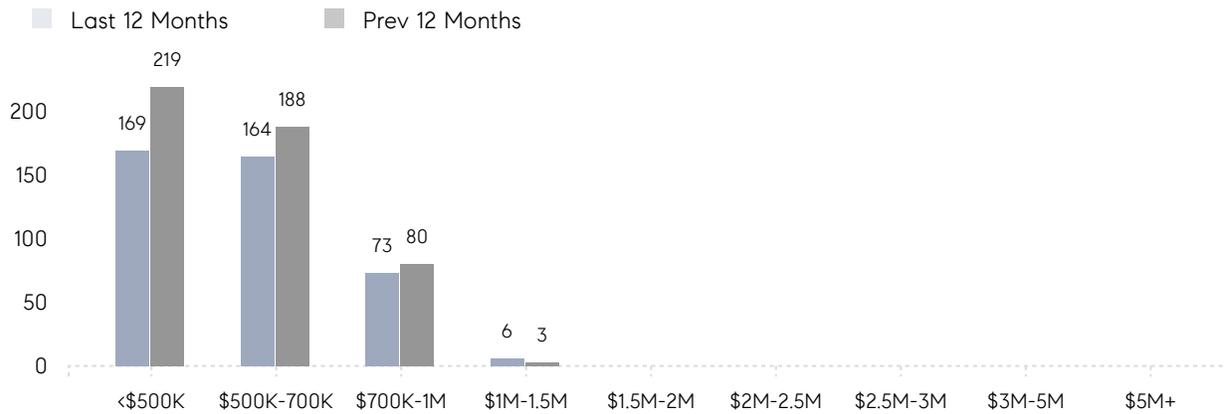
Fair Lawn

JULY 2023

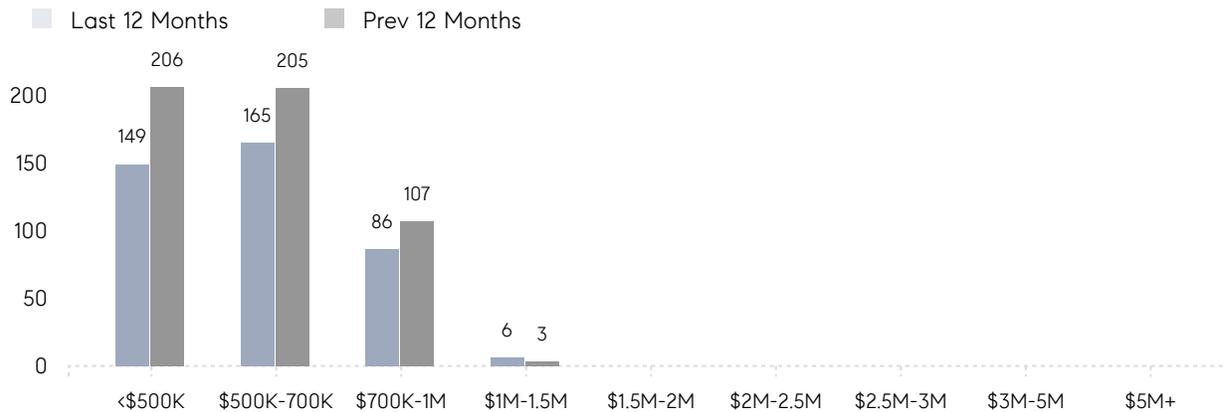
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Fairview

JULY 2023

UNDER CONTRACT

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

UNITS SOLD

2	\$598K	\$598K
Total Properties	Average Price	Median Price
-50%	27%	21%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

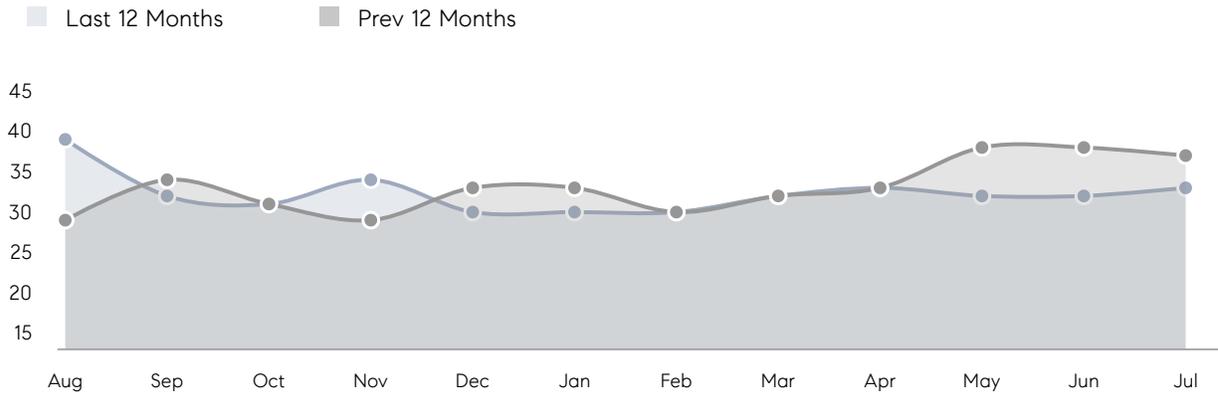
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	28	18	56%
	% OF ASKING PRICE	109%	102%	
	AVERAGE SOLD PRICE	\$598,000	\$470,000	27.2%
	# OF CONTRACTS	0	6	0.0%
	NEW LISTINGS	1	3	-67%
Houses	AVERAGE DOM	40	20	100%
	% OF ASKING PRICE	104%	100%	
	AVERAGE SOLD PRICE	\$570,000	\$440,000	30%
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	1	3	-67%
Condo/Co-op/TH	AVERAGE DOM	15	16	-6%
	% OF ASKING PRICE	114%	104%	
	AVERAGE SOLD PRICE	\$626,000	\$500,000	25%
	# OF CONTRACTS	0	4	0%
	NEW LISTINGS	0	0	0%

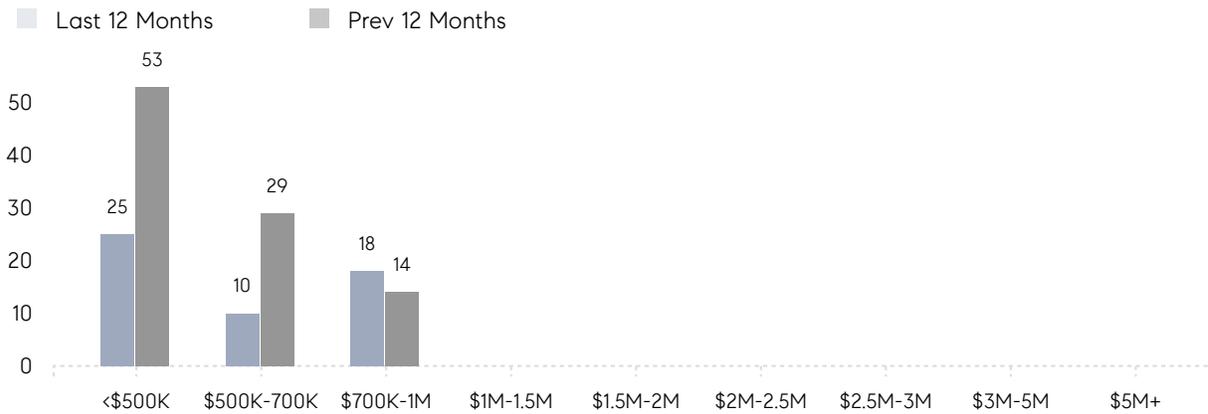
Fairview

JULY 2023

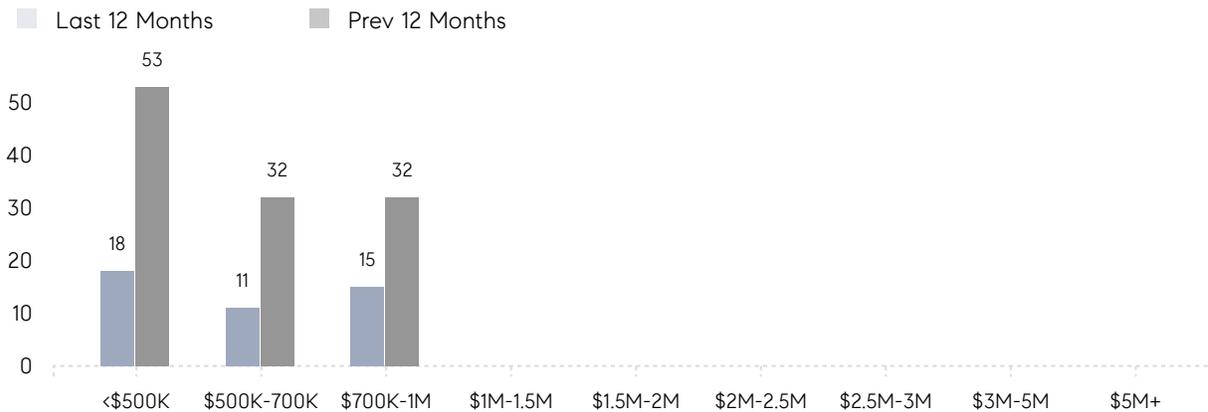
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Fort Lee

JULY 2023

UNDER CONTRACT

65
Total
Properties

\$523K
Average
Price

\$290K
Median
Price

12%
Increase From
Jul 2022

36%
Increase From
Jul 2022

17%
Increase From
Jul 2022

UNITS SOLD

50
Total
Properties

\$614K
Average
Price

\$424K
Median
Price

-30%
Decrease From
Jul 2022

42%
Increase From
Jul 2022

49%
Increase From
Jul 2022

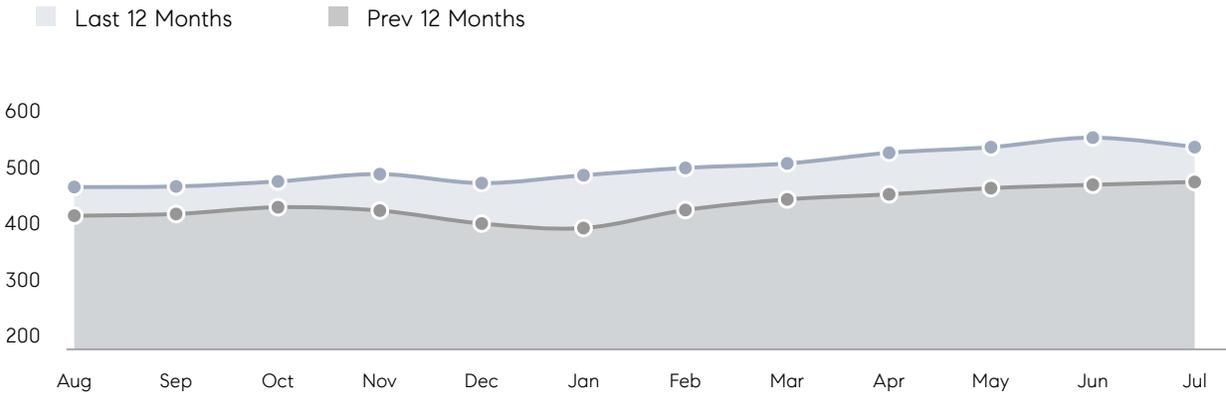
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	52	75	-31%
	% OF ASKING PRICE	97%	95%	
	AVERAGE SOLD PRICE	\$614,120	\$431,827	42.2%
	# OF CONTRACTS	65	58	12.1%
	NEW LISTINGS	55	62	-11%
Houses	AVERAGE DOM	87	81	7%
	% OF ASKING PRICE	92%	91%	
	AVERAGE SOLD PRICE	\$1,365,833	\$1,193,600	14%
	# OF CONTRACTS	8	6	33%
	NEW LISTINGS	1	12	-92%
Condo/Co-op/TH	AVERAGE DOM	47	74	-36%
	% OF ASKING PRICE	97%	96%	
	AVERAGE SOLD PRICE	\$511,614	\$374,117	37%
	# OF CONTRACTS	57	52	10%
	NEW LISTINGS	54	50	8%

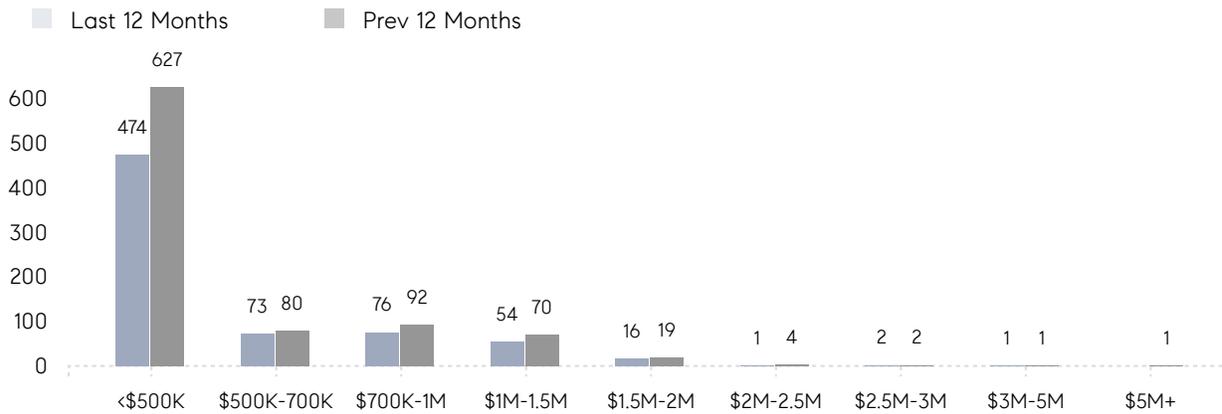
Fort Lee

JULY 2023

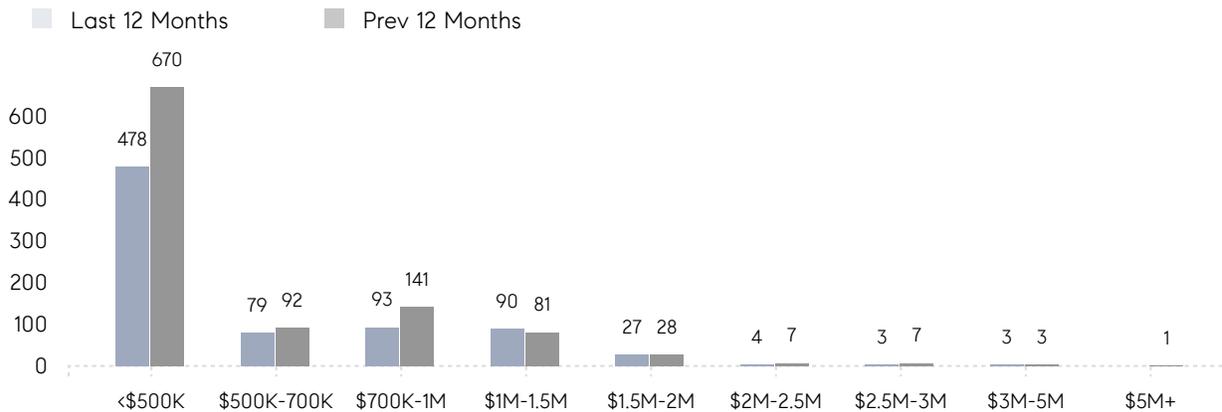
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Franklin Lakes

JULY 2023

UNDER CONTRACT

7	\$1.8M	\$1.2M
Total Properties	Average Price	Median Price
-53%	34%	-6%
Decrease From Jul 2022	Increase From Jul 2022	Decrease From Jul 2022

UNITS SOLD

7	\$1.1M	\$1.2M
Total Properties	Average Price	Median Price
-56%	-29%	-12%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

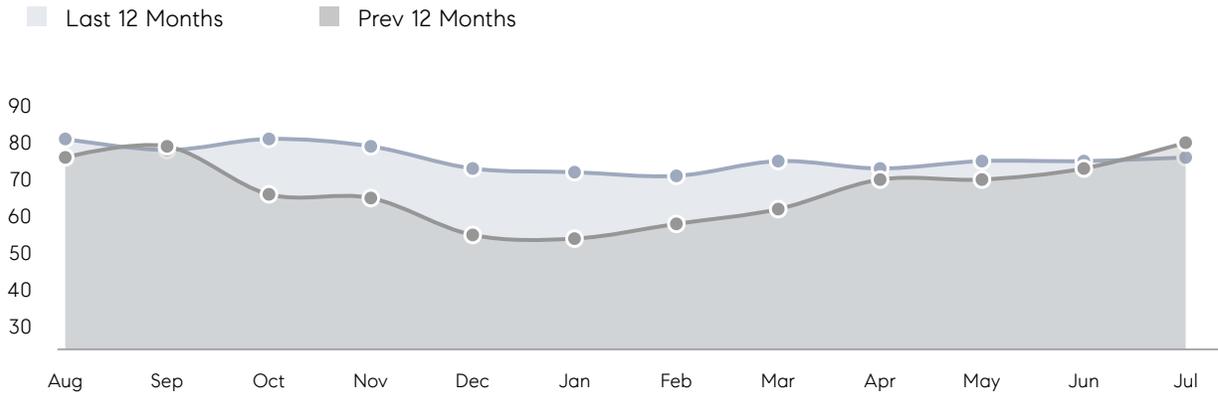
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	16	41	-61%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$1,138,516	\$1,605,592	-29.1%
	# OF CONTRACTS	7	15	-53.3%
	NEW LISTINGS	11	28	-61%
Houses	AVERAGE DOM	15	47	-68%
	% OF ASKING PRICE	104%	102%	
	AVERAGE SOLD PRICE	\$1,051,333	\$1,649,214	-36%
	# OF CONTRACTS	6	10	-40%
	NEW LISTINGS	10	25	-60%
Condo/Co-op/TH	AVERAGE DOM	21	2	950%
	% OF ASKING PRICE	101%	116%	
	AVERAGE SOLD PRICE	\$1,661,613	\$1,300,239	28%
	# OF CONTRACTS	1	5	-80%
	NEW LISTINGS	1	3	-67%

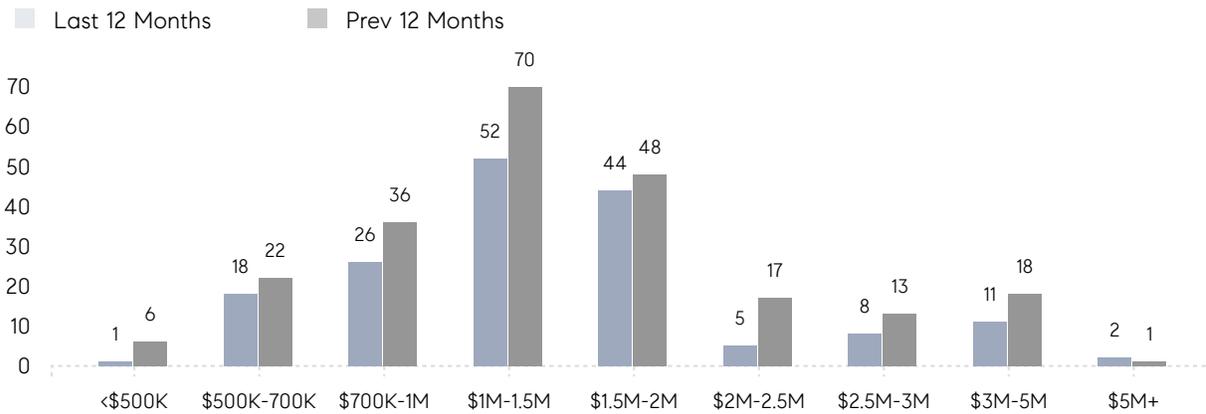
Franklin Lakes

JULY 2023

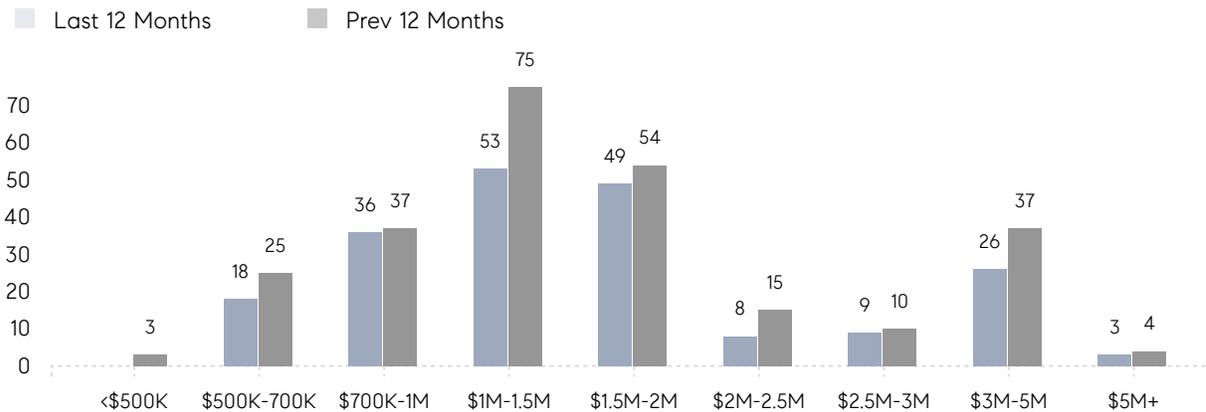
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Garfield City

JULY 2023

UNDER CONTRACT

2
Total
Properties

\$499K
Average
Price

\$499K
Median
Price

-60%
Decrease From
Jul 2022

55%
Increase From
Jul 2022

56%
Increase From
Jul 2022

UNITS SOLD

7
Total
Properties

\$464K
Average
Price

\$475K
Median
Price

-12%
Decrease From
Jul 2022

7%
Increase From
Jul 2022

19%
Increase From
Jul 2022

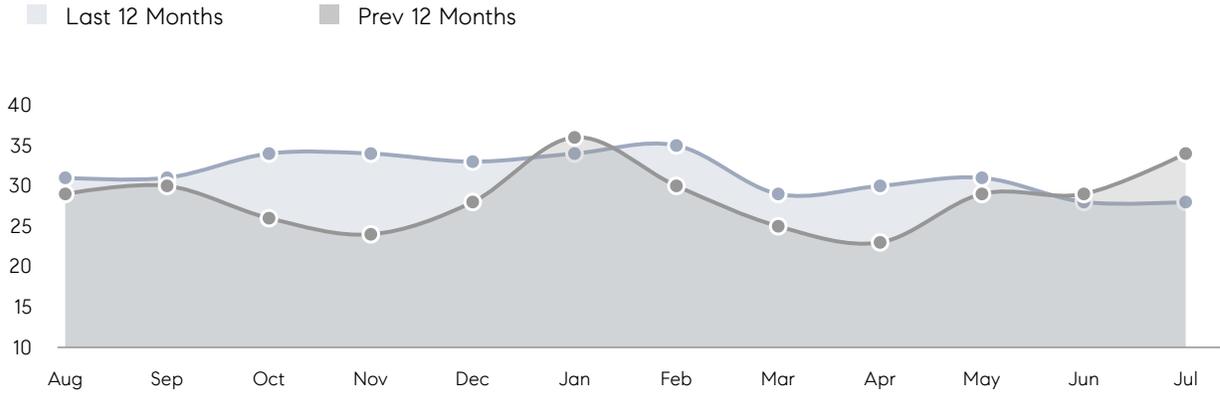
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	33	101	-67%
	% OF ASKING PRICE	106%	99%	
	AVERAGE SOLD PRICE	\$464,286	\$433,125	7.2%
	# OF CONTRACTS	2	5	-60.0%
	NEW LISTINGS	2	12	-83%
Houses	AVERAGE DOM	40	190	-79%
	% OF ASKING PRICE	108%	101%	
	AVERAGE SOLD PRICE	\$501,000	\$489,333	2%
	# OF CONTRACTS	2	3	-33%
	NEW LISTINGS	2	12	-83%
Condo/Co-op/TH	AVERAGE DOM	14	47	-70%
	% OF ASKING PRICE	99%	97%	
	AVERAGE SOLD PRICE	\$372,500	\$399,400	-7%
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	0	0	0%

Garfield City

JULY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Glen Rock

JULY 2023

UNDER CONTRACT

12	\$807K	\$734K
Total Properties	Average Price	Median Price
-50%	-4%	-9%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

12	\$1.2M	\$1.3M
Total Properties	Average Price	Median Price
-29%	10%	33%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

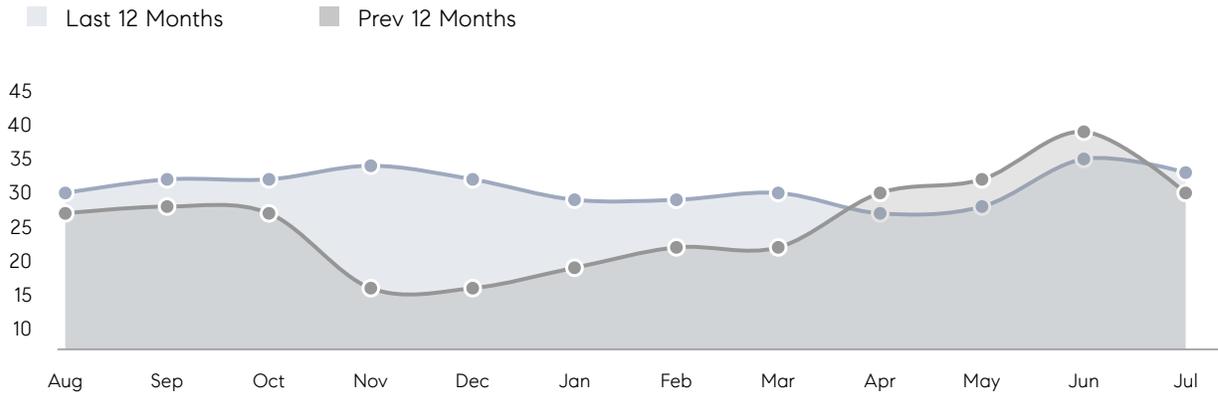
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	26	24	8%
	% OF ASKING PRICE	111%	106%	
	AVERAGE SOLD PRICE	\$1,213,954	\$1,107,520	9.6%
	# OF CONTRACTS	12	24	-50.0%
	NEW LISTINGS	12	14	-14%
Houses	AVERAGE DOM	26	24	8%
	% OF ASKING PRICE	111%	106%	
	AVERAGE SOLD PRICE	\$1,213,954	\$1,107,520	10%
	# OF CONTRACTS	11	19	-42%
	NEW LISTINGS	12	14	-14%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	5	-80%
	NEW LISTINGS	0	0	0%

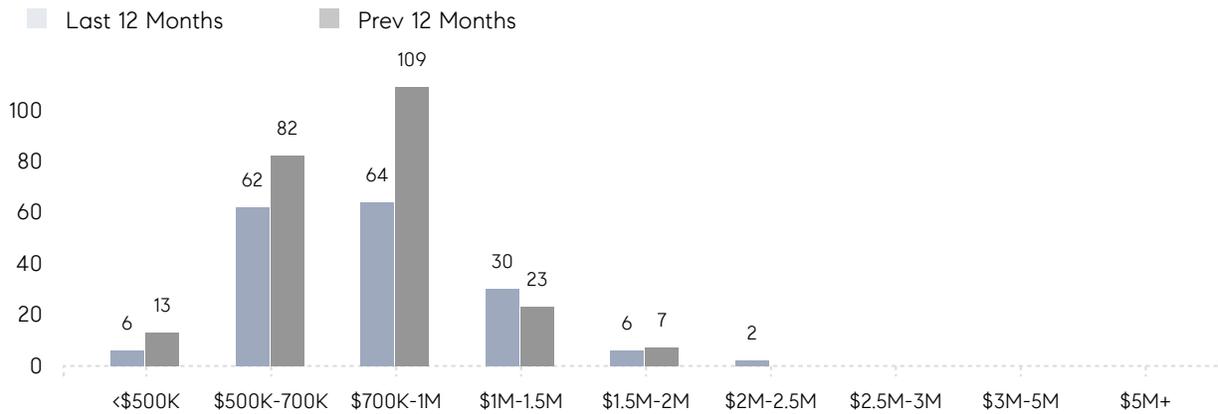
Glen Rock

JULY 2023

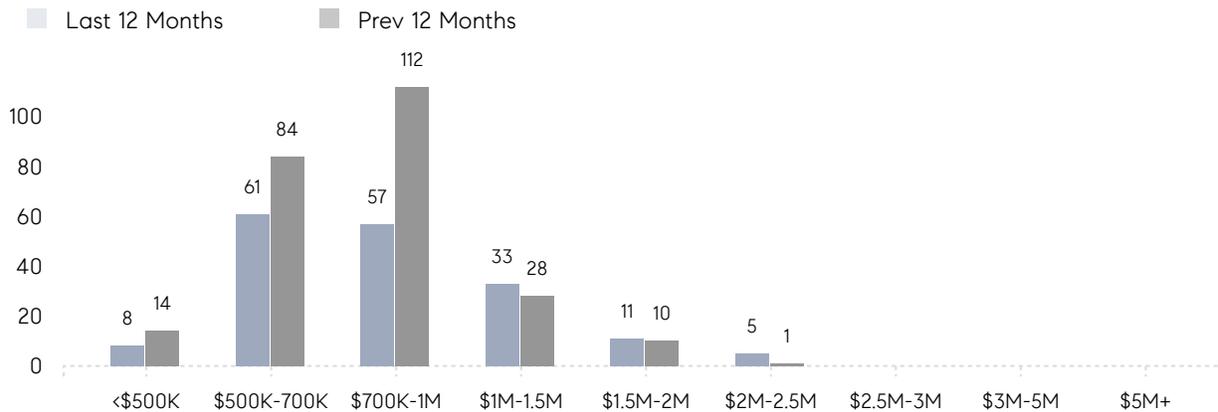
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Hackensack

JULY 2023

UNDER CONTRACT

34	\$374K	\$312K
Total Properties	Average Price	Median Price
-8%	2%	-5%
Decrease From Jul 2022	Increase From Jul 2022	Decrease From Jul 2022

UNITS SOLD

38	\$364K	\$313K
Total Properties	Average Price	Median Price
19%	4%	-1%
Increase From Jul 2022	Increase From Jul 2022	Change From Jul 2022

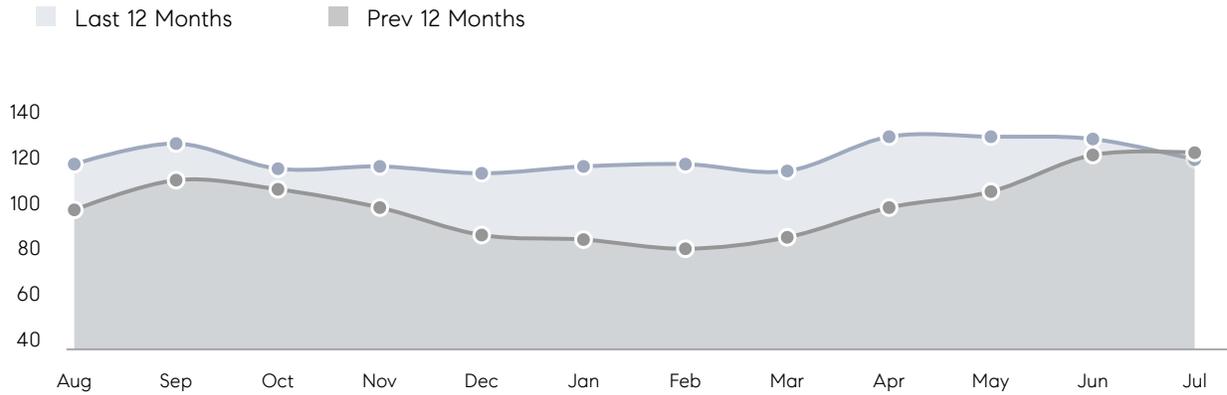
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	30	25	20%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$364,800	\$351,141	3.9%
	# OF CONTRACTS	34	37	-8.1%
	NEW LISTINGS	28	40	-30%
Houses	AVERAGE DOM	26	22	18%
	% OF ASKING PRICE	108%	107%	
	AVERAGE SOLD PRICE	\$563,700	\$532,773	6%
	# OF CONTRACTS	10	14	-29%
	NEW LISTINGS	6	14	-57%
Condo/Co-op/TH	AVERAGE DOM	32	27	19%
	% OF ASKING PRICE	101%	98%	
	AVERAGE SOLD PRICE	\$293,764	\$256,000	15%
	# OF CONTRACTS	24	23	4%
	NEW LISTINGS	22	26	-15%

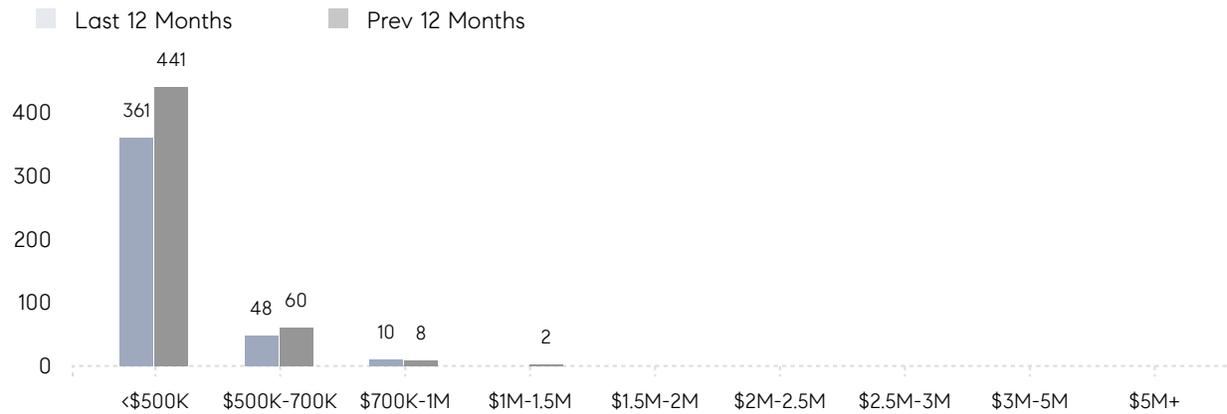
Hackensack

JULY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Haworth

JULY 2023

UNDER CONTRACT

6	\$1.2M	\$1.0M
Total Properties	Average Price	Median Price
0%	22%	7%
Change From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

UNITS SOLD

5	\$1.2M	\$999K
Total Properties	Average Price	Median Price
-55%	7%	0%
Decrease From Jul 2022	Increase From Jul 2022	Change From Jul 2022

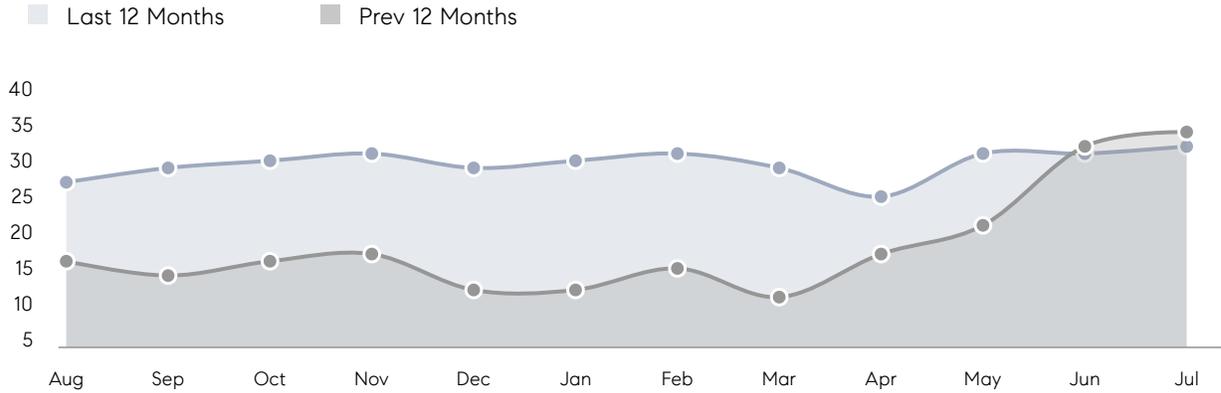
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	54	14	286%
	% OF ASKING PRICE	95%	103%	
	AVERAGE SOLD PRICE	\$1,208,000	\$1,126,853	7.2%
	# OF CONTRACTS	6	6	0.0%
	NEW LISTINGS	5	9	-44%
Houses	AVERAGE DOM	96	14	586%
	% OF ASKING PRICE	90%	103%	
	AVERAGE SOLD PRICE	\$1,800,000	\$1,126,853	60%
	# OF CONTRACTS	3	6	-50%
	NEW LISTINGS	4	9	-56%
Condo/Co-op/TH	AVERAGE DOM	44	-	-
	% OF ASKING PRICE	96%	-	
	AVERAGE SOLD PRICE	\$1,060,000	-	-
	# OF CONTRACTS	3	0	0%
	NEW LISTINGS	1	0	0%

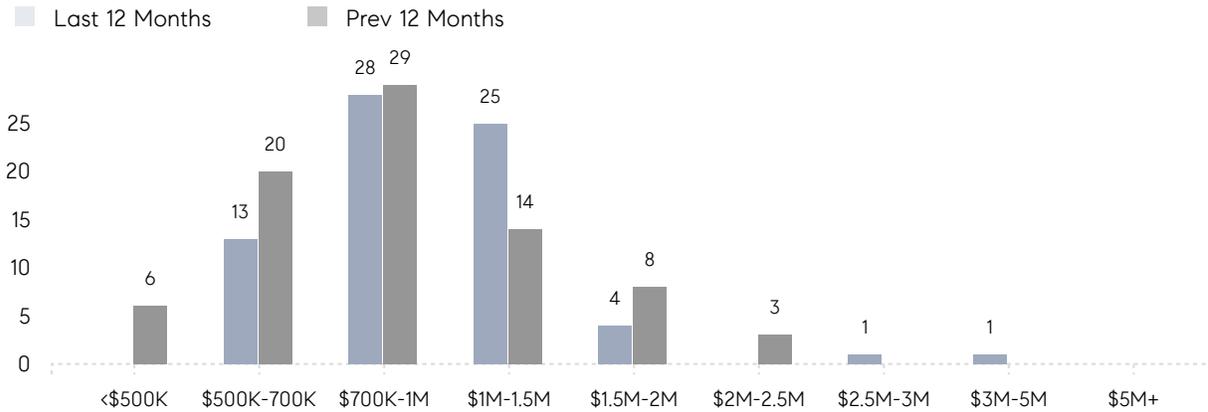
Haworth

JULY 2023

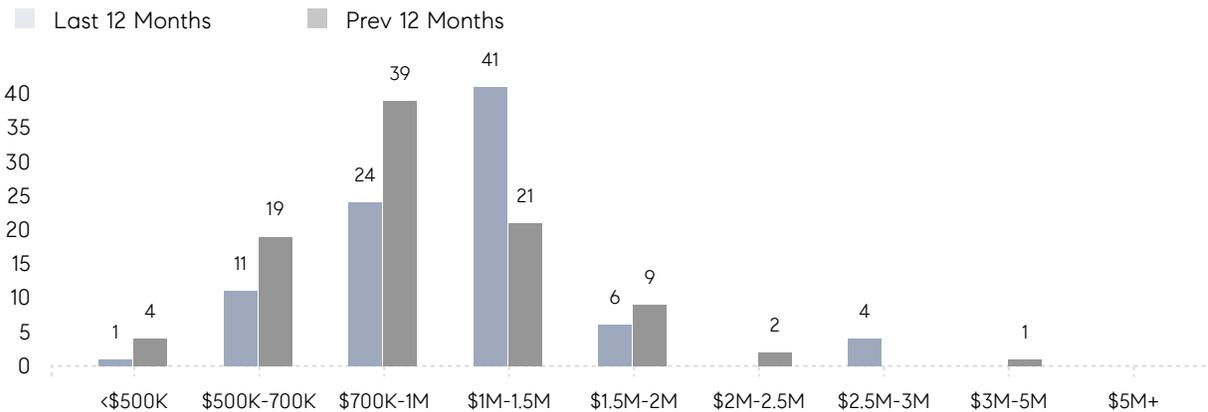
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Harrington Park

JULY 2023

UNDER CONTRACT

4	\$786K	\$661K
Total Properties	Average Price	Median Price
300%	-34%	-45%
Increase From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

5	\$1.0M	\$1.1M
Total Properties	Average Price	Median Price
-17%	37%	62%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

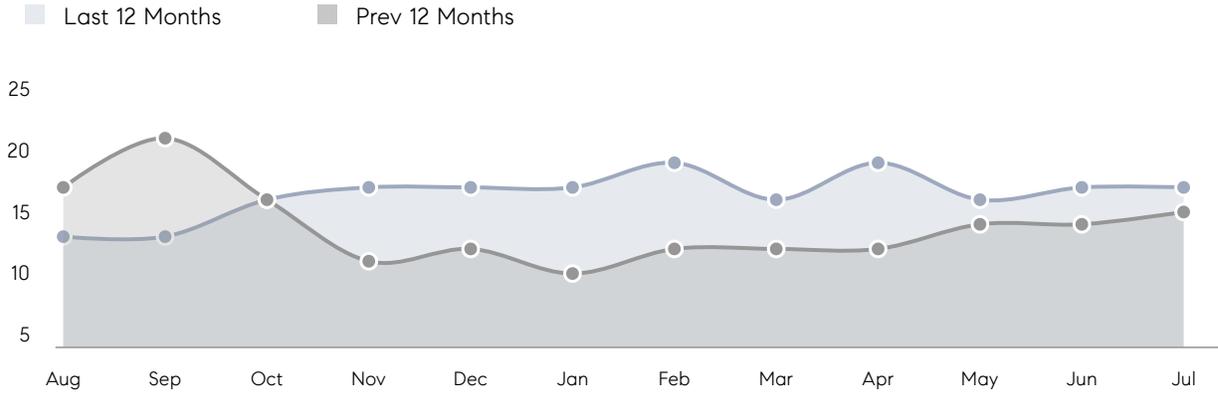
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	23	23	0%
	% OF ASKING PRICE	96%	104%	
	AVERAGE SOLD PRICE	\$1,046,600	\$766,250	36.6%
	# OF CONTRACTS	4	1	300.0%
	NEW LISTINGS	4	2	100%
Houses	AVERAGE DOM	23	23	0%
	% OF ASKING PRICE	96%	104%	
	AVERAGE SOLD PRICE	\$1,046,600	\$766,250	37%
	# OF CONTRACTS	4	1	300%
	NEW LISTINGS	3	2	50%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	0	0%

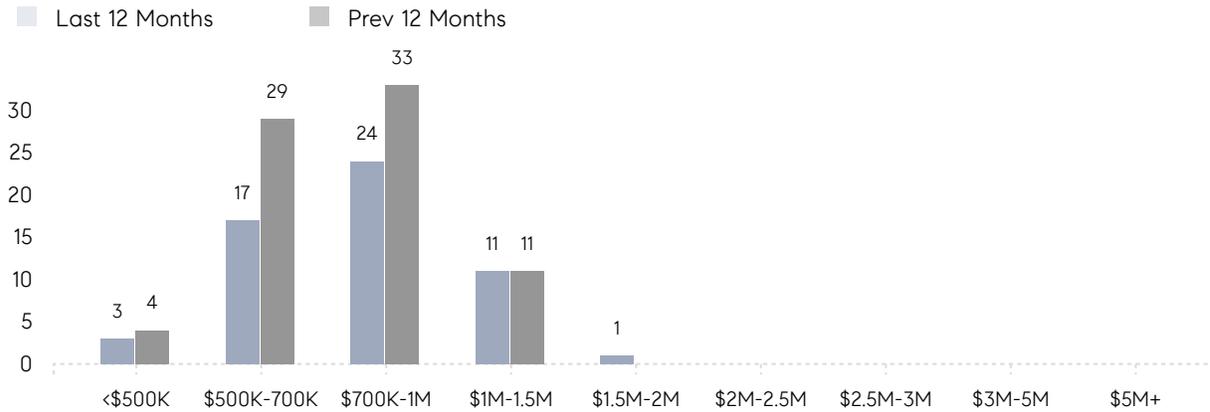
Harrington Park

JULY 2023

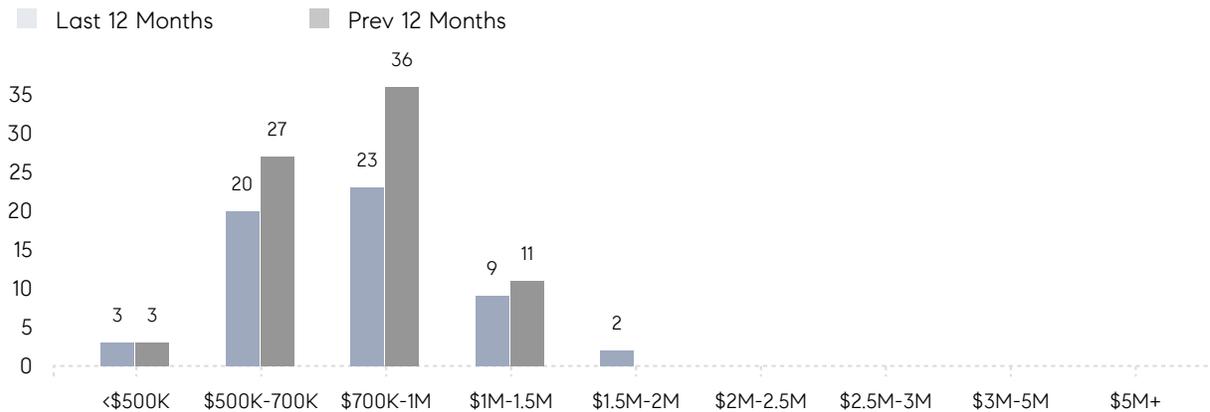
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Hasbrouck Heights

JULY 2023

UNDER CONTRACT

12
Total
Properties

\$673K
Average
Price

\$612K
Median
Price

0%
Change From
Jul 2022

6%
Increase From
Jul 2022

-5%
Decrease From
Jul 2022

UNITS SOLD

7
Total
Properties

\$624K
Average
Price

\$650K
Median
Price

-53%
Decrease From
Jul 2022

-2%
Decrease From
Jul 2022

4%
Increase From
Jul 2022

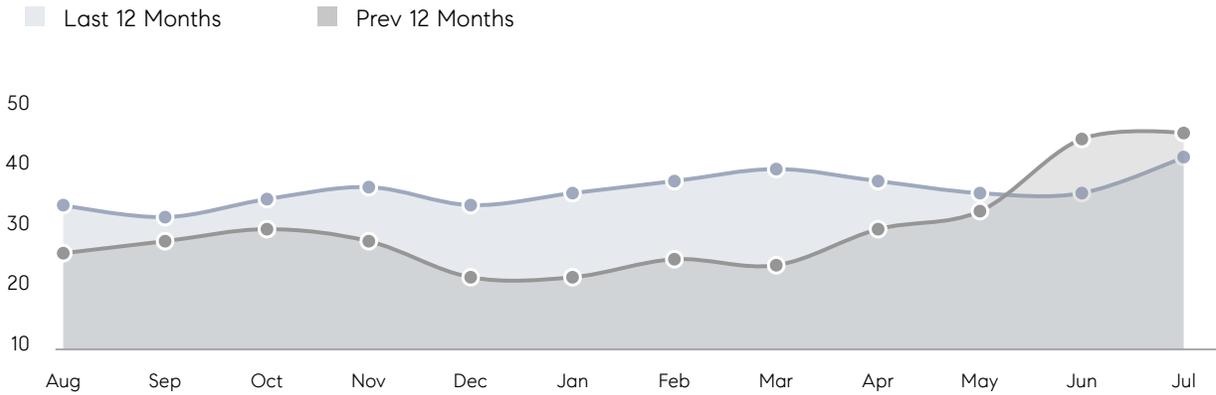
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	15	18	-17%
	% OF ASKING PRICE	105%	101%	
	AVERAGE SOLD PRICE	\$624,143	\$639,300	-2.4%
	# OF CONTRACTS	12	12	0.0%
	NEW LISTINGS	19	16	19%
Houses	AVERAGE DOM	15	18	-17%
	% OF ASKING PRICE	105%	101%	
	AVERAGE SOLD PRICE	\$624,143	\$639,300	-2%
	# OF CONTRACTS	11	12	-8%
	NEW LISTINGS	18	16	13%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	0	0%

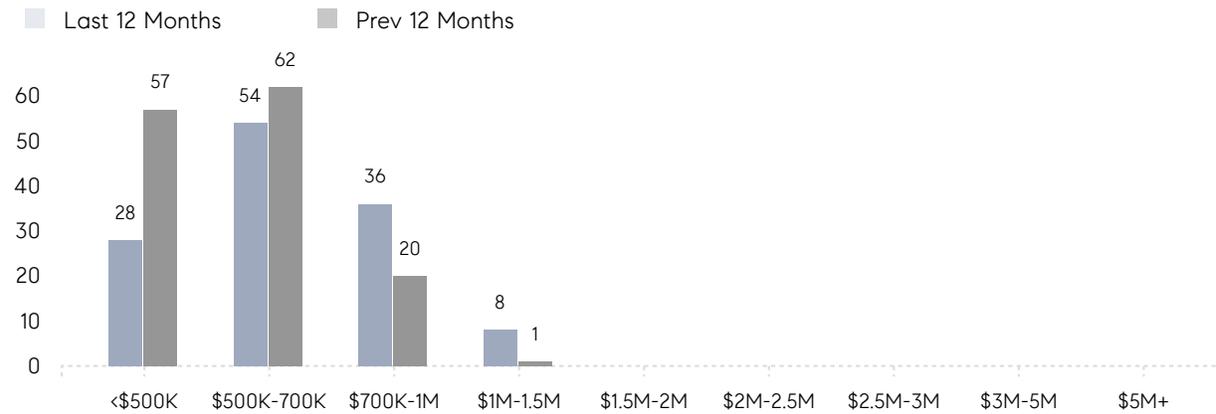
Hasbrouck Heights

JULY 2023

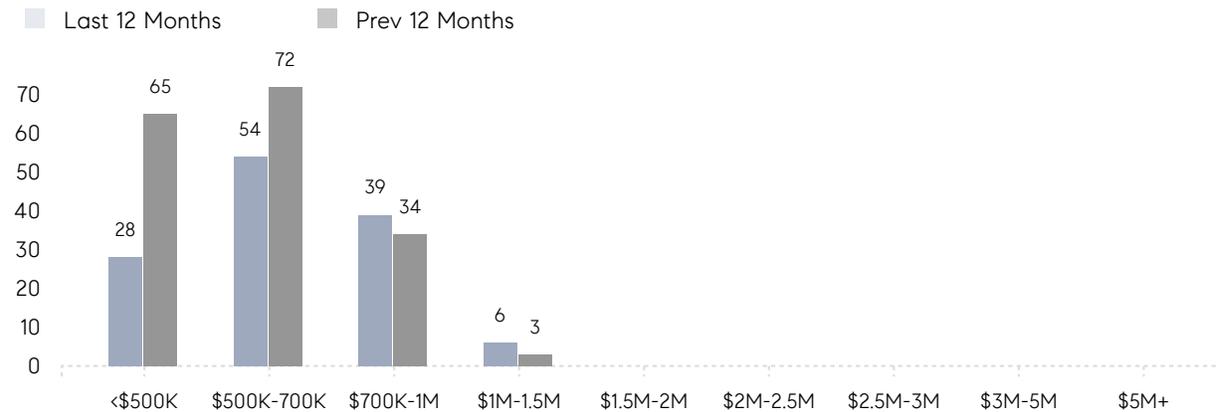
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Hillsdale

JULY 2023

UNDER CONTRACT

9
Total
Properties

\$705K
Average
Price

\$650K
Median
Price

-18%
Decrease From
Jul 2022

29%
Increase From
Jul 2022

20%
Increase From
Jul 2022

UNITS SOLD

11
Total
Properties

\$806K
Average
Price

\$858K
Median
Price

22%
Increase From
Jul 2022

8%
Increase From
Jul 2022

5%
Increase From
Jul 2022

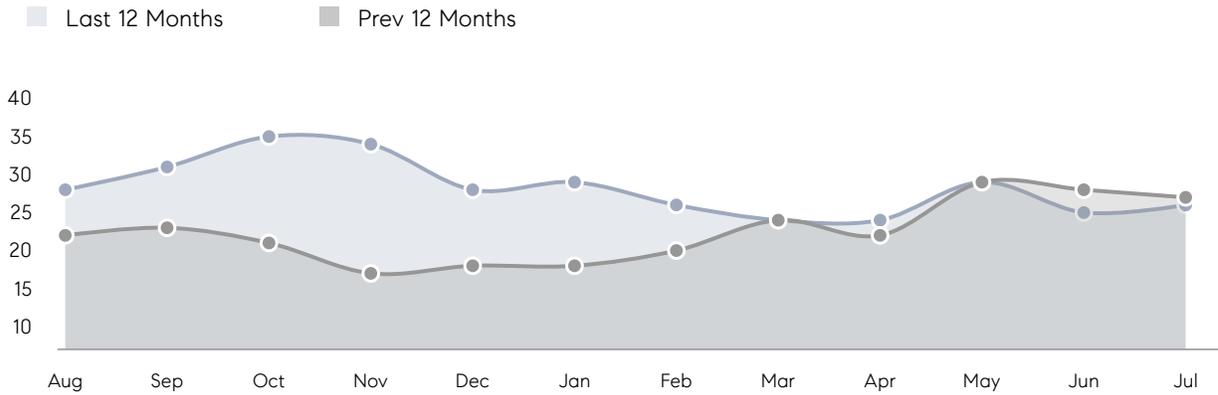
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	18	15	20%
	% OF ASKING PRICE	103%	106%	
	AVERAGE SOLD PRICE	\$806,177	\$744,333	8.3%
	# OF CONTRACTS	9	11	-18.2%
	NEW LISTINGS	9	10	-10%
Houses	AVERAGE DOM	18	15	20%
	% OF ASKING PRICE	103%	106%	
	AVERAGE SOLD PRICE	\$806,177	\$744,333	8%
	# OF CONTRACTS	9	10	-10%
	NEW LISTINGS	9	9	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	1	0%

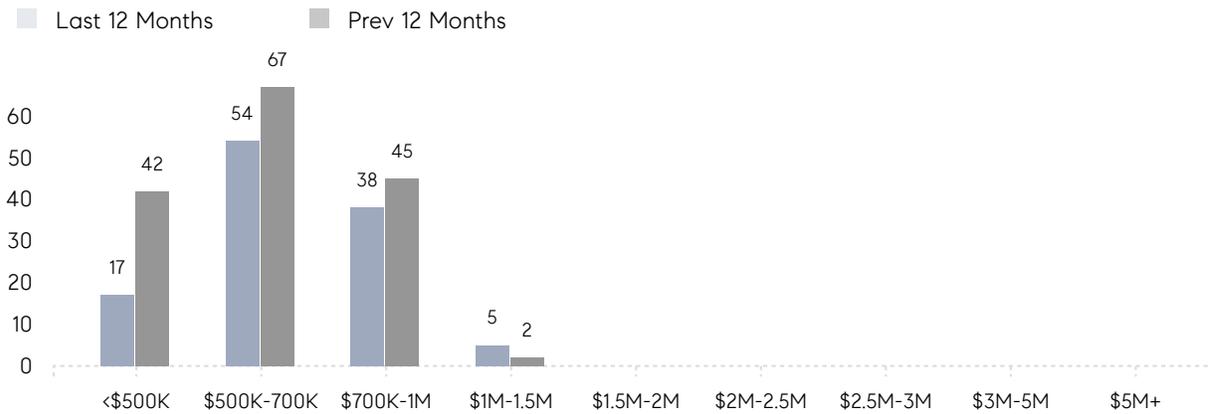
Hillsdale

JULY 2023

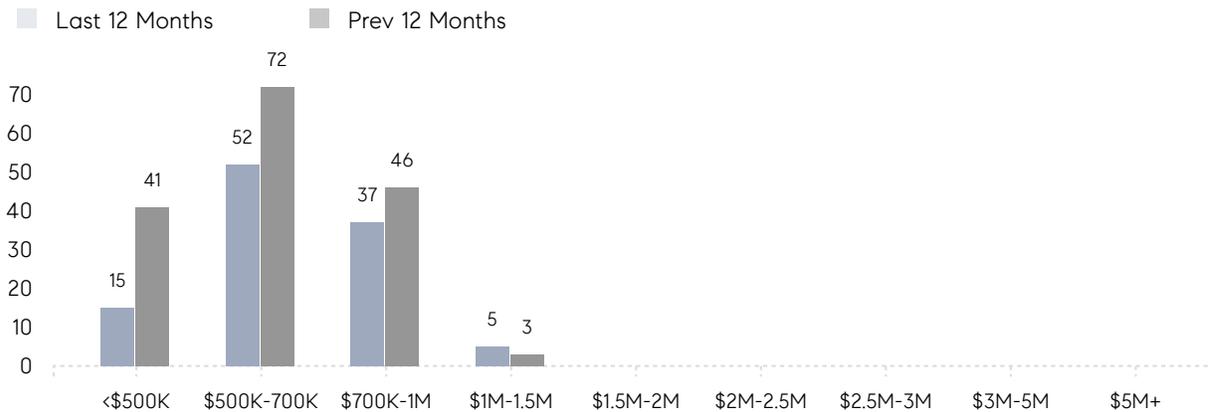
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Ho-Ho-Kus

JULY 2023

UNDER CONTRACT

2	\$1.0M	\$1.0M
Total Properties	Average Price	Median Price
-60%	-30%	-37%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

7	\$1.4M	\$1.6M
Total Properties	Average Price	Median Price
-56%	24%	43%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

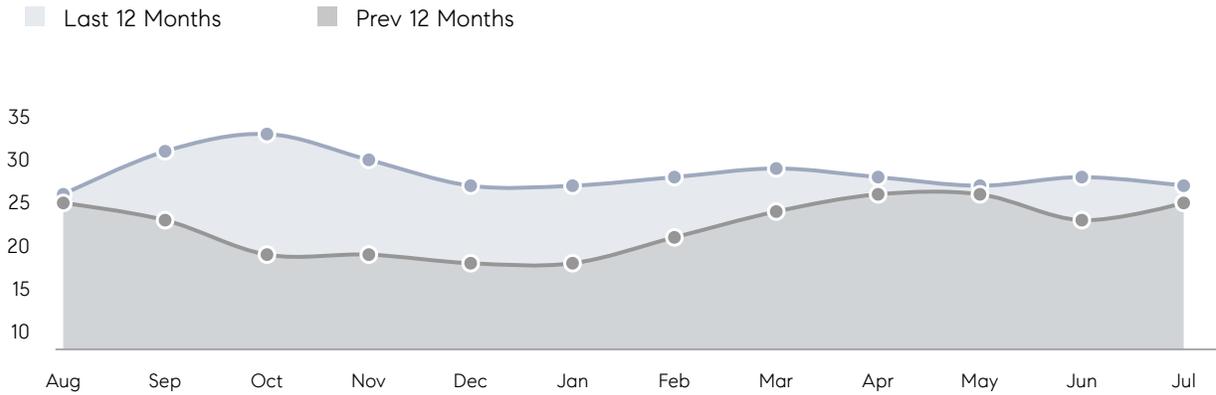
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	23	16	44%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$1,405,571	\$1,136,500	23.7%
	# OF CONTRACTS	2	5	-60.0%
	NEW LISTINGS	1	4	-75%
Houses	AVERAGE DOM	23	16	44%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$1,405,571	\$1,136,500	24%
	# OF CONTRACTS	2	5	-60%
	NEW LISTINGS	1	4	-75%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

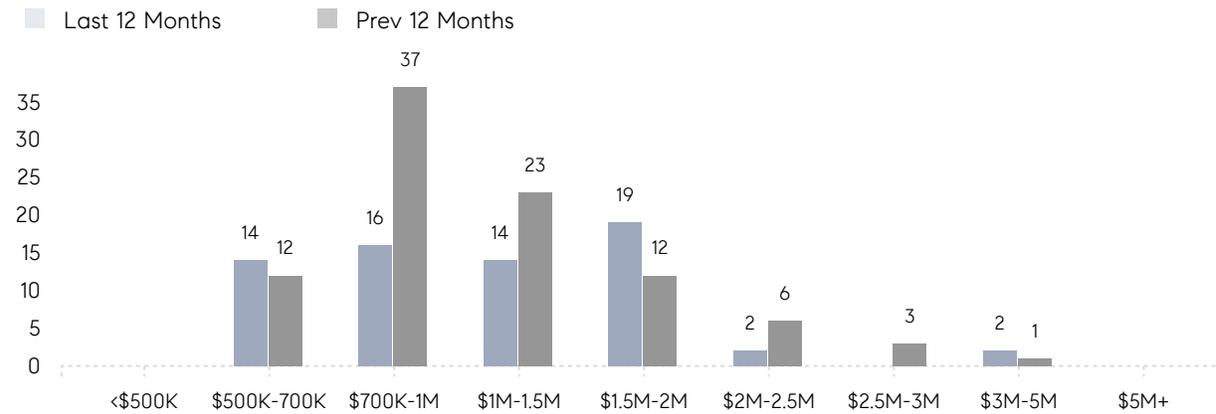
Ho-Ho-Kus

JULY 2023

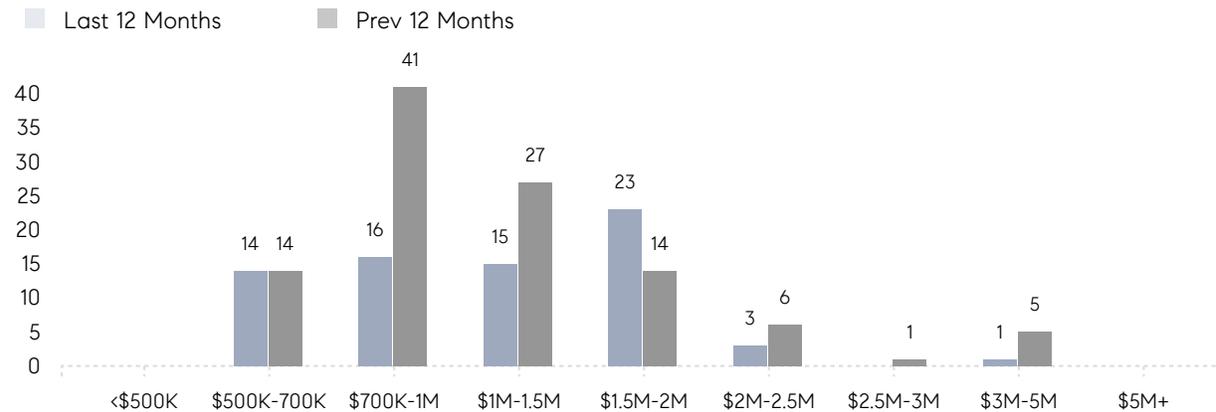
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Leonia

JULY 2023

UNDER CONTRACT

8
Total
Properties

\$600K
Average
Price

\$684K
Median
Price

0%
Change From
Jul 2022

-11%
Decrease From
Jul 2022

5%
Increase From
Jul 2022

UNITS SOLD

2
Total
Properties

\$812K
Average
Price

\$812K
Median
Price

-86%
Decrease From
Jul 2022

14%
Increase From
Jul 2022

19%
Increase From
Jul 2022

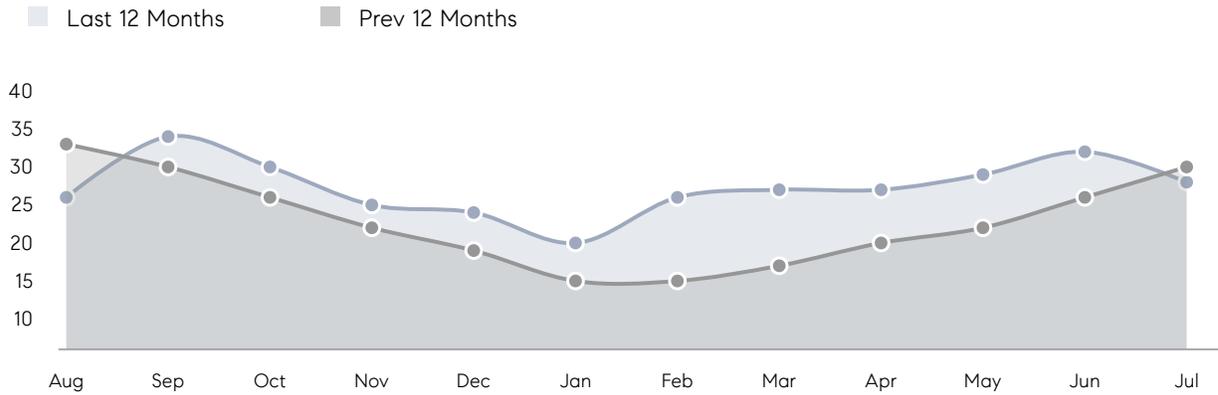
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	26	25	4%
	% OF ASKING PRICE	108%	100%	
	AVERAGE SOLD PRICE	\$812,500	\$714,211	13.8%
	# OF CONTRACTS	8	8	0.0%
	NEW LISTINGS	4	13	-69%
Houses	AVERAGE DOM	26	23	13%
	% OF ASKING PRICE	108%	100%	
	AVERAGE SOLD PRICE	\$812,500	\$760,542	7%
	# OF CONTRACTS	6	7	-14%
	NEW LISTINGS	4	10	-60%
Condo/Co-op/TH	AVERAGE DOM	-	37	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$436,225	-
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	0	3	0%

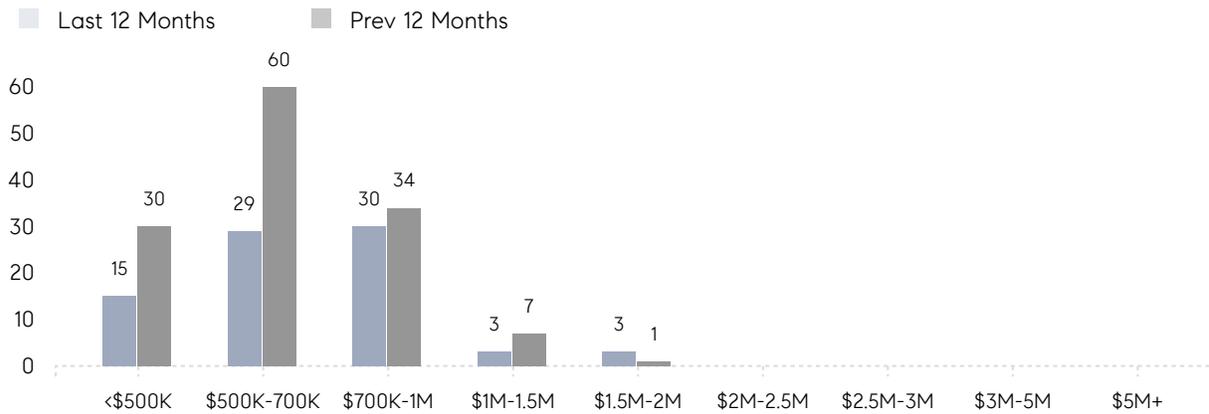
Leonia

JULY 2023

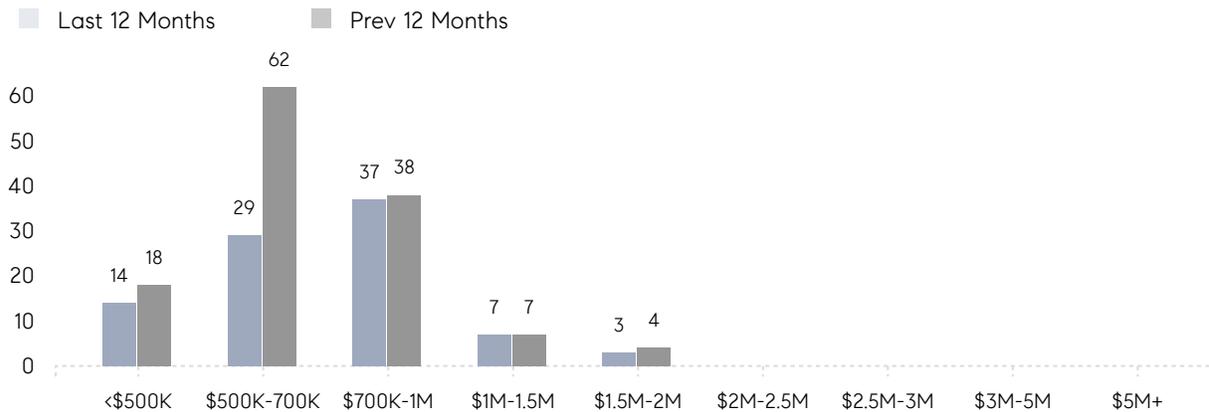
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Little Ferry

JULY 2023

UNDER CONTRACT

6
Total
Properties

\$389K
Average
Price

\$364K
Median
Price

-33%
Decrease From
Jul 2022

-4%
Decrease From
Jul 2022

0%
Change From
Jul 2022

UNITS SOLD

6
Total
Properties

\$315K
Average
Price

\$268K
Median
Price

-25%
Decrease From
Jul 2022

-32%
Decrease From
Jul 2022

-45%
Decrease From
Jul 2022

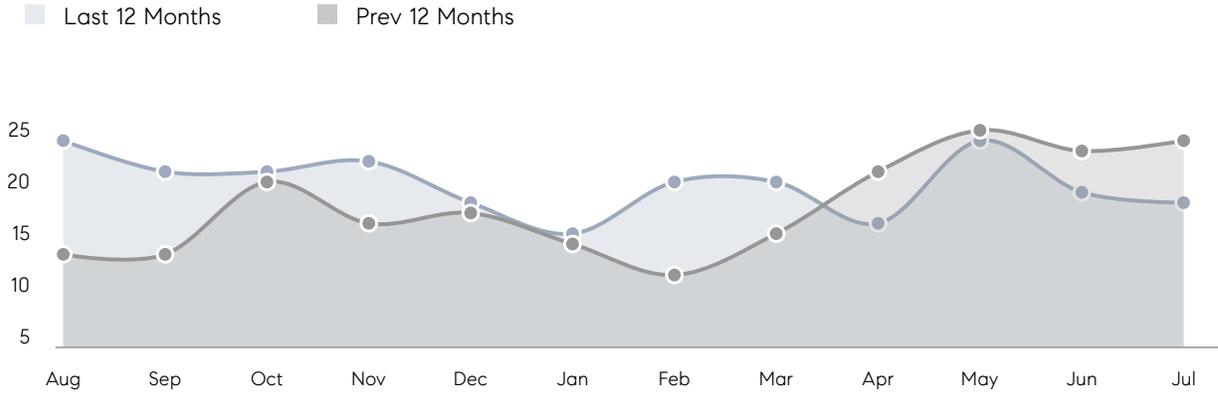
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	22	29	-24%
	% OF ASKING PRICE	101%	105%	
	AVERAGE SOLD PRICE	\$315,167	\$462,065	-31.8%
	# OF CONTRACTS	6	9	-33.3%
	NEW LISTINGS	4	12	-67%
Houses	AVERAGE DOM	25	29	-14%
	% OF ASKING PRICE	102%	106%	
	AVERAGE SOLD PRICE	\$447,000	\$532,087	-16%
	# OF CONTRACTS	3	6	-50%
	NEW LISTINGS	4	10	-60%
Condo/Co-op/TH	AVERAGE DOM	21	28	-25%
	% OF ASKING PRICE	101%	100%	
	AVERAGE SOLD PRICE	\$249,250	\$252,000	-1%
	# OF CONTRACTS	3	3	0%
	NEW LISTINGS	0	2	0%

Little Ferry

JULY 2023

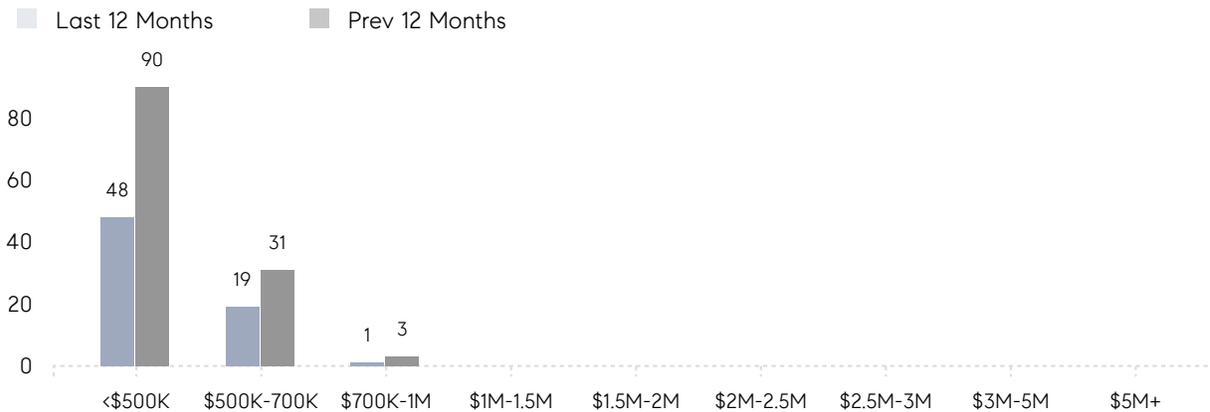
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Lodi

JULY 2023

UNDER CONTRACT

3	\$352K	\$399K
Total Properties	Average Price	Median Price
-40%	-21%	-18%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

4	\$399K	\$445K
Total Properties	Average Price	Median Price
-33%	-21%	-12%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

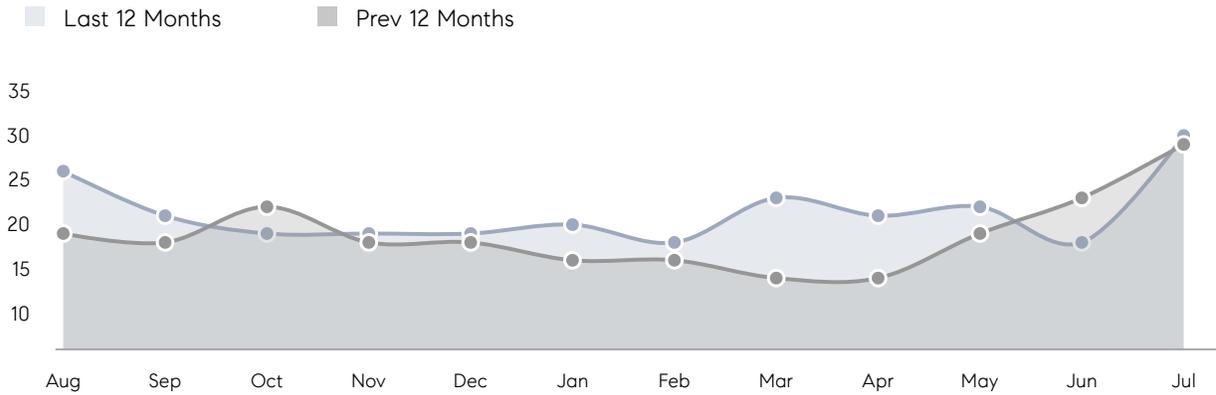
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	15	28	-46%
	% OF ASKING PRICE	107%	105%	
	AVERAGE SOLD PRICE	\$399,000	\$504,167	-20.9%
	# OF CONTRACTS	3	5	-40.0%
	NEW LISTINGS	17	13	31%
Houses	AVERAGE DOM	16	28	-43%
	% OF ASKING PRICE	108%	105%	
	AVERAGE SOLD PRICE	\$460,000	\$504,167	-9%
	# OF CONTRACTS	2	4	-50%
	NEW LISTINGS	12	11	9%
Condo/Co-op/TH	AVERAGE DOM	12	-	-
	% OF ASKING PRICE	103%	-	
	AVERAGE SOLD PRICE	\$216,000	-	-
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	5	2	150%

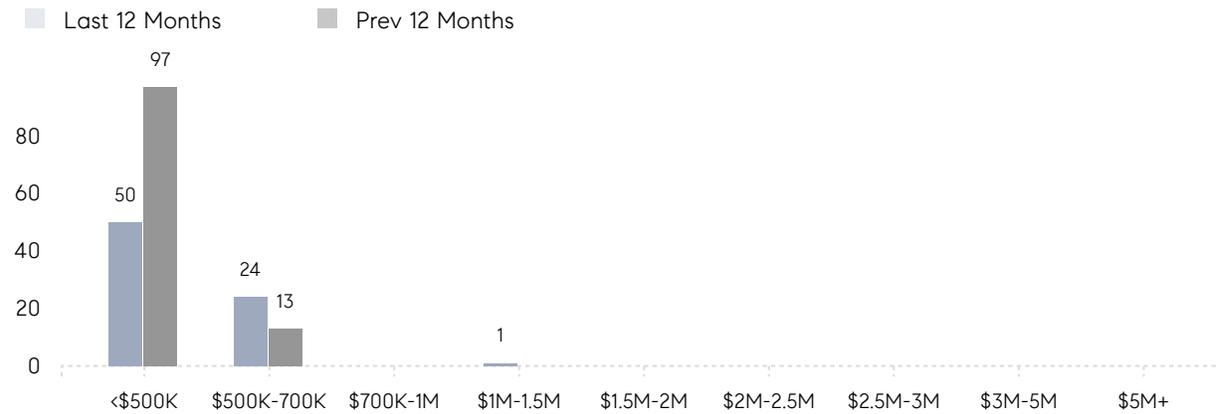
Lodi

JULY 2023

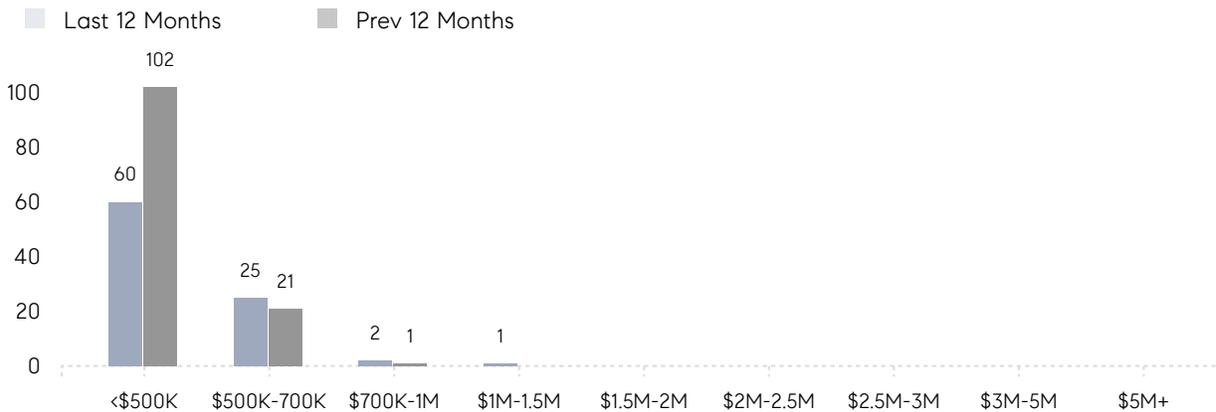
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Lyndhurst

JULY 2023

UNDER CONTRACT

8
Total
Properties

\$571K
Average
Price

\$594K
Median
Price

-20%
Decrease From
Jul 2022

16%
Increase From
Jul 2022

19%
Increase From
Jul 2022

UNITS SOLD

7
Total
Properties

\$544K
Average
Price

\$490K
Median
Price

17%
Increase From
Jul 2022

44%
Increase From
Jul 2022

34%
Increase From
Jul 2022

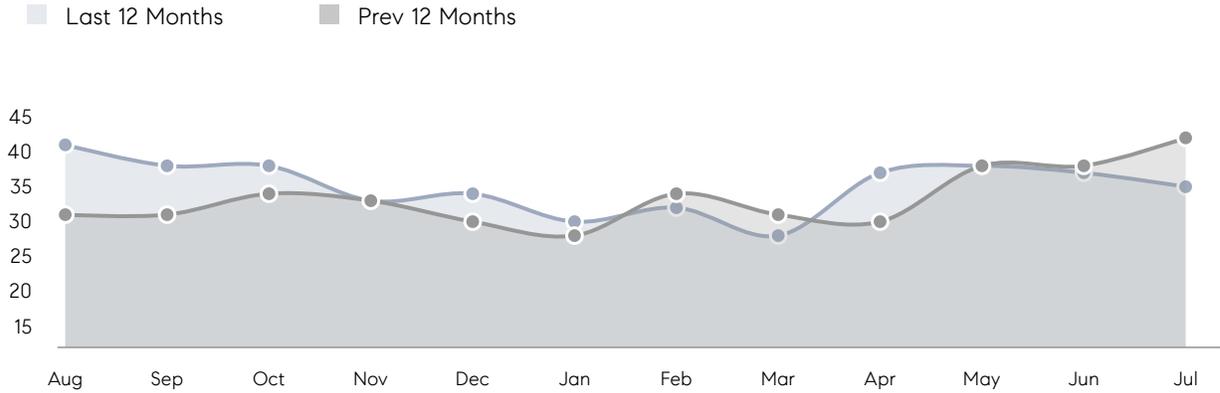
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	29	41	-29%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$544,429	\$378,417	43.9%
	# OF CONTRACTS	8	10	-20.0%
	NEW LISTINGS	7	16	-56%
Houses	AVERAGE DOM	29	48	-40%
	% OF ASKING PRICE	104%	102%	
	AVERAGE SOLD PRICE	\$544,429	\$413,625	32%
	# OF CONTRACTS	8	8	0%
	NEW LISTINGS	7	14	-50%
Condo/Co-op/TH	AVERAGE DOM	-	27	-
	% OF ASKING PRICE	-	103%	
	AVERAGE SOLD PRICE	-	\$308,000	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	0	2	0%

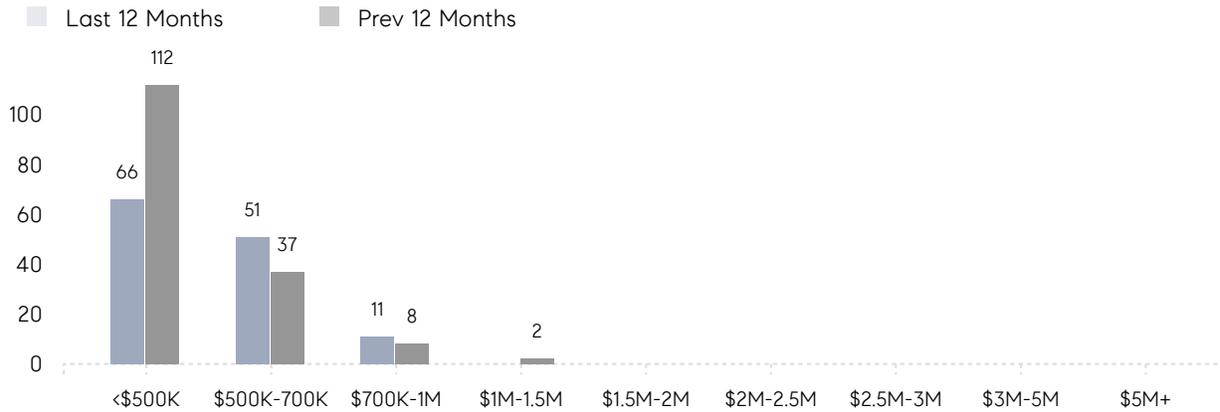
Lyndhurst

JULY 2023

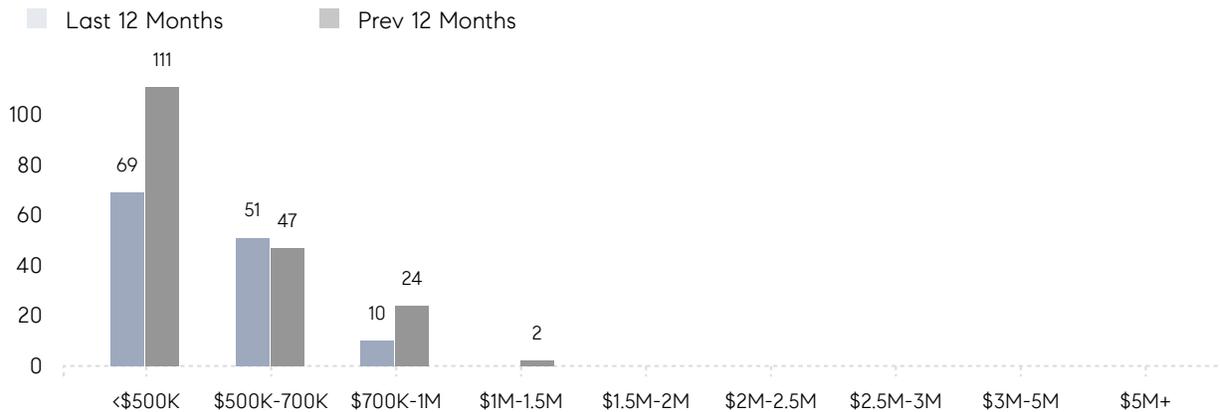
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Mahwah

JULY 2023

UNDER CONTRACT

35
Total
Properties

\$796K
Average
Price

\$650K
Median
Price

-34%
Decrease From
Jul 2022

29%
Increase From
Jul 2022

31%
Increase From
Jul 2022

UNITS SOLD

31
Total
Properties

\$602K
Average
Price

\$480K
Median
Price

-9%
Decrease From
Jul 2022

-10%
Decrease From
Jul 2022

-7%
Decrease From
Jul 2022

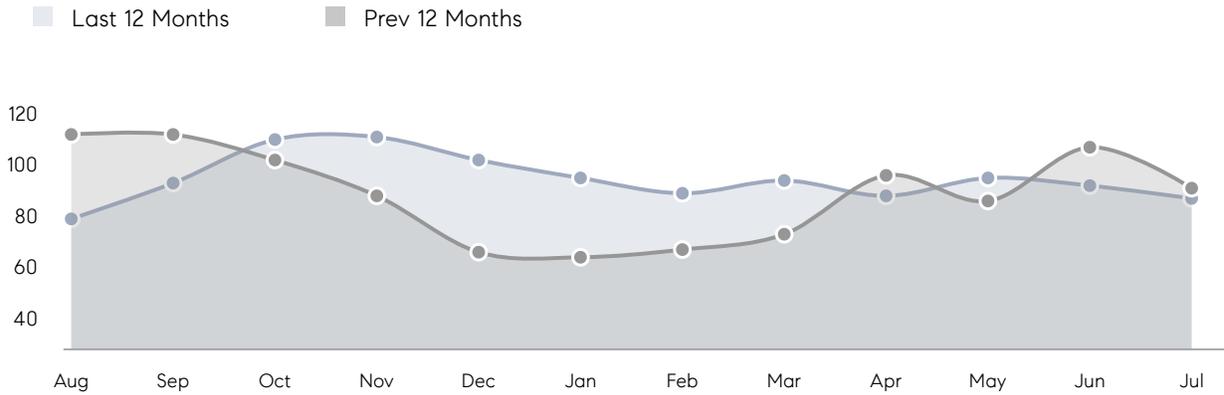
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	16	28	-43%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$602,169	\$668,232	-9.9%
	# OF CONTRACTS	35	53	-34.0%
	NEW LISTINGS	27	35	-23%
Houses	AVERAGE DOM	18	45	-60%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$878,932	\$997,146	-12%
	# OF CONTRACTS	13	20	-35%
	NEW LISTINGS	10	12	-17%
Condo/Co-op/TH	AVERAGE DOM	14	16	-12%
	% OF ASKING PRICE	105%	104%	
	AVERAGE SOLD PRICE	\$449,950	\$437,993	3%
	# OF CONTRACTS	22	33	-33%
	NEW LISTINGS	17	23	-26%

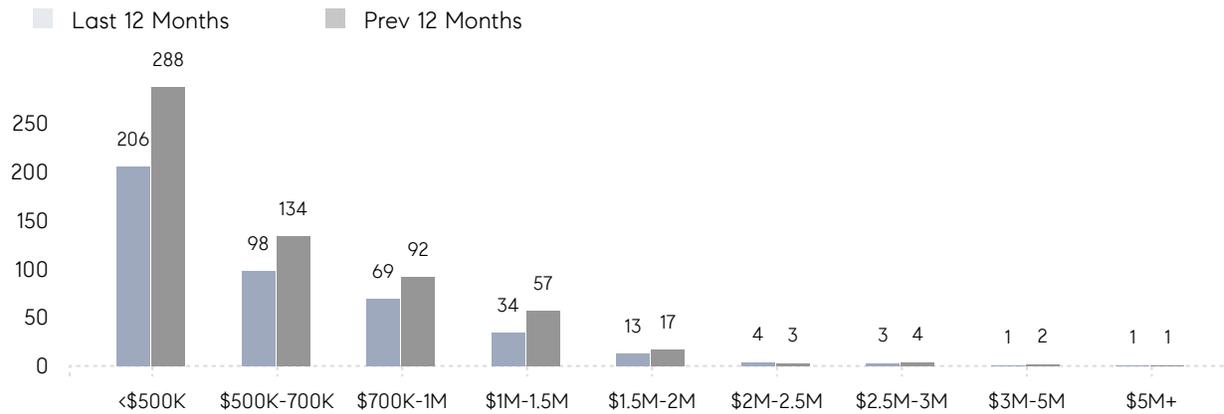
Mahwah

JULY 2023

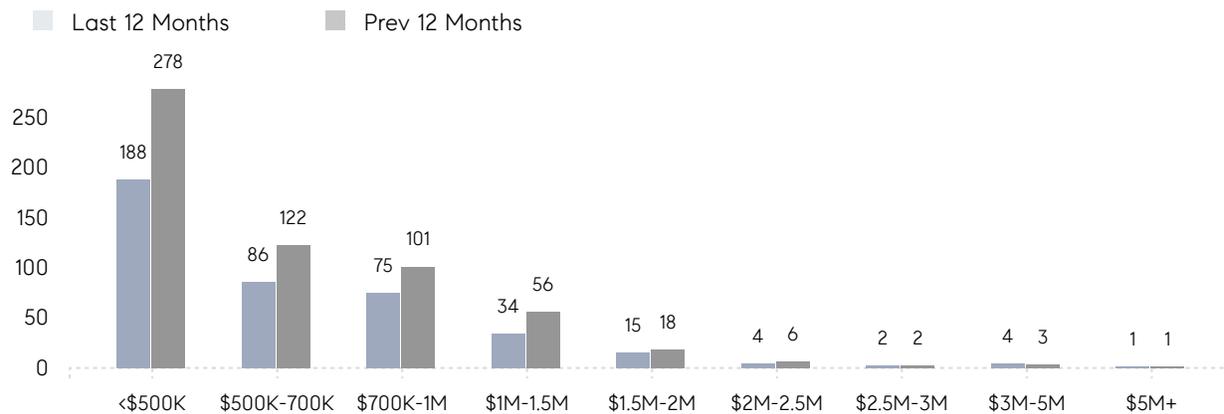
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Maywood

JULY 2023

UNDER CONTRACT

5
Total
Properties

\$547K
Average
Price

\$515K
Median
Price

25%
Increase From
Jul 2022

-4%
Decrease From
Jul 2022

1%
Increase From
Jul 2022

UNITS SOLD

5
Total
Properties

\$598K
Average
Price

\$585K
Median
Price

-55%
Decrease From
Jul 2022

9%
Increase From
Jul 2022

8%
Increase From
Jul 2022

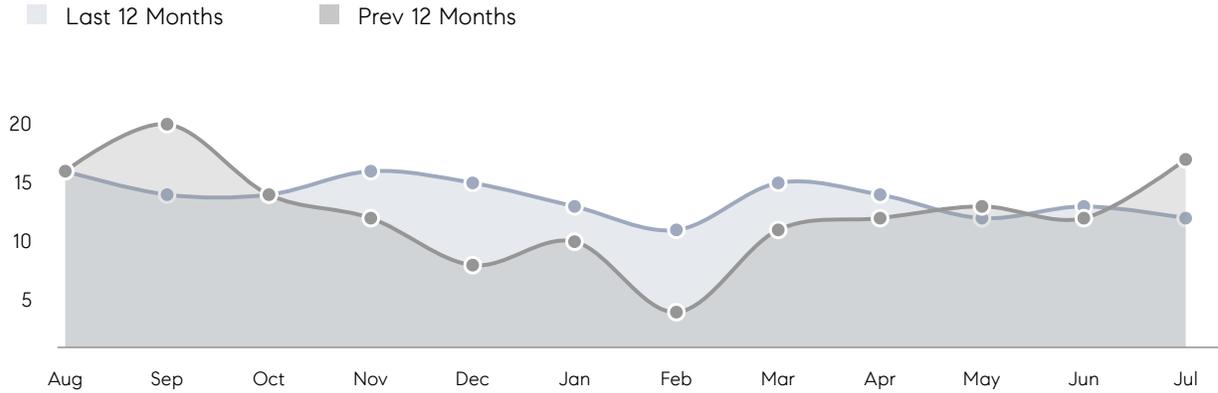
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	17	15	13%
	% OF ASKING PRICE	107%	104%	
	AVERAGE SOLD PRICE	\$598,000	\$550,455	8.6%
	# OF CONTRACTS	5	4	25.0%
	NEW LISTINGS	6	12	-50%
Houses	AVERAGE DOM	17	15	13%
	% OF ASKING PRICE	107%	104%	
	AVERAGE SOLD PRICE	\$598,000	\$550,455	9%
	# OF CONTRACTS	5	4	25%
	NEW LISTINGS	6	12	-50%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

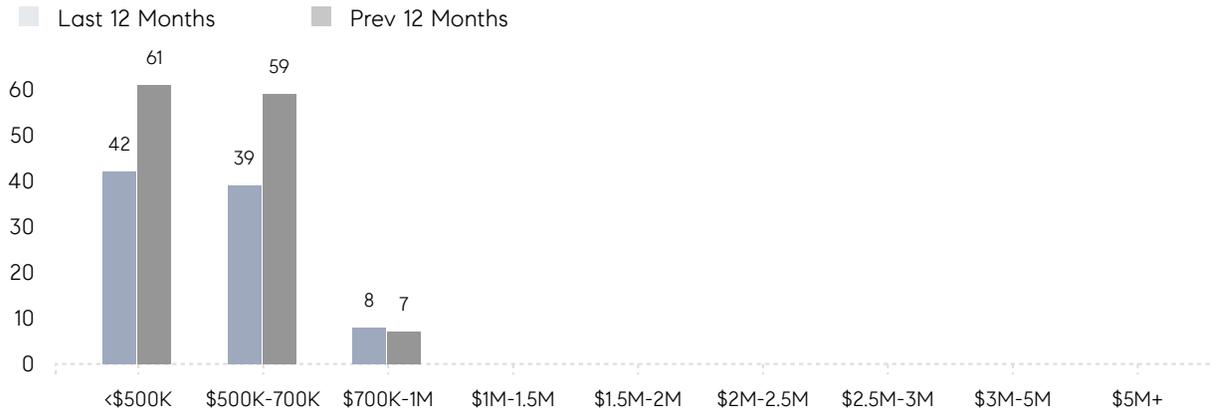
Maywood

JULY 2023

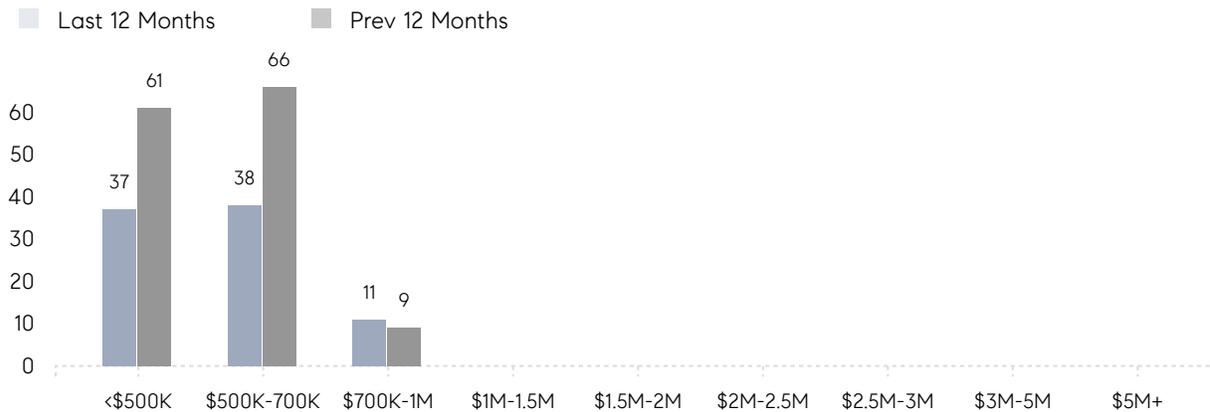
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Midland Park

JULY 2023

UNDER CONTRACT

4
Total
Properties

\$734K
Average
Price

\$748K
Median
Price

-33%
Decrease From
Jul 2022

-3%
Decrease From
Jul 2022

-5%
Decrease From
Jul 2022

UNITS SOLD

6
Total
Properties

\$560K
Average
Price

\$537K
Median
Price

-14%
Decrease From
Jul 2022

-5%
Decrease From
Jul 2022

1%
Increase From
Jul 2022

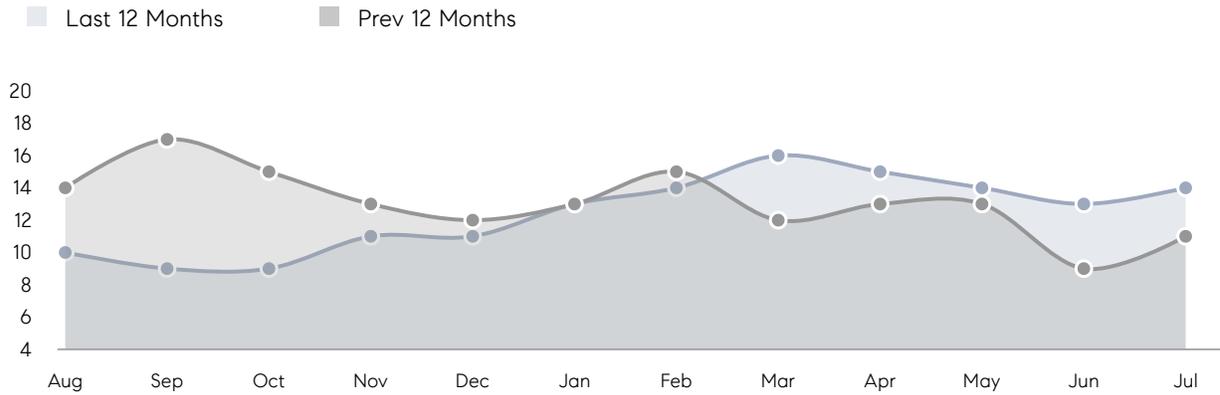
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	39	30	30%
	% OF ASKING PRICE	106%	102%	
	AVERAGE SOLD PRICE	\$560,167	\$591,629	-5.3%
	# OF CONTRACTS	4	6	-33.3%
	NEW LISTINGS	5	7	-29%
Houses	AVERAGE DOM	39	30	30%
	% OF ASKING PRICE	106%	102%	
	AVERAGE SOLD PRICE	\$560,167	\$591,629	-5%
	# OF CONTRACTS	4	6	-33%
	NEW LISTINGS	5	7	-29%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

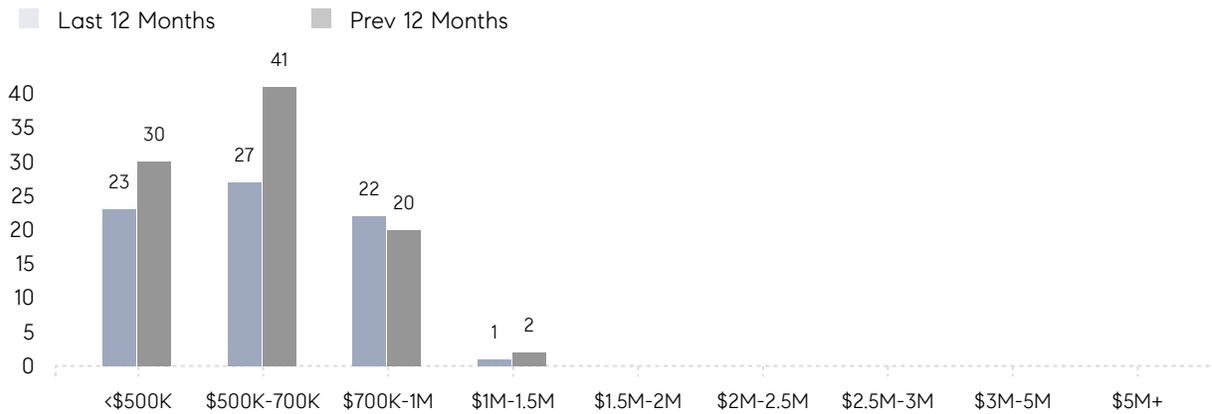
Midland Park

JULY 2023

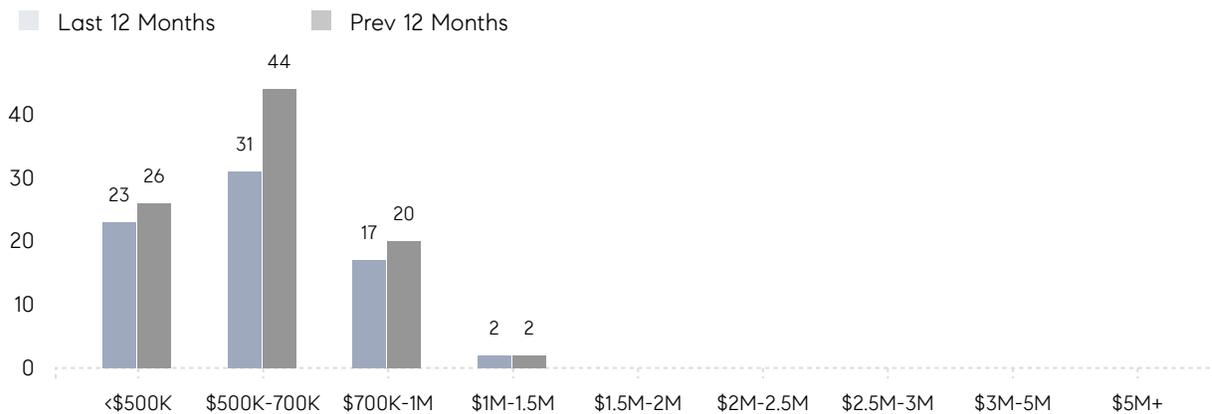
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Montvale

JULY 2023

UNDER CONTRACT

14
Total
Properties

\$922K
Average
Price

\$899K
Median
Price

17%
Increase From
Jul 2022

16%
Increase From
Jul 2022

16%
Increase From
Jul 2022

UNITS SOLD

14
Total
Properties

\$975K
Average
Price

\$1.0M
Median
Price

-30%
Decrease From
Jul 2022

34%
Increase From
Jul 2022

59%
Increase From
Jul 2022

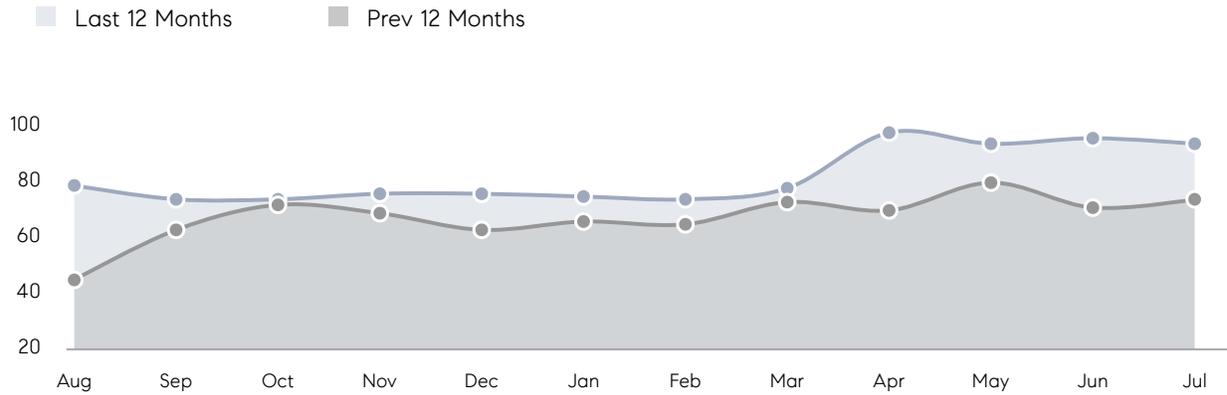
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	58	32	81%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$975,071	\$726,804	34.2%
	# OF CONTRACTS	14	12	16.7%
	NEW LISTINGS	10	14	-29%
Houses	AVERAGE DOM	14	23	-39%
	% OF ASKING PRICE	108%	104%	
	AVERAGE SOLD PRICE	\$1,160,417	\$785,531	48%
	# OF CONTRACTS	7	8	-12%
	NEW LISTINGS	7	9	-22%
Condo/Co-op/TH	AVERAGE DOM	91	49	86%
	% OF ASKING PRICE	97%	102%	
	AVERAGE SOLD PRICE	\$836,062	\$617,741	35%
	# OF CONTRACTS	7	4	75%
	NEW LISTINGS	3	5	-40%

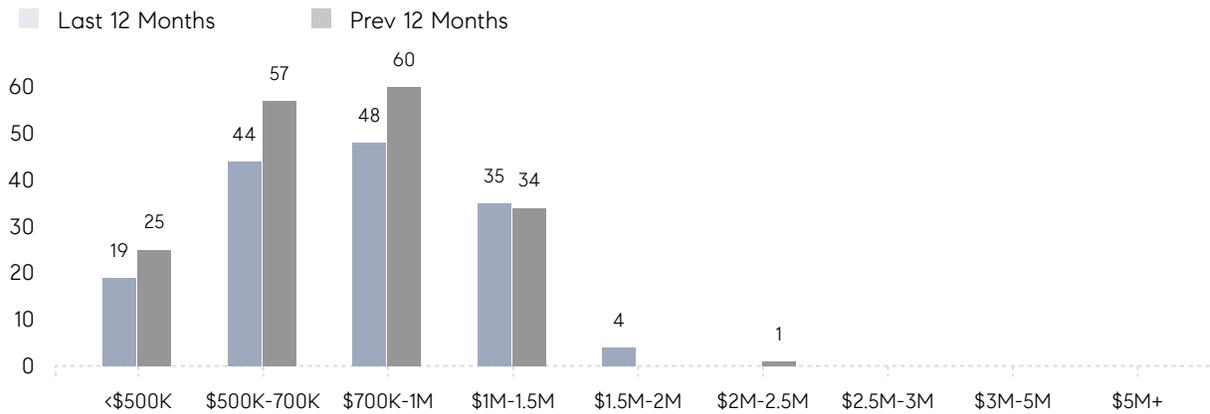
Montvale

JULY 2023

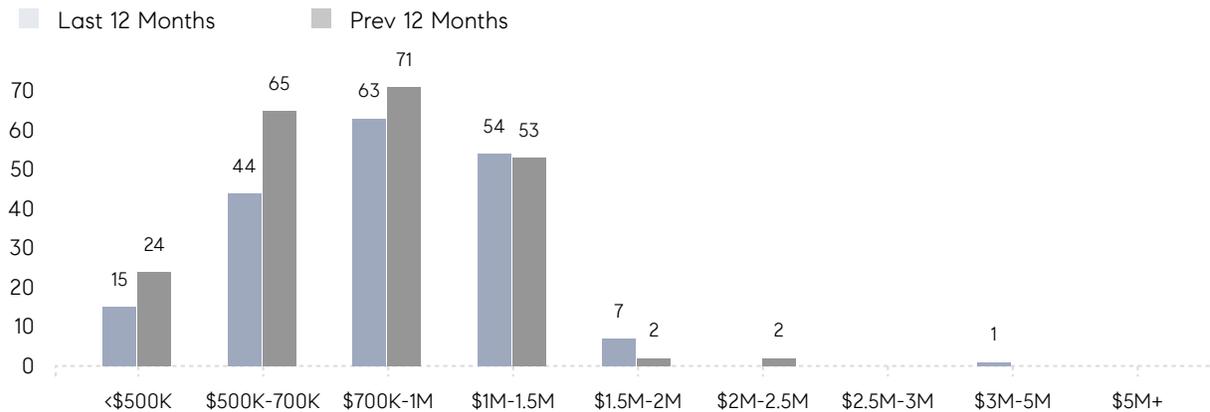
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Moonachie

JULY 2023

UNDER CONTRACT

2
Total
Properties

\$364K
Average
Price

\$364K
Median
Price

100%
Increase From
Jul 2022

-23%
Decrease From
Jul 2022

-23%
Decrease From
Jul 2022

UNITS SOLD

1
Total
Properties

\$37.5K
Average
Price

\$37.5K
Median
Price

0%
Change From
Jul 2022

-92%
Decrease From
Jul 2022

-92%
Decrease From
Jul 2022

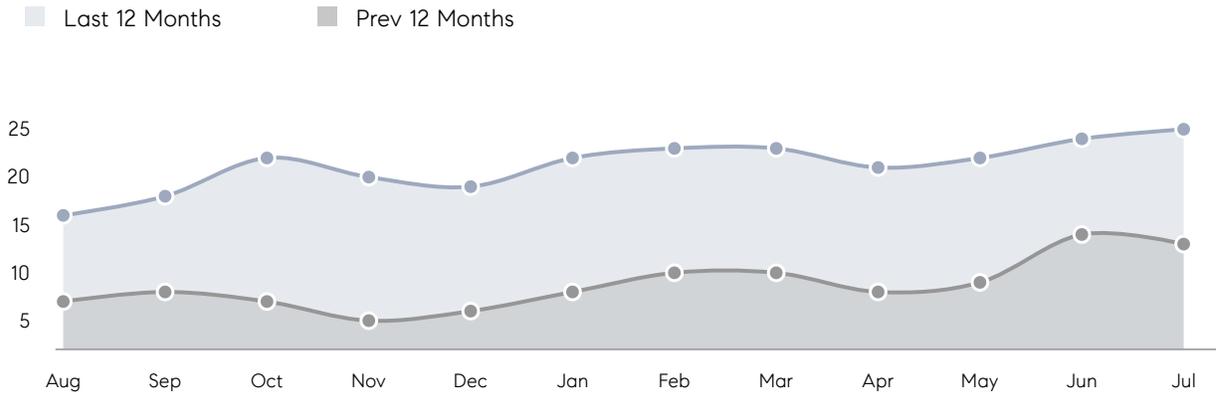
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	121	73	66%
	% OF ASKING PRICE	75%	89%	
	AVERAGE SOLD PRICE	\$37,500	\$445,000	-91.6%
	# OF CONTRACTS	2	1	100.0%
	NEW LISTINGS	4	0	0%
Houses	AVERAGE DOM	121	73	66%
	% OF ASKING PRICE	75%	89%	
	AVERAGE SOLD PRICE	\$37,500	\$445,000	-92%
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	4	0	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

Moonachie

JULY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



New Milford

JULY 2023

UNDER CONTRACT

10	\$574K	\$580K
Total Properties	Average Price	Median Price
-29%	-21%	-9%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

9	\$658K	\$630K
Total Properties	Average Price	Median Price
-40%	10%	21%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

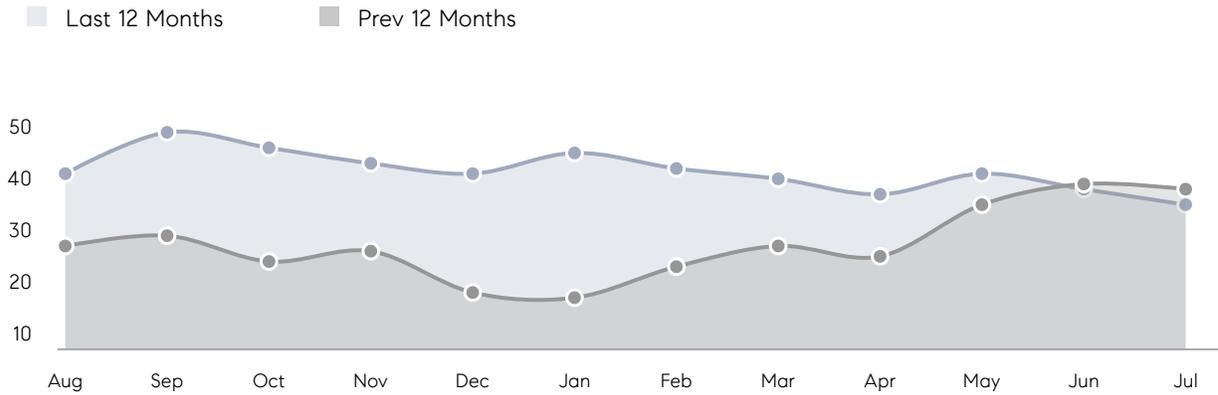
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	24	18	33%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$658,889	\$596,400	10.5%
	# OF CONTRACTS	10	14	-28.6%
	NEW LISTINGS	8	10	-20%
Houses	AVERAGE DOM	24	18	33%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$658,889	\$596,400	10%
	# OF CONTRACTS	10	14	-29%
	NEW LISTINGS	8	9	-11%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

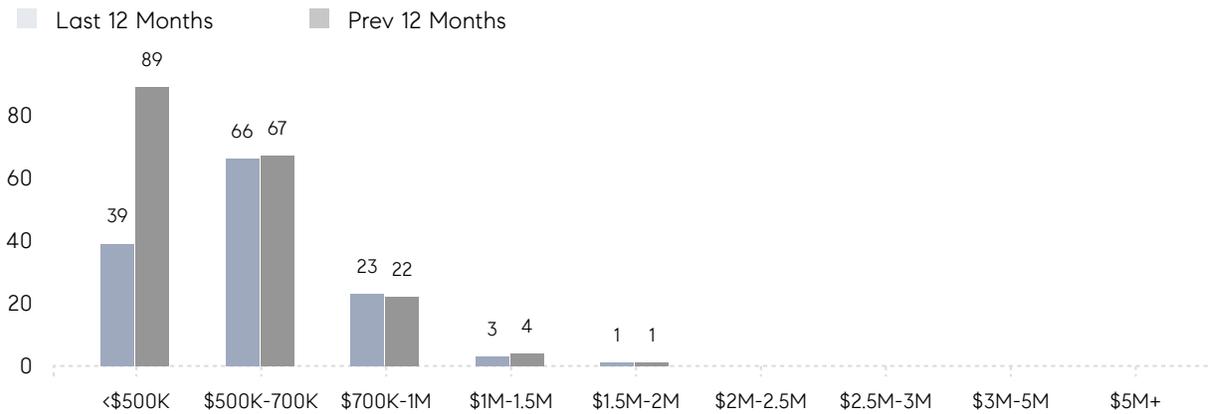
New Milford

JULY 2023

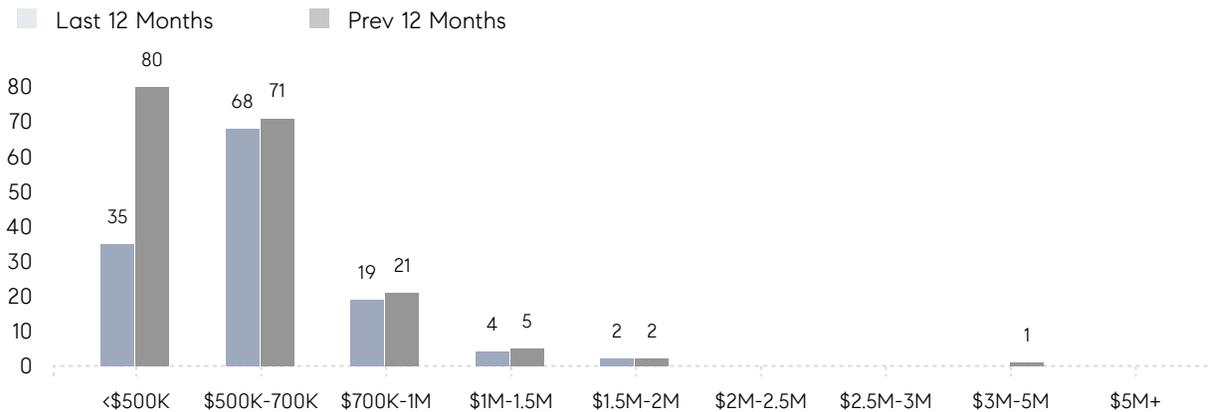
Monthly Inventory



Contracts By Price Range



Listings By Price Range



North Arlington

JULY 2023

UNDER CONTRACT

7
Total
Properties

\$603K
Average
Price

\$519K
Median
Price

-59%
Decrease From
Jul 2022

17%
Increase From
Jul 2022

11%
Increase From
Jul 2022

UNITS SOLD

7
Total
Properties

\$491K
Average
Price

\$515K
Median
Price

-22%
Decrease From
Jul 2022

5%
Increase From
Jul 2022

17%
Increase From
Jul 2022

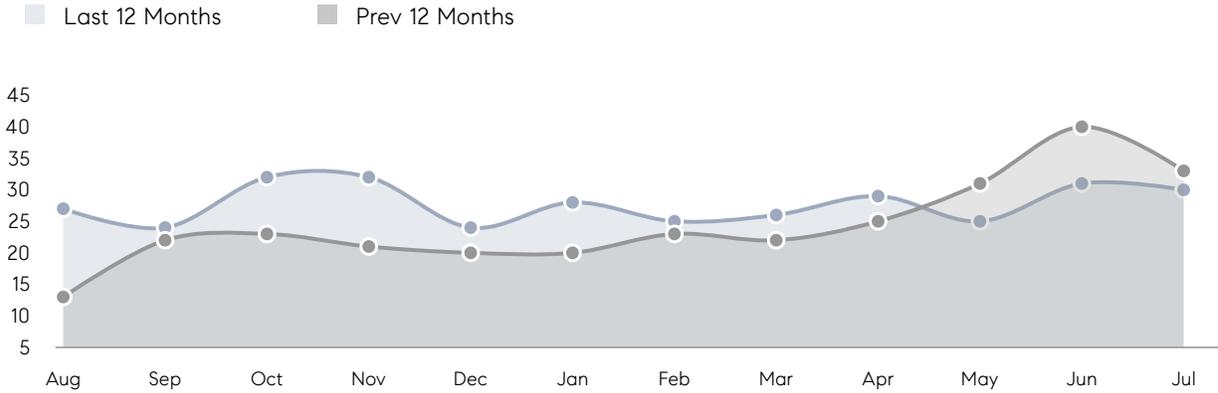
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	54	47	15%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$491,321	\$466,444	5.3%
	# OF CONTRACTS	7	17	-58.8%
	NEW LISTINGS	6	8	-25%
Houses	AVERAGE DOM	54	47	15%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$491,321	\$466,444	5%
	# OF CONTRACTS	7	17	-59%
	NEW LISTINGS	6	8	-25%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

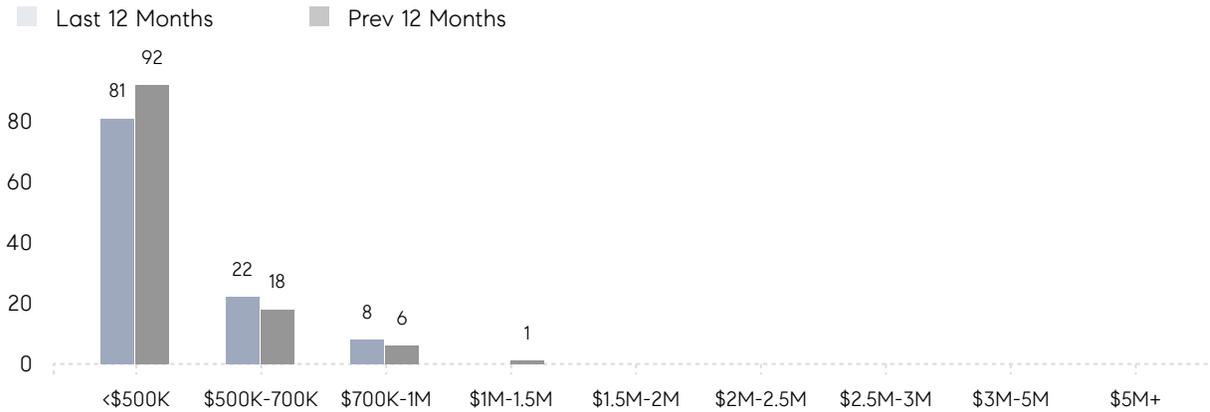
North Arlington

JULY 2023

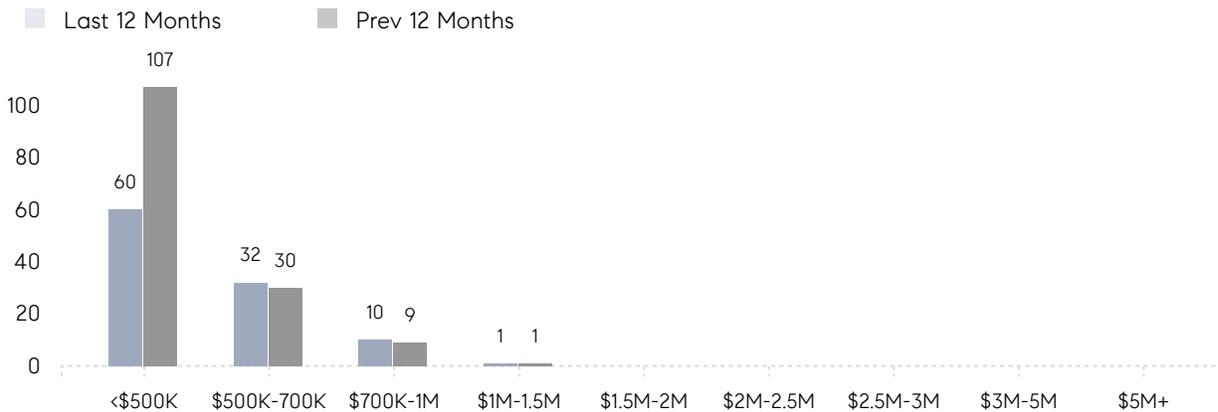
Monthly Inventory



Contracts By Price Range



Listings By Price Range



North Bergen

JULY 2023

UNDER CONTRACT

16
Total
Properties

\$578K
Average
Price

\$577K
Median
Price

-11%
Decrease From
Jul 2022

22%
Increase From
Jul 2022

48%
Increase From
Jul 2022

UNITS SOLD

15
Total
Properties

\$364K
Average
Price

\$336K
Median
Price

-32%
Decrease From
Jul 2022

-10%
Decrease From
Jul 2022

-9%
Decrease From
Jul 2022

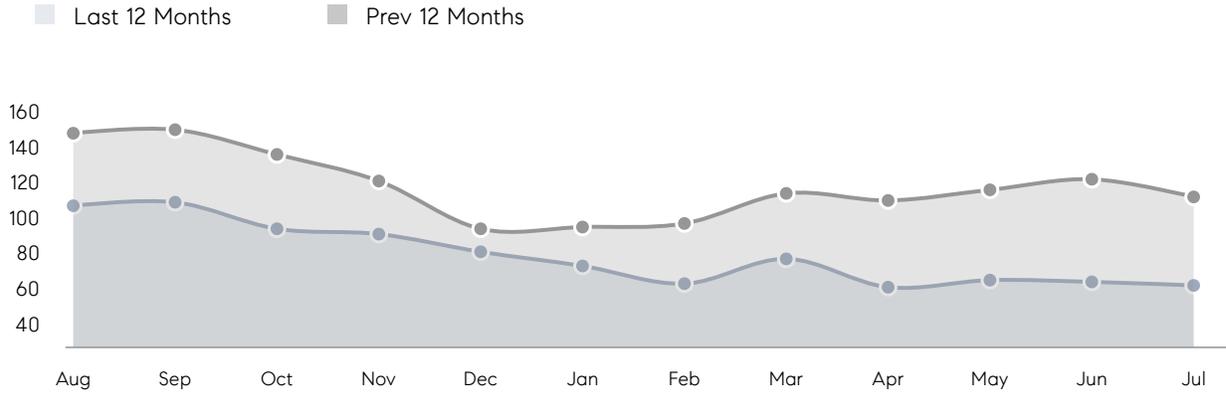
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	29	25	16%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$364,400	\$402,841	-9.5%
	# OF CONTRACTS	16	18	-11.1%
	NEW LISTINGS	28	30	-7%
Houses	AVERAGE DOM	35	30	17%
	% OF ASKING PRICE	103%	99%	
	AVERAGE SOLD PRICE	\$534,750	\$535,000	0%
	# OF CONTRACTS	4	2	100%
	NEW LISTINGS	10	13	-23%
Condo/Co-op/TH	AVERAGE DOM	27	23	17%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$302,455	\$363,971	-17%
	# OF CONTRACTS	12	16	-25%
	NEW LISTINGS	18	17	6%

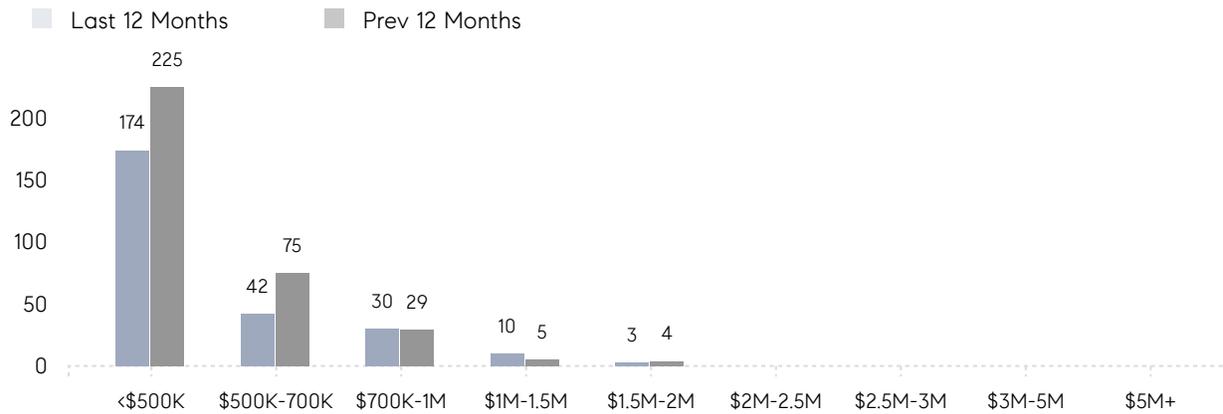
North Bergen

JULY 2023

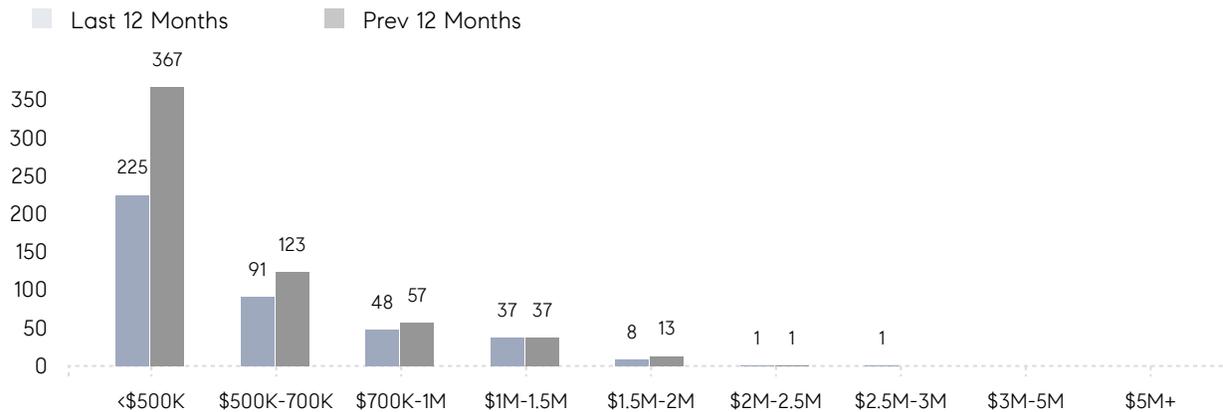
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Northvale

JULY 2023

UNDER CONTRACT

10
Total
Properties

\$633K
Average
Price

\$625K
Median
Price

400%
Increase From
Jul 2022

10%
Increase From
Jul 2022

9%
Increase From
Jul 2022

UNITS SOLD

7
Total
Properties

\$658K
Average
Price

\$659K
Median
Price

40%
Increase From
Jul 2022

-4%
Decrease From
Jul 2022

-4%
Decrease From
Jul 2022

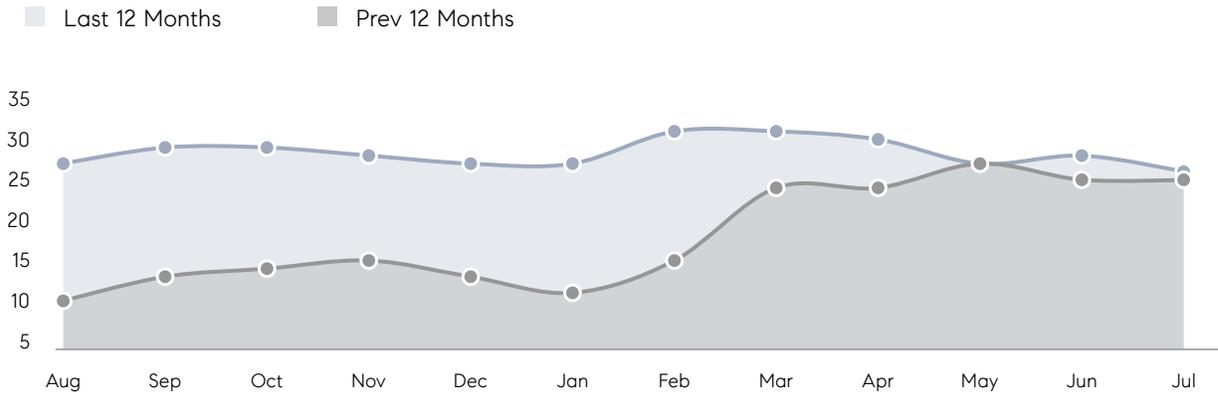
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	73	46	59%
	% OF ASKING PRICE	101%	96%	
	AVERAGE SOLD PRICE	\$658,571	\$684,000	-3.7%
	# OF CONTRACTS	10	2	400.0%
	NEW LISTINGS	9	2	350%
Houses	AVERAGE DOM	49	46	7%
	% OF ASKING PRICE	102%	96%	
	AVERAGE SOLD PRICE	\$690,000	\$684,000	1%
	# OF CONTRACTS	5	2	150%
	NEW LISTINGS	3	2	50%
Condo/Co-op/TH	AVERAGE DOM	135	-	-
	% OF ASKING PRICE	100%	-	
	AVERAGE SOLD PRICE	\$580,000	-	-
	# OF CONTRACTS	5	0	0%
	NEW LISTINGS	6	0	0%

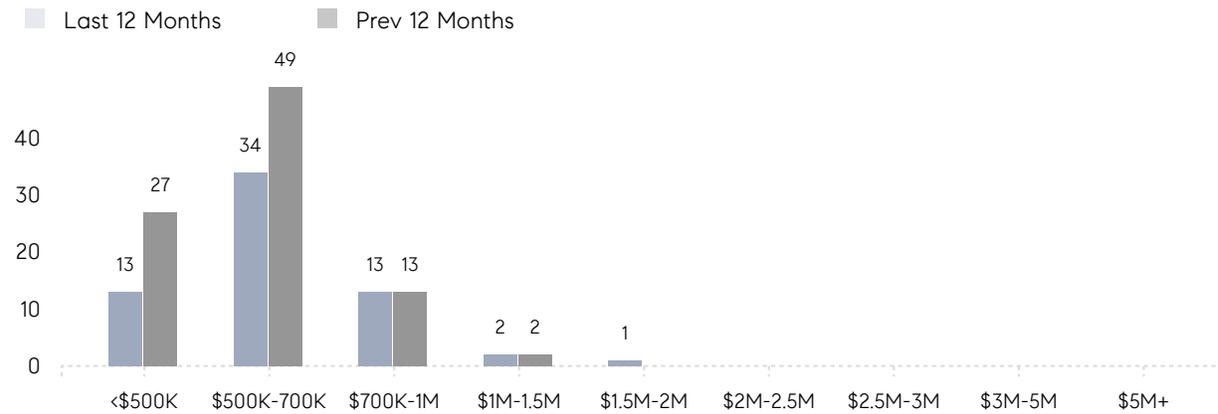
Northvale

JULY 2023

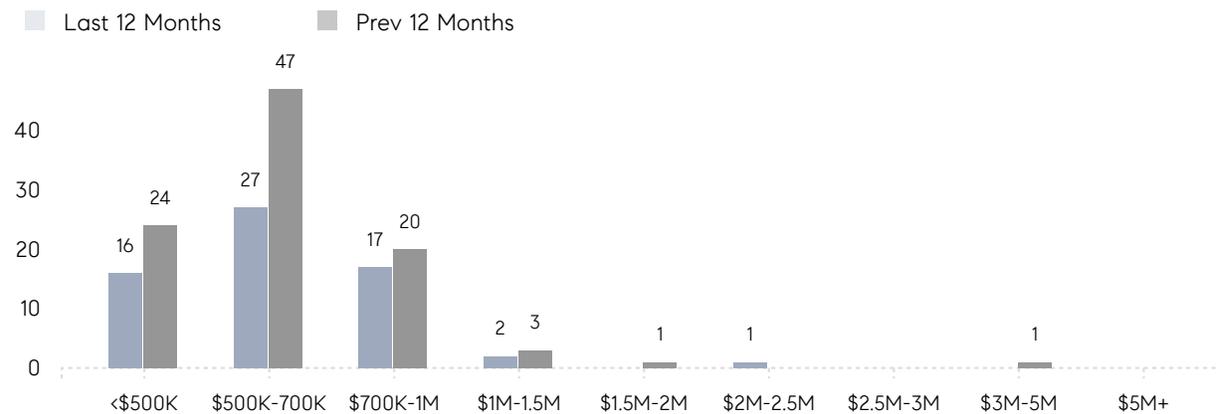
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Norwood

JULY 2023

UNDER CONTRACT

7
Total
Properties

\$829K
Average
Price

\$829K
Median
Price

-22%
Decrease From
Jul 2022

20%
Increase From
Jul 2022

19%
Increase From
Jul 2022

UNITS SOLD

6
Total
Properties

\$705K
Average
Price

\$714K
Median
Price

-40%
Decrease From
Jul 2022

-23%
Decrease From
Jul 2022

-17%
Decrease From
Jul 2022

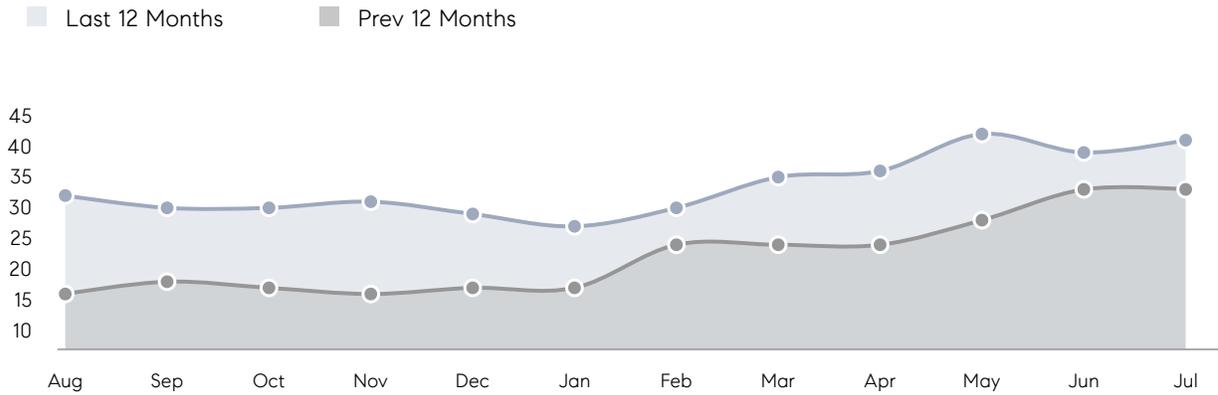
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	25	38	-34%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$705,833	\$916,600	-23.0%
	# OF CONTRACTS	7	9	-22.2%
	NEW LISTINGS	8	12	-33%
Houses	AVERAGE DOM	26	38	-32%
	% OF ASKING PRICE	102%	100%	
	AVERAGE SOLD PRICE	\$724,000	\$916,600	-21%
	# OF CONTRACTS	5	5	0%
	NEW LISTINGS	6	9	-33%
Condo/Co-op/TH	AVERAGE DOM	24	-	-
	% OF ASKING PRICE	99%	-	
	AVERAGE SOLD PRICE	\$687,667	-	-
	# OF CONTRACTS	2	4	-50%
	NEW LISTINGS	2	3	-33%

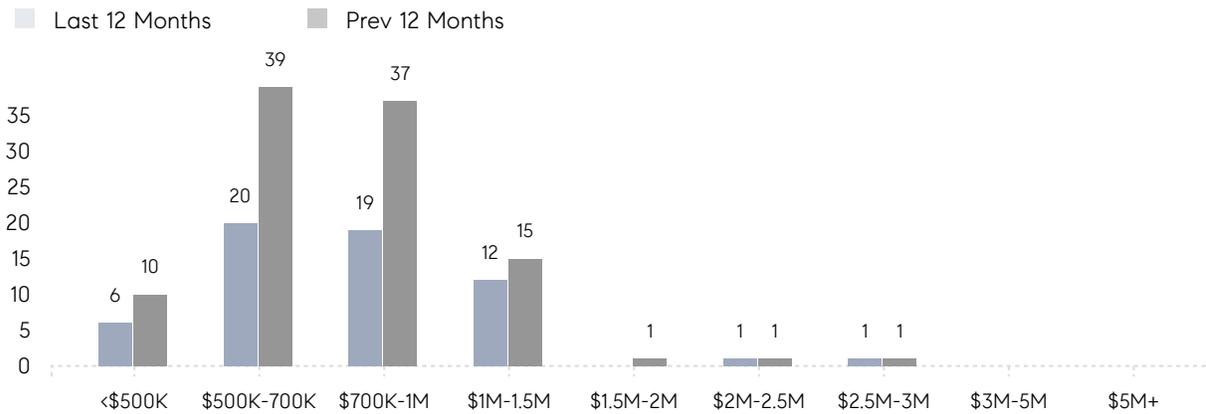
Norwood

JULY 2023

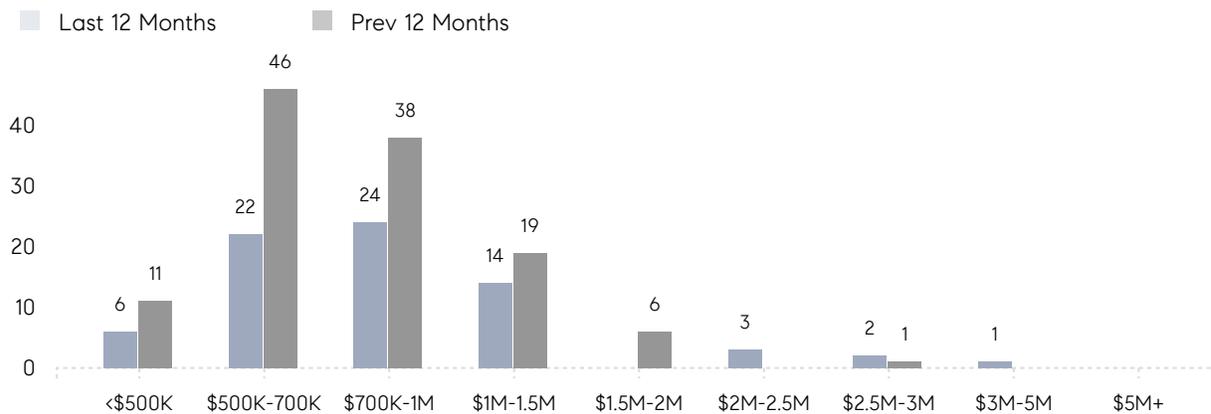
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Oakland

JULY 2023

UNDER CONTRACT

12	\$492K	\$499K
Total Properties	Average Price	Median Price
-14%	-19%	-22%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

16	\$730K	\$701K
Total Properties	Average Price	Median Price
-6%	20%	17%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

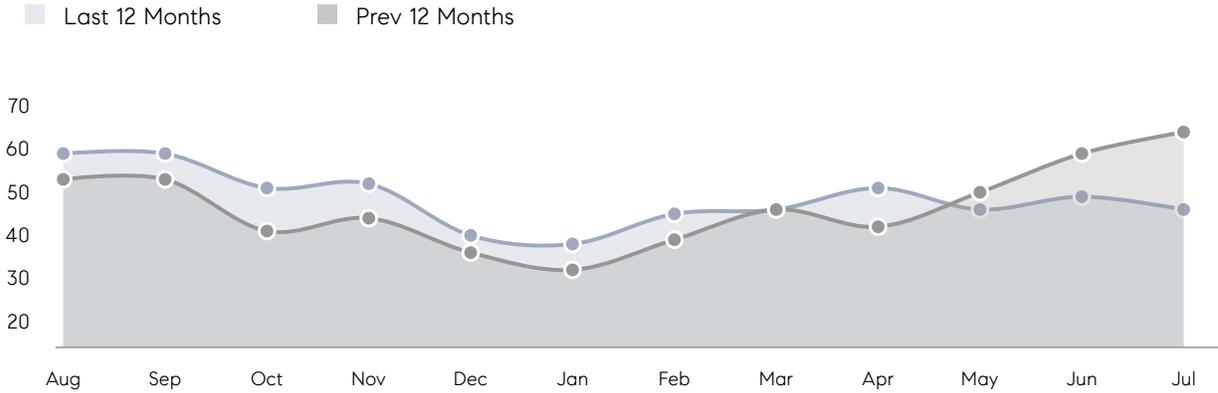
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	19	23	-17%
	% OF ASKING PRICE	107%	106%	
	AVERAGE SOLD PRICE	\$730,306	\$610,489	19.6%
	# OF CONTRACTS	12	14	-14.3%
	NEW LISTINGS	13	23	-43%
Houses	AVERAGE DOM	20	23	-13%
	% OF ASKING PRICE	108%	106%	
	AVERAGE SOLD PRICE	\$733,921	\$610,489	20%
	# OF CONTRACTS	11	14	-21%
	NEW LISTINGS	13	23	-43%
Condo/Co-op/TH	AVERAGE DOM	13	-	-
	% OF ASKING PRICE	105%	-	
	AVERAGE SOLD PRICE	\$705,000	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	0	0%

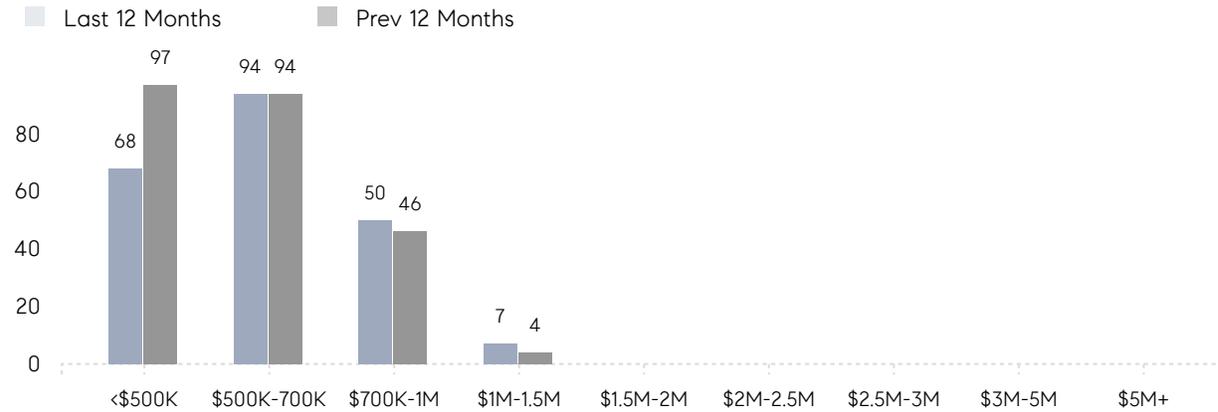
Oakland

JULY 2023

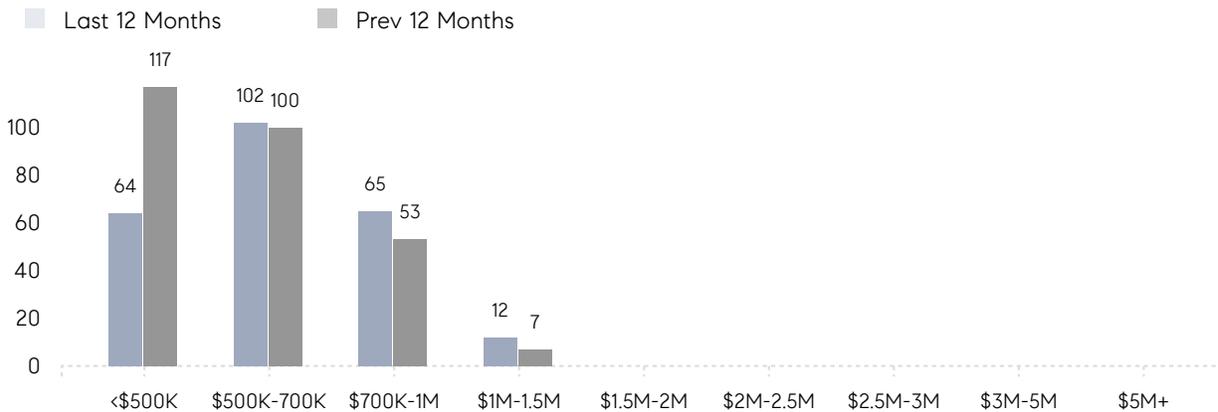
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Old Tappan

JULY 2023

UNDER CONTRACT

7	\$1.2M	\$1.3M
Total Properties	Average Price	Median Price
-22%	-16%	16%
Decrease From Jul 2022	Decrease From Jul 2022	Increase From Jul 2022

UNITS SOLD

8	\$1.3M	\$1.1M
Total Properties	Average Price	Median Price
-11%	49%	35%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

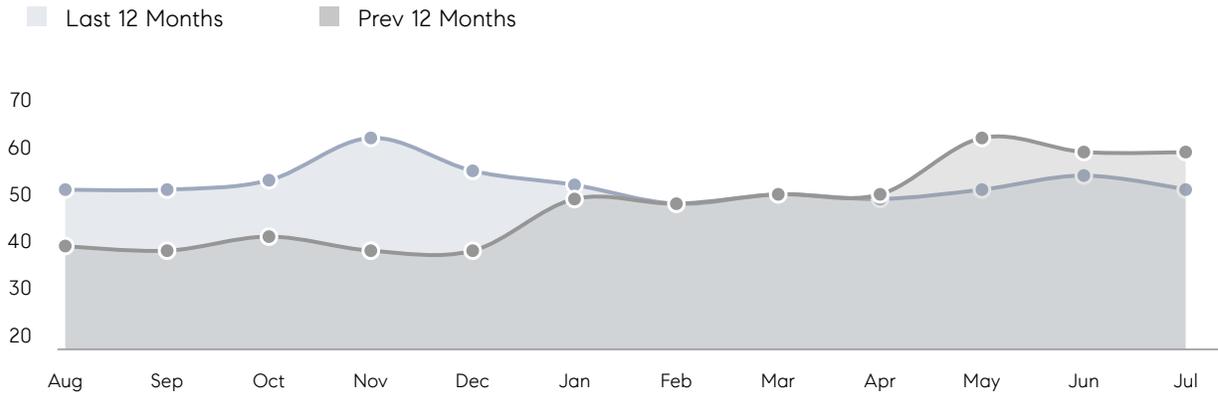
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	21	26	-19%
	% OF ASKING PRICE	103%	106%	
	AVERAGE SOLD PRICE	\$1,328,713	\$893,889	48.6%
	# OF CONTRACTS	7	9	-22.2%
	NEW LISTINGS	5	8	-37%
Houses	AVERAGE DOM	15	29	-48%
	% OF ASKING PRICE	103%	107%	
	AVERAGE SOLD PRICE	\$1,382,000	\$971,714	42%
	# OF CONTRACTS	5	7	-29%
	NEW LISTINGS	3	6	-50%
Condo/Co-op/TH	AVERAGE DOM	62	15	313%
	% OF ASKING PRICE	108%	101%	
	AVERAGE SOLD PRICE	\$955,701	\$621,500	54%
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	2	2	0%

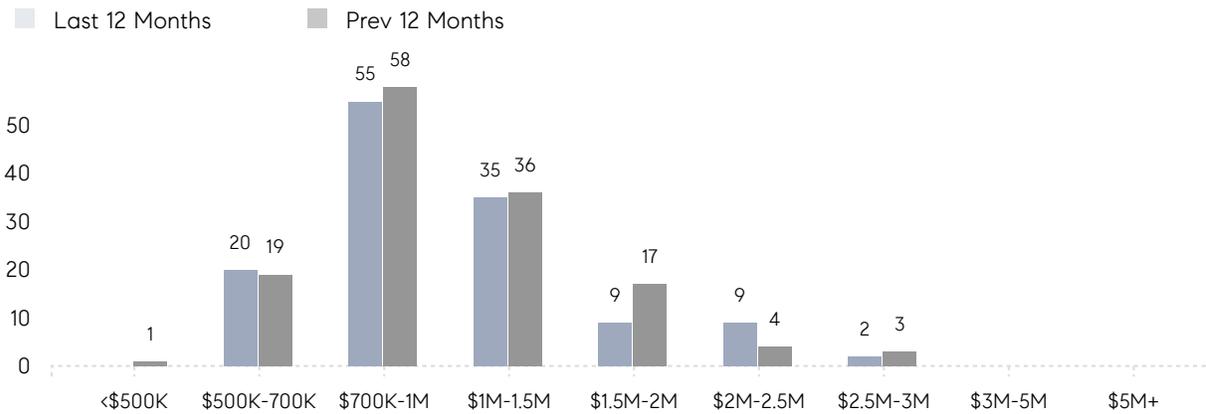
Old Tappan

JULY 2023

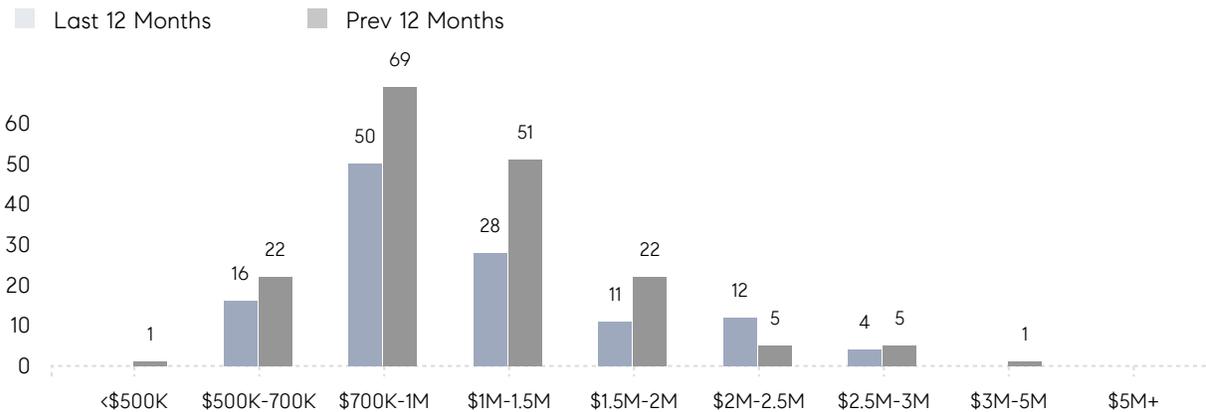
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Oradell

JULY 2023

UNDER CONTRACT

3	\$926K	\$795K
Total Properties	Average Price	Median Price
-77%	9%	14%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

UNITS SOLD

4	\$625K	\$622K
Total Properties	Average Price	Median Price
-56%	-9%	-8%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

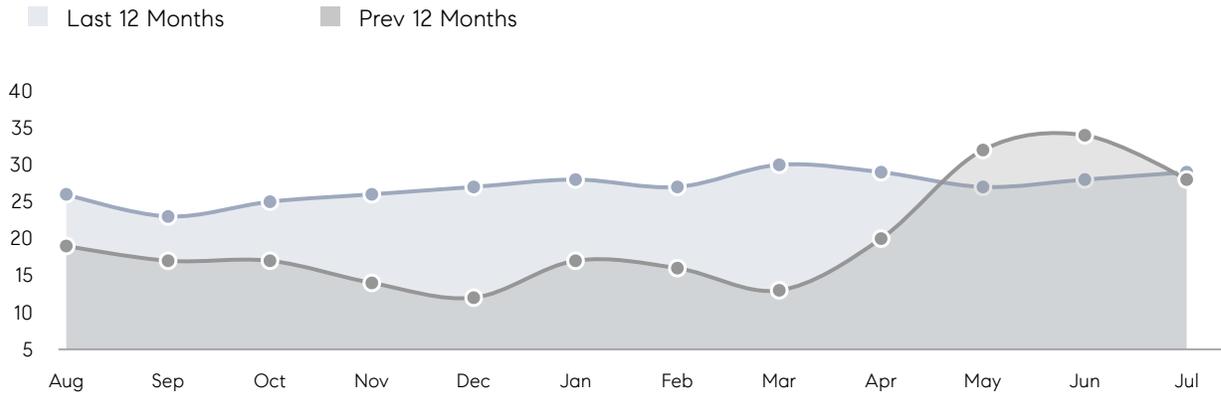
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	13	24	-46%
	% OF ASKING PRICE	103%	100%	
	AVERAGE SOLD PRICE	\$625,250	\$687,778	-9.1%
	# OF CONTRACTS	3	13	-76.9%
	NEW LISTINGS	6	7	-14%
Houses	AVERAGE DOM	13	24	-46%
	% OF ASKING PRICE	103%	100%	
	AVERAGE SOLD PRICE	\$625,250	\$687,778	-9%
	# OF CONTRACTS	3	13	-77%
	NEW LISTINGS	6	7	-14%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

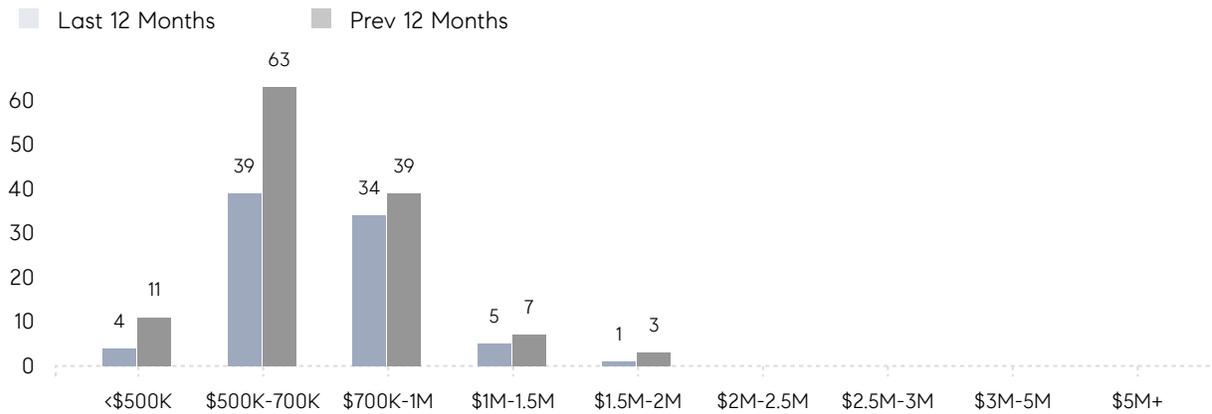
Oradell

JULY 2023

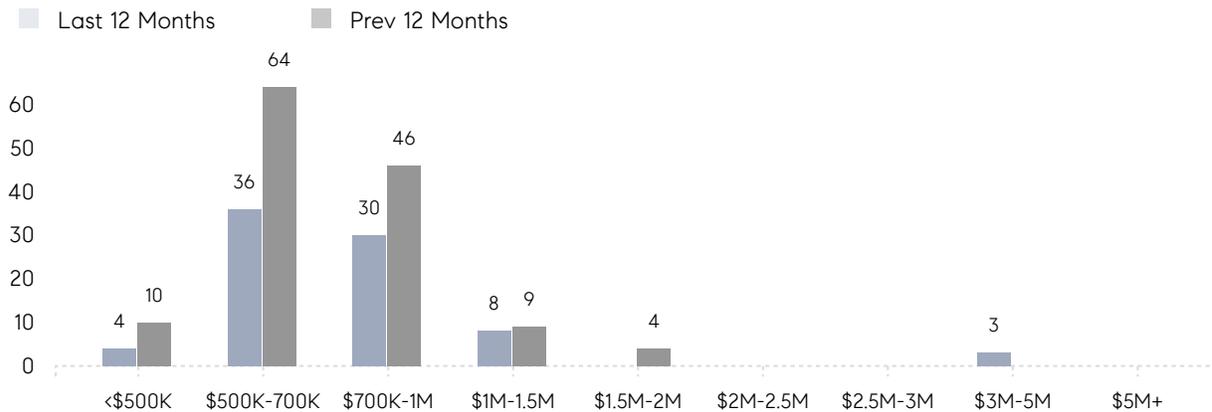
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Palisades Park

JULY 2023

UNDER CONTRACT

11
Total
Properties

\$778K
Average
Price

\$599K
Median
Price

57%
Increase From
Jul 2022

-4%
Decrease From
Jul 2022

-32%
Decrease From
Jul 2022

UNITS SOLD

9
Total
Properties

\$652K
Average
Price

\$599K
Median
Price

13%
Increase From
Jul 2022

-4%
Decrease From
Jul 2022

-4%
Decrease From
Jul 2022

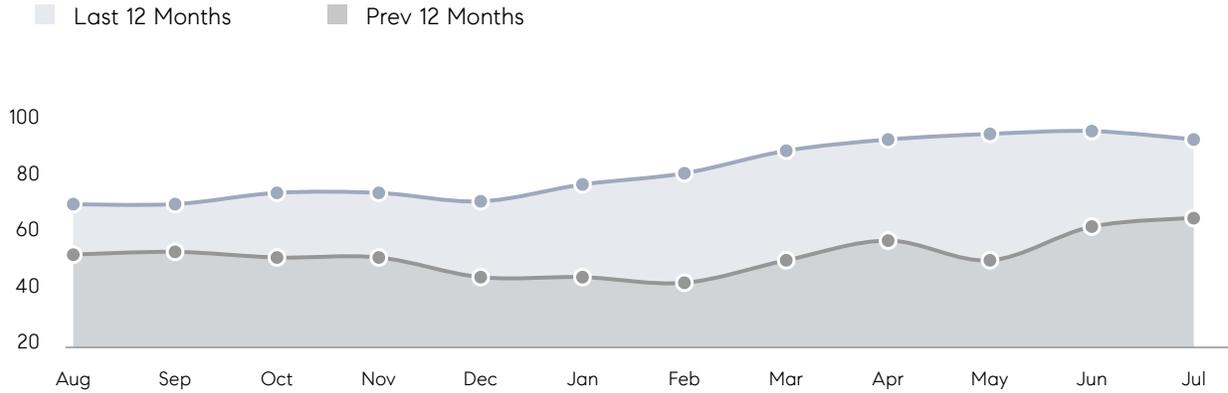
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	28	37	-24%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$652,111	\$678,125	-3.8%
	# OF CONTRACTS	11	7	57.1%
	NEW LISTINGS	8	12	-33%
Houses	AVERAGE DOM	20	14	43%
	% OF ASKING PRICE	97%	105%	
	AVERAGE SOLD PRICE	\$817,500	\$610,000	34%
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	4	1	300%
Condo/Co-op/TH	AVERAGE DOM	31	41	-24%
	% OF ASKING PRICE	101%	102%	
	AVERAGE SOLD PRICE	\$604,857	\$687,857	-12%
	# OF CONTRACTS	11	7	57%
	NEW LISTINGS	4	11	-64%

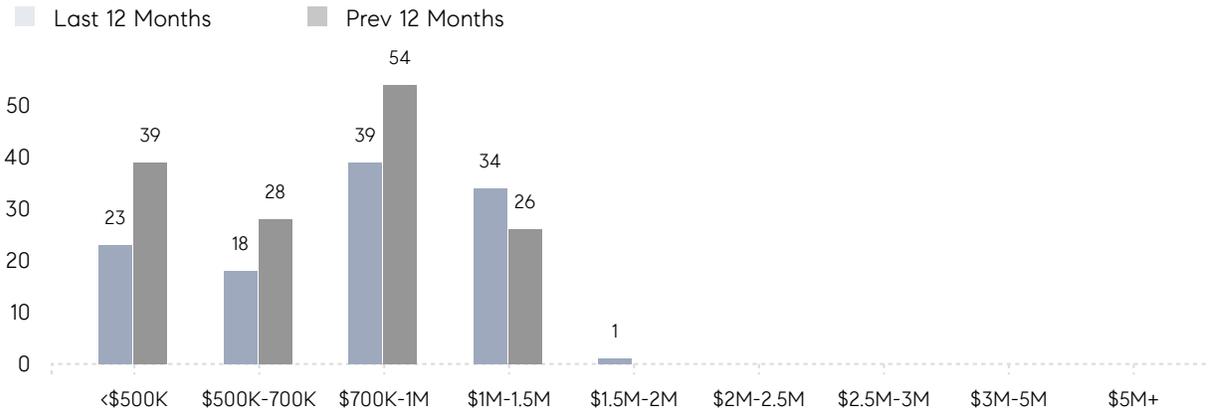
Palisades Park

JULY 2023

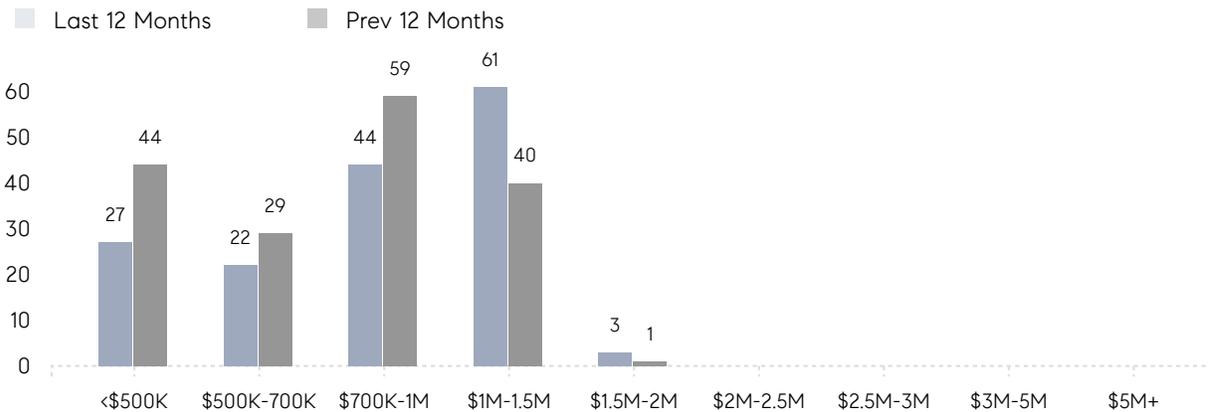
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Paramus

JULY 2023

UNDER CONTRACT

17
Total
Properties

\$1.0M
Average
Price

\$869K
Median
Price

-29%
Decrease From
Jul 2022

31%
Increase From
Jul 2022

21%
Increase From
Jul 2022

UNITS SOLD

14
Total
Properties

\$1.0M
Average
Price

\$927K
Median
Price

-55%
Decrease From
Jul 2022

3%
Increase From
Jul 2022

8%
Increase From
Jul 2022

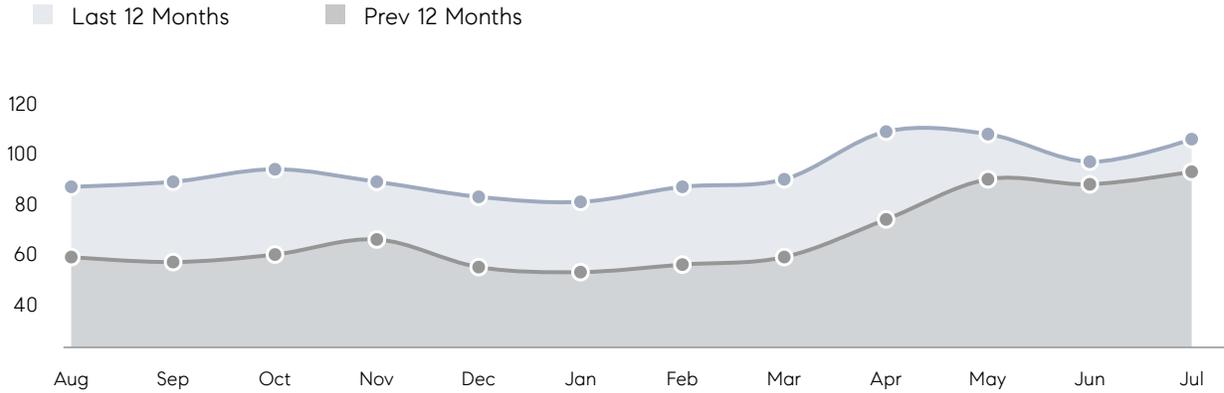
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	26	28	-7%
	% OF ASKING PRICE	106%	100%	
	AVERAGE SOLD PRICE	\$1,008,857	\$981,903	2.7%
	# OF CONTRACTS	17	24	-29.2%
	NEW LISTINGS	22	31	-29%
Houses	AVERAGE DOM	23	29	-21%
	% OF ASKING PRICE	106%	101%	
	AVERAGE SOLD PRICE	\$1,018,846	\$981,467	4%
	# OF CONTRACTS	15	24	-37%
	NEW LISTINGS	20	30	-33%
Condo/Co-op/TH	AVERAGE DOM	62	7	786%
	% OF ASKING PRICE	100%	91%	
	AVERAGE SOLD PRICE	\$879,000	\$995,000	-12%
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	2	1	100%

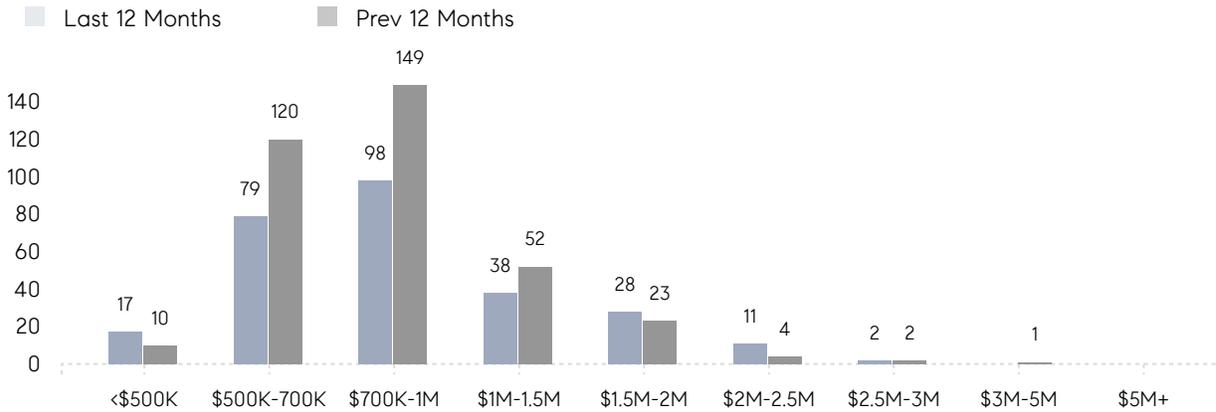
Paramus

JULY 2023

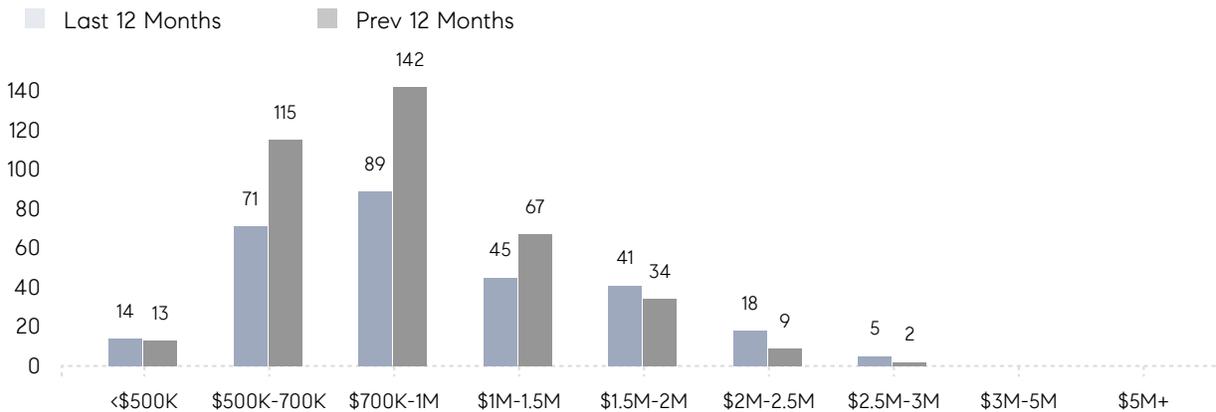
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Park Ridge

JULY 2023

UNDER CONTRACT

10
Total
Properties

\$736K
Average
Price

\$699K
Median
Price

-9%
Decrease From
Jul 2022

14%
Increase From
Jul 2022

17%
Increase From
Jul 2022

UNITS SOLD

13
Total
Properties

\$646K
Average
Price

\$650K
Median
Price

18%
Increase From
Jul 2022

-8%
Decrease From
Jul 2022

-2%
Decrease From
Jul 2022

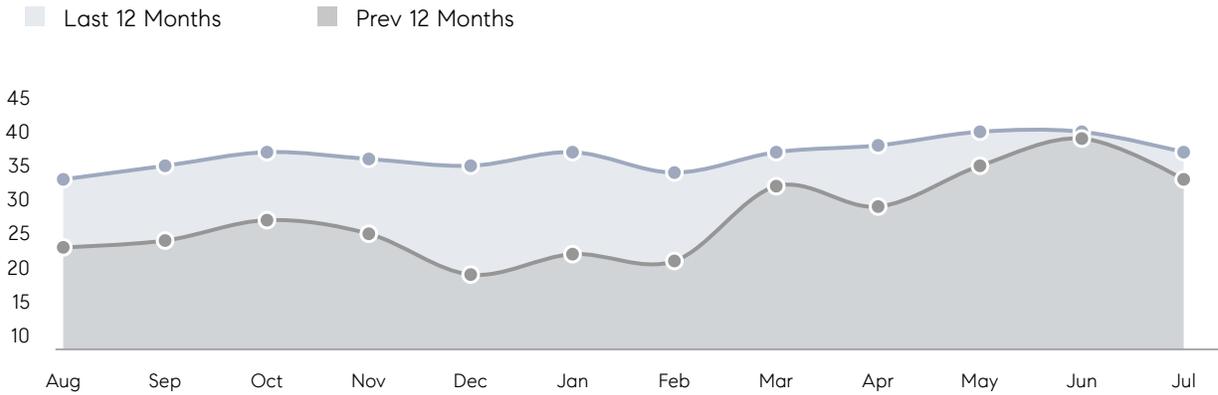
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	53	19	179%
	% OF ASKING PRICE	99%	102%	
	AVERAGE SOLD PRICE	\$646,291	\$704,636	-8.3%
	# OF CONTRACTS	10	11	-9.1%
	NEW LISTINGS	7	6	17%
Houses	AVERAGE DOM	53	18	194%
	% OF ASKING PRICE	99%	102%	
	AVERAGE SOLD PRICE	\$646,291	\$787,333	-18%
	# OF CONTRACTS	9	10	-10%
	NEW LISTINGS	6	6	0%
Condo/Co-op/TH	AVERAGE DOM	-	20	-
	% OF ASKING PRICE	-	103%	
	AVERAGE SOLD PRICE	-	\$332,500	-
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	1	0	0%

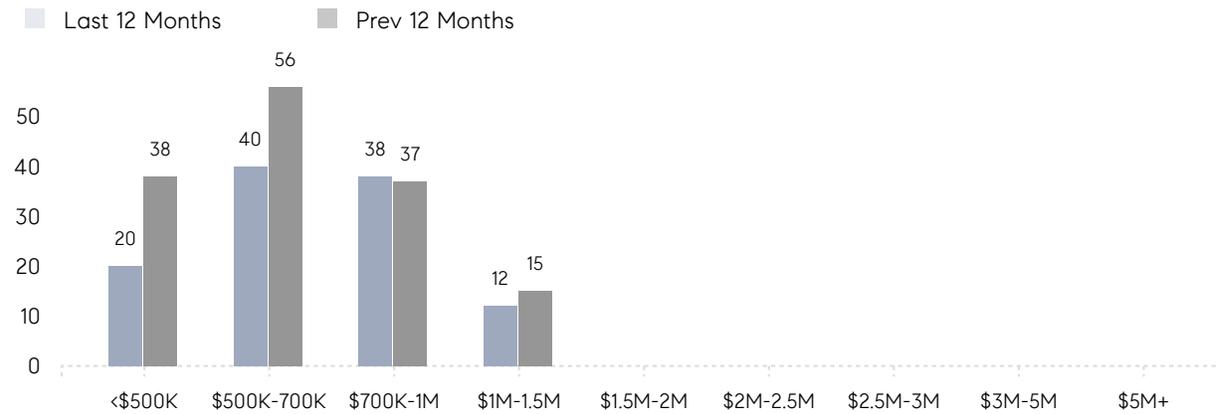
Park Ridge

JULY 2023

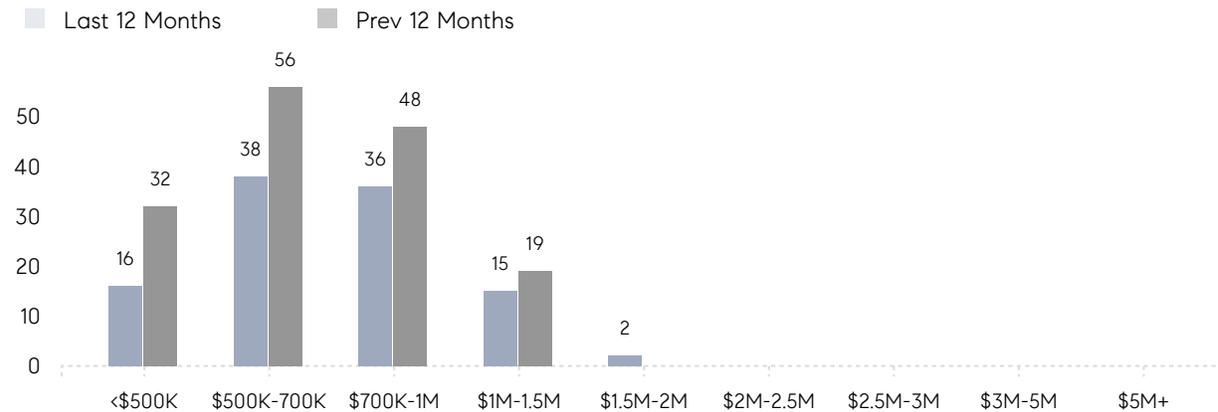
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Ramsey

JULY 2023

UNDER CONTRACT

12
Total
Properties

\$651K
Average
Price

\$649K
Median
Price

-64%
Decrease From
Jul 2022

7%
Increase From
Jul 2022

8%
Increase From
Jul 2022

UNITS SOLD

22
Total
Properties

\$751K
Average
Price

\$757K
Median
Price

10%
Increase From
Jul 2022

24%
Increase From
Jul 2022

33%
Increase From
Jul 2022

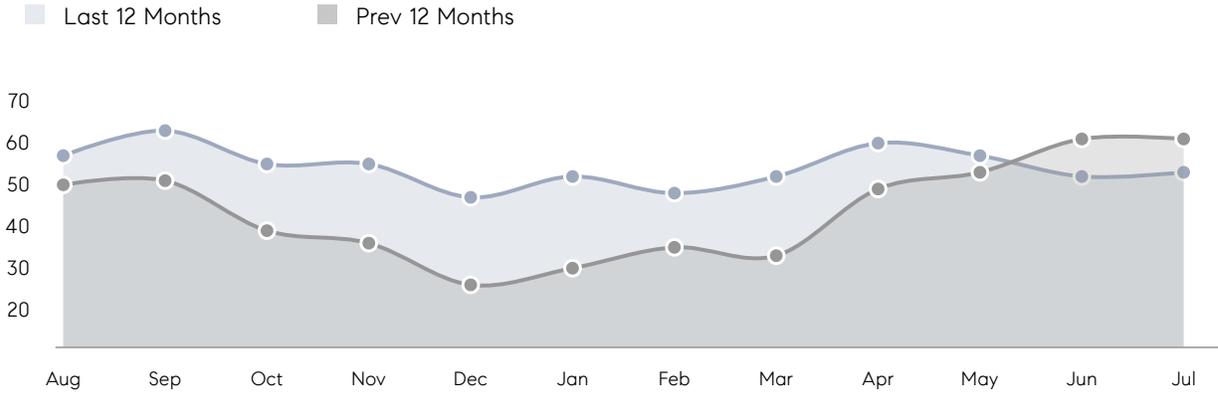
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	15	23	-35%
	% OF ASKING PRICE	104%	102%	
	AVERAGE SOLD PRICE	\$751,467	\$606,085	24.0%
	# OF CONTRACTS	12	33	-63.6%
	NEW LISTINGS	13	34	-62%
Houses	AVERAGE DOM	12	18	-33%
	% OF ASKING PRICE	105%	101%	
	AVERAGE SOLD PRICE	\$890,400	\$754,042	18%
	# OF CONTRACTS	7	20	-65%
	NEW LISTINGS	7	20	-65%
Condo/Co-op/TH	AVERAGE DOM	22	29	-24%
	% OF ASKING PRICE	101%	103%	
	AVERAGE SOLD PRICE	\$453,754	\$384,150	18%
	# OF CONTRACTS	5	13	-62%
	NEW LISTINGS	6	14	-57%

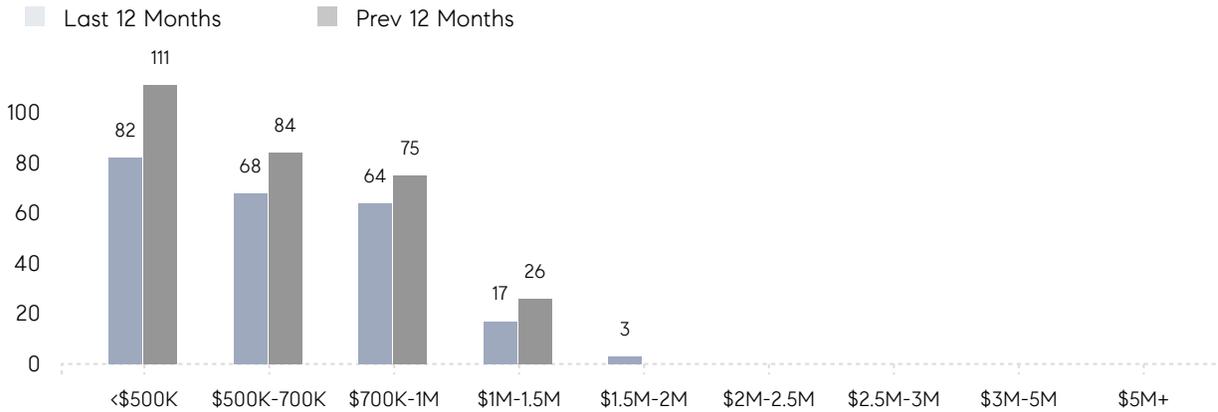
Ramsey

JULY 2023

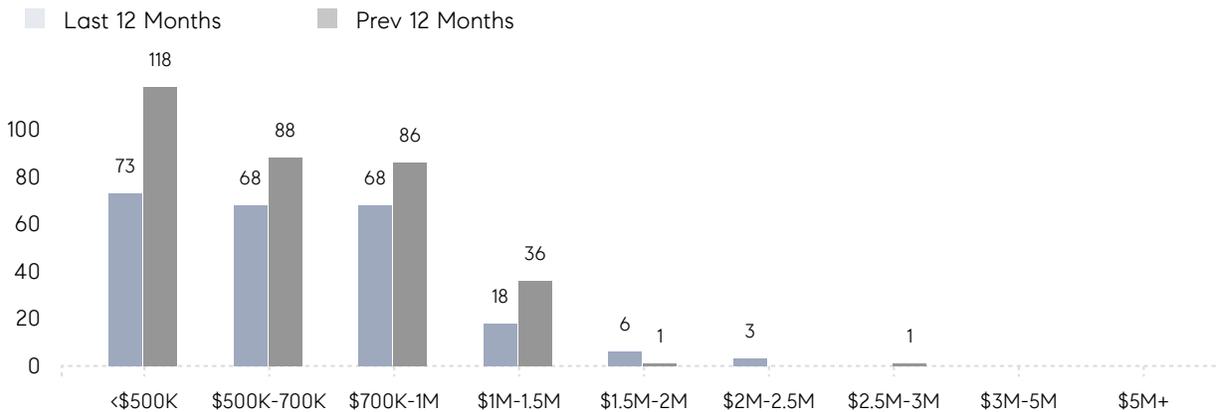
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Ridgefield

JULY 2023

UNDER CONTRACT

4	\$579K	\$589K
Total Properties	Average Price	Median Price
-60%	3%	3%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

UNITS SOLD

6	\$818K	\$779K
Total Properties	Average Price	Median Price
100%	92%	66%
Increase From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

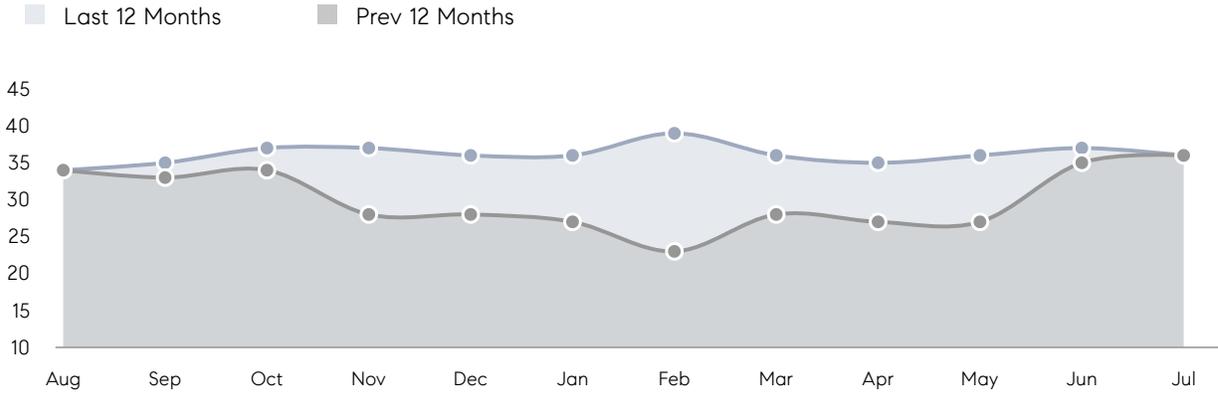
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	41	13	215%
	% OF ASKING PRICE	102%	99%	
	AVERAGE SOLD PRICE	\$818,833	\$426,667	91.9%
	# OF CONTRACTS	4	10	-60.0%
	NEW LISTINGS	6	10	-40%
Houses	AVERAGE DOM	41	15	173%
	% OF ASKING PRICE	102%	100%	
	AVERAGE SOLD PRICE	\$818,833	\$510,000	61%
	# OF CONTRACTS	4	10	-60%
	NEW LISTINGS	5	10	-50%
Condo/Co-op/TH	AVERAGE DOM	-	10	-
	% OF ASKING PRICE	-	98%	
	AVERAGE SOLD PRICE	-	\$260,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	0	0%

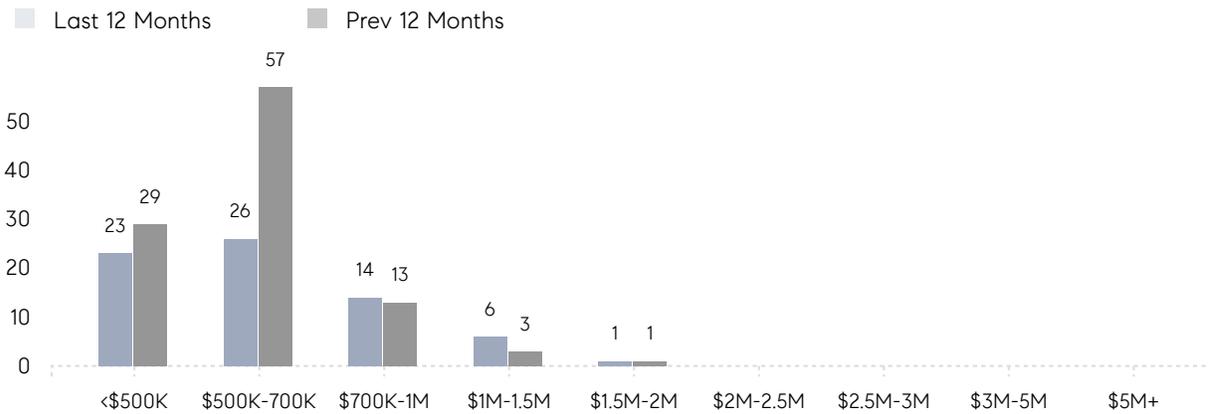
Ridgefield

JULY 2023

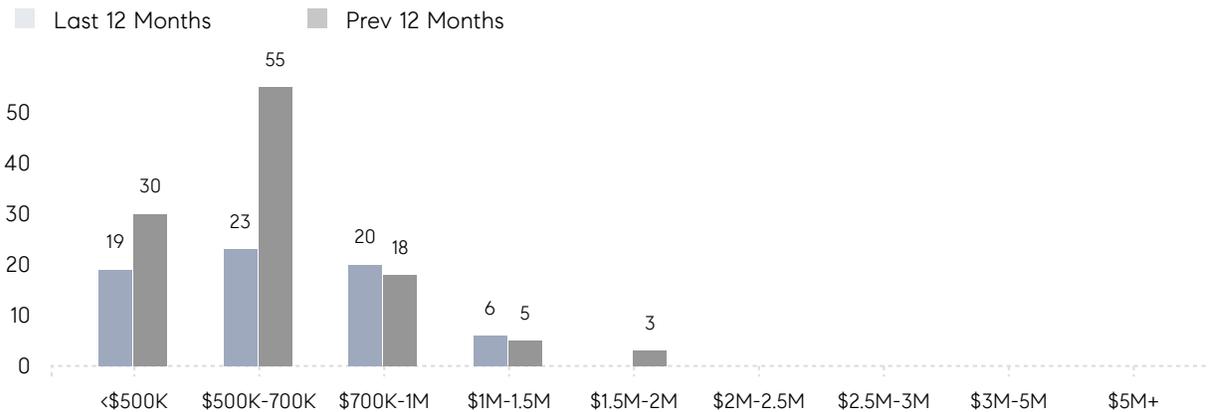
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Ridgefield Park

JULY 2023

UNDER CONTRACT

5
Total
Properties

\$552K
Average
Price

\$569K
Median
Price

-17%
Decrease From
Jul 2022

23%
Increase From
Jul 2022

28%
Increase From
Jul 2022

UNITS SOLD

4
Total
Properties

\$492K
Average
Price

\$477K
Median
Price

-33%
Decrease From
Jul 2022

35%
Increase From
Jul 2022

6%
Increase From
Jul 2022

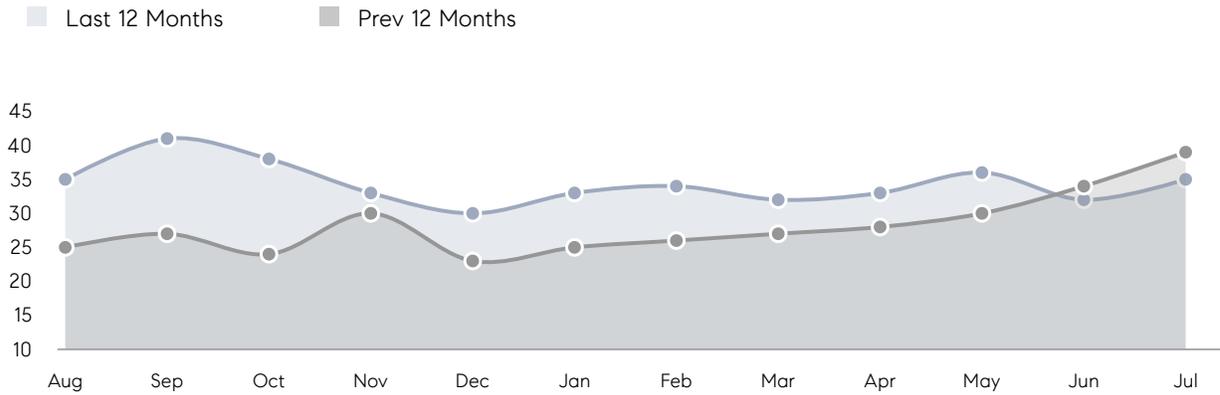
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	30	18	67%
	% OF ASKING PRICE	110%	103%	
	AVERAGE SOLD PRICE	\$492,500	\$363,500	35.5%
	# OF CONTRACTS	5	6	-16.7%
	NEW LISTINGS	8	12	-33%
Houses	AVERAGE DOM	30	17	76%
	% OF ASKING PRICE	110%	105%	
	AVERAGE SOLD PRICE	\$492,500	\$495,000	-1%
	# OF CONTRACTS	5	5	0%
	NEW LISTINGS	8	9	-11%
Condo/Co-op/TH	AVERAGE DOM	-	22	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$100,500	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	3	0%

Ridgefield Park

JULY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Ridgewood

JULY 2023

UNDER CONTRACT

5
Total
Properties

\$1.0M
Average
Price

\$899K
Median
Price

-74%
Decrease From
Jul 2022

-4%
Decrease From
Jul 2022

7%
Increase From
Jul 2022

UNITS SOLD

19
Total
Properties

\$1.1M
Average
Price

\$990K
Median
Price

-39%
Decrease From
Jul 2022

10%
Increase From
Jul 2022

4%
Increase From
Jul 2022

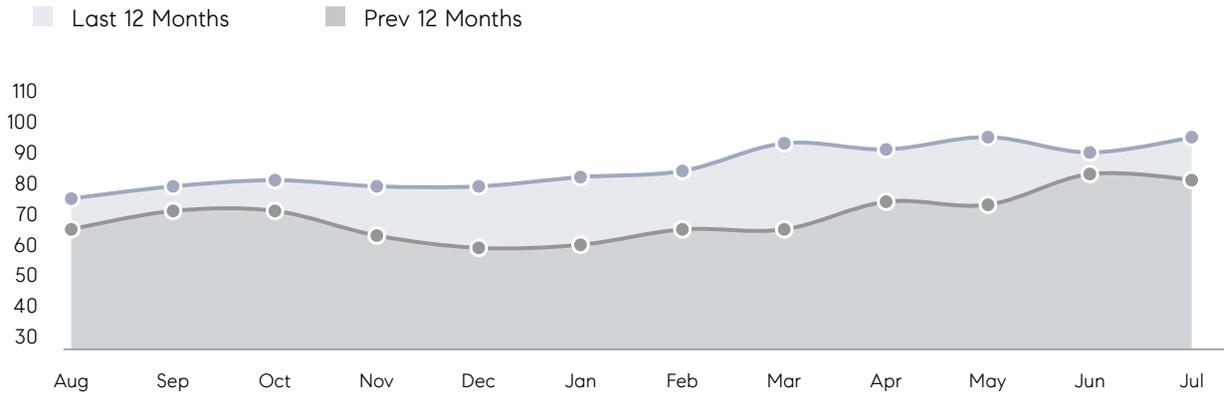
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	11	24	-54%
	% OF ASKING PRICE	106%	106%	
	AVERAGE SOLD PRICE	\$1,118,026	\$1,014,742	10.2%
	# OF CONTRACTS	5	19	-73.7%
	NEW LISTINGS	11	15	-27%
Houses	AVERAGE DOM	11	24	-54%
	% OF ASKING PRICE	106%	106%	
	AVERAGE SOLD PRICE	\$1,152,361	\$1,023,900	13%
	# OF CONTRACTS	4	19	-79%
	NEW LISTINGS	11	15	-27%
Condo/Co-op/TH	AVERAGE DOM	6	14	-57%
	% OF ASKING PRICE	111%	124%	
	AVERAGE SOLD PRICE	\$500,000	\$740,000	-32%
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	0	0%

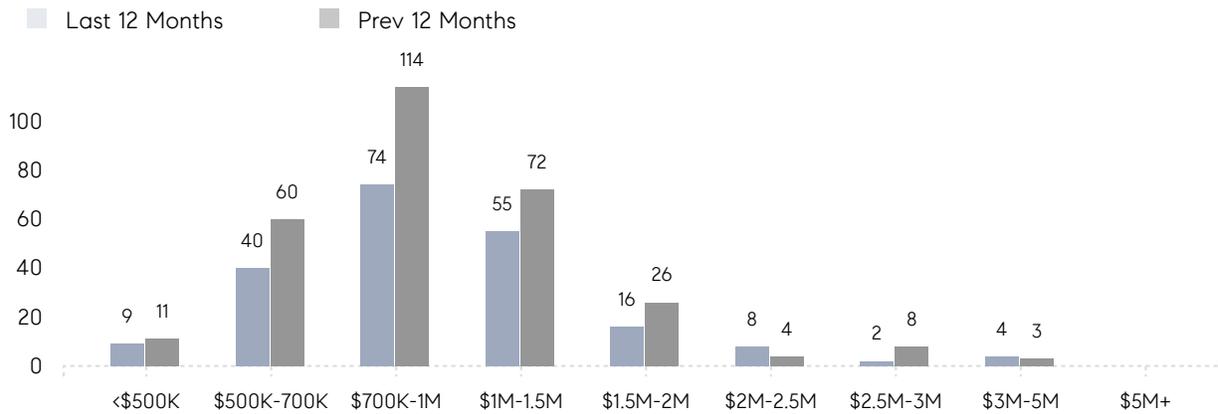
Ridgewood

JULY 2023

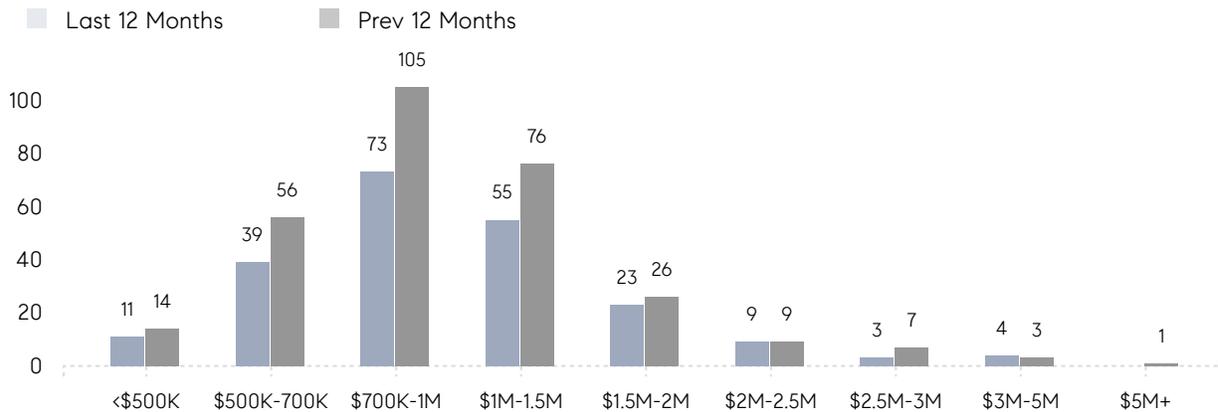
Monthly Inventory



Contracts By Price Range



Listings By Price Range



River Edge

JULY 2023

UNDER CONTRACT

6	\$748K	\$652K
Total Properties	Average Price	Median Price
50%	-15%	-22%
Increase From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

11	\$658K	\$590K
Total Properties	Average Price	Median Price
10%	-4%	-17%
Increase From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

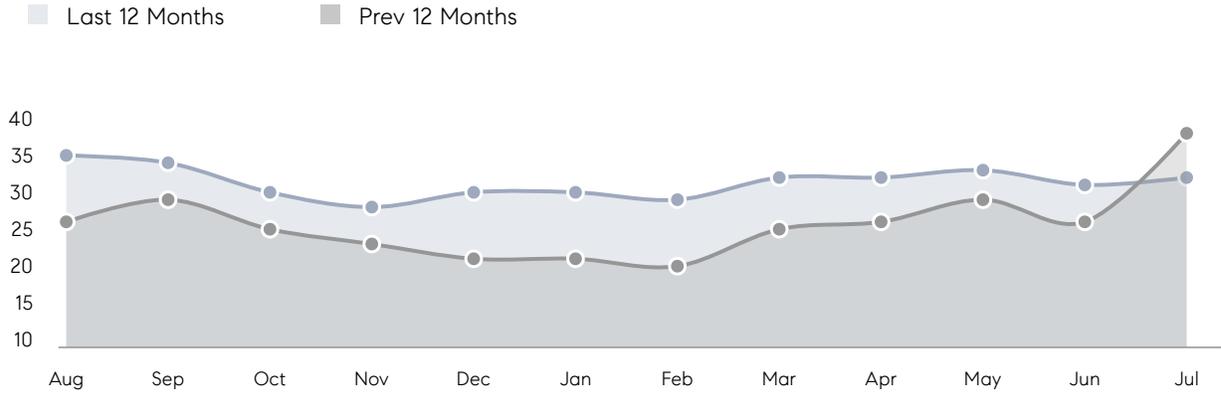
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	16	14	14%
	% OF ASKING PRICE	106%	105%	
	AVERAGE SOLD PRICE	\$658,455	\$686,100	-4.0%
	# OF CONTRACTS	6	4	50.0%
	NEW LISTINGS	6	16	-62%
Houses	AVERAGE DOM	16	13	23%
	% OF ASKING PRICE	106%	104%	
	AVERAGE SOLD PRICE	\$658,455	\$742,889	-11%
	# OF CONTRACTS	6	4	50%
	NEW LISTINGS	6	15	-60%
Condo/Co-op/TH	AVERAGE DOM	-	18	-
	% OF ASKING PRICE	-	113%	
	AVERAGE SOLD PRICE	-	\$175,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

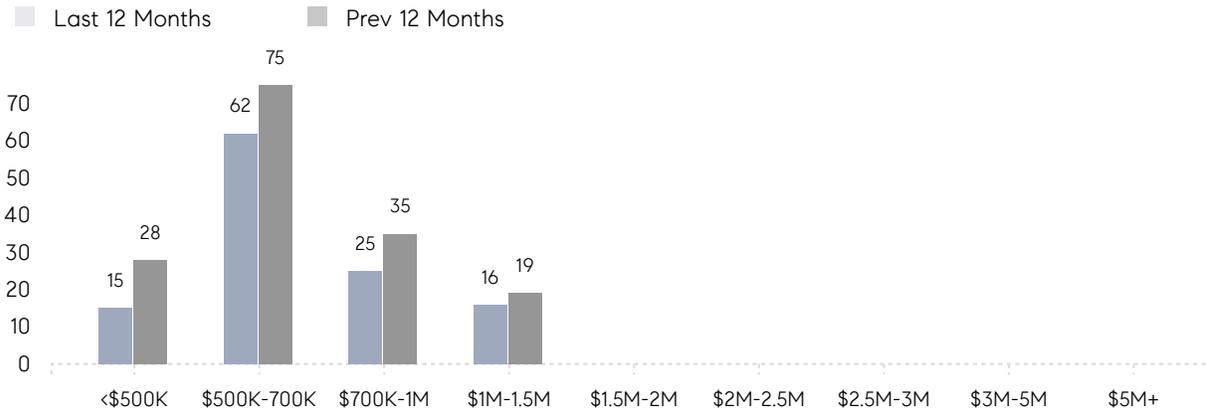
River Edge

JULY 2023

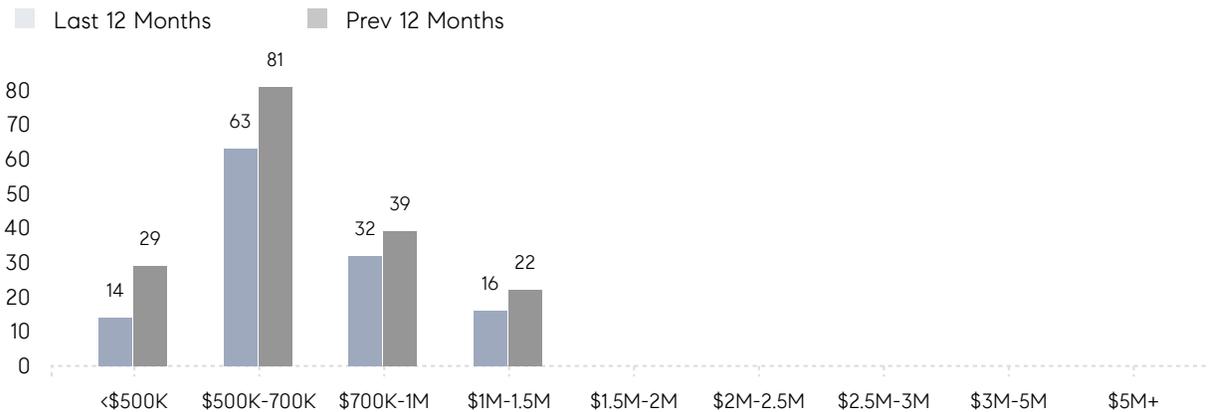
Monthly Inventory



Contracts By Price Range



Listings By Price Range



River Vale

JULY 2023

UNDER CONTRACT

17	\$881K	\$719K
Total Properties	Average Price	Median Price
13%	8%	-15%
Increase From Jul 2022	Increase From Jul 2022	Decrease From Jul 2022

UNITS SOLD

12	\$848K	\$805K
Total Properties	Average Price	Median Price
9%	19%	7%
Increase From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

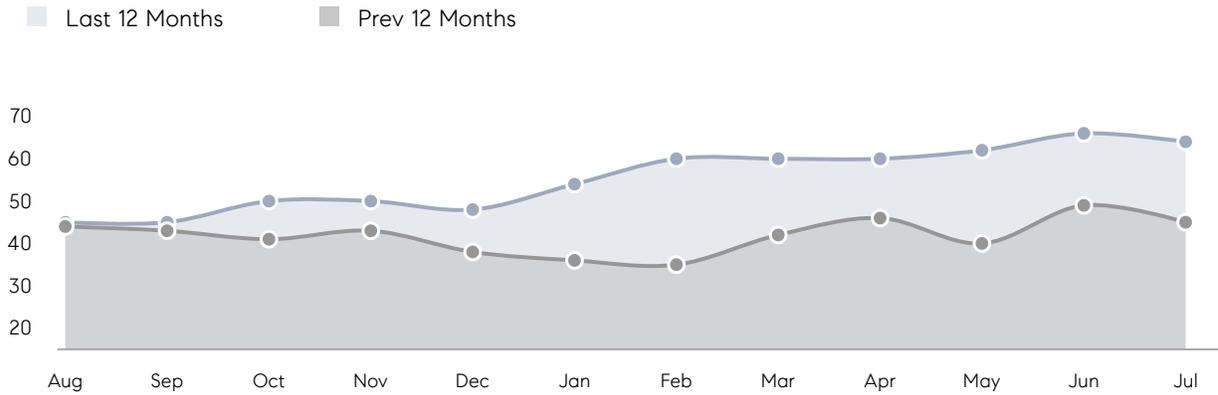
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	35	22	59%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$848,683	\$710,314	19.5%
	# OF CONTRACTS	17	15	13.3%
	NEW LISTINGS	18	11	64%
Houses	AVERAGE DOM	26	24	8%
	% OF ASKING PRICE	104%	102%	
	AVERAGE SOLD PRICE	\$818,189	\$754,595	8%
	# OF CONTRACTS	16	12	33%
	NEW LISTINGS	13	11	18%
Condo/Co-op/TH	AVERAGE DOM	64	3	2,033%
	% OF ASKING PRICE	95%	103%	
	AVERAGE SOLD PRICE	\$940,165	\$267,500	251%
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	5	0	0%

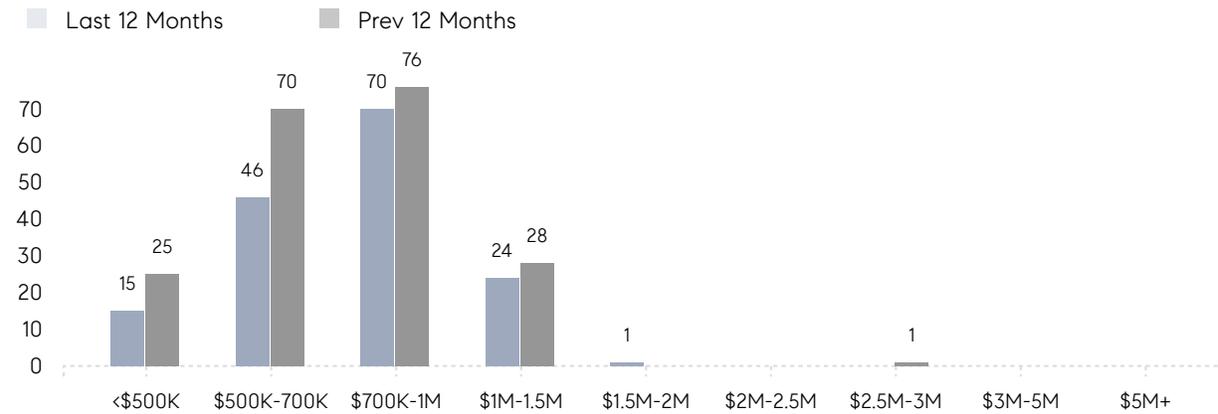
River Vale

JULY 2023

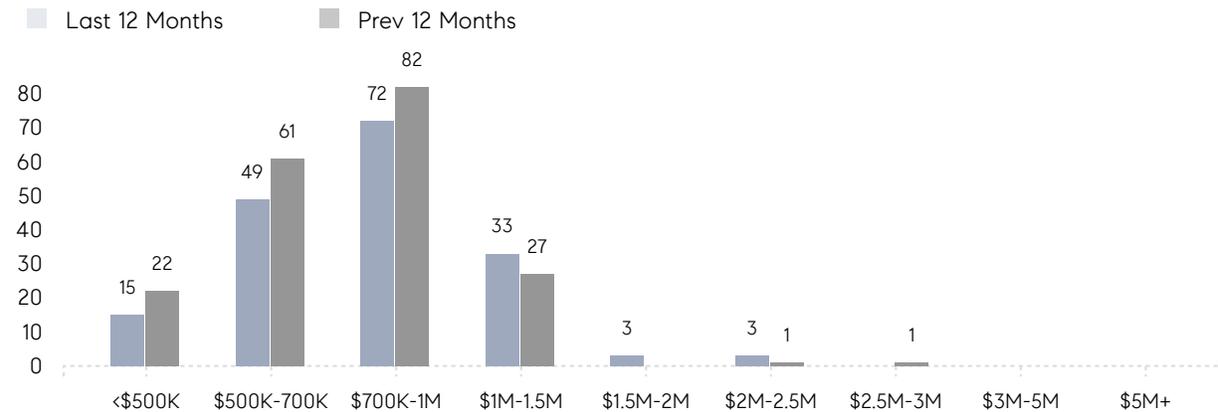
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Rochelle Park

JULY 2023

UNDER CONTRACT

5
Total
Properties

\$489K
Average
Price

\$475K
Median
Price

25%
Increase From
Jul 2022

0%
Change From
Jul 2022

-2%
Decrease From
Jul 2022

UNITS SOLD

7
Total
Properties

\$509K
Average
Price

\$545K
Median
Price

75%
Increase From
Jul 2022

8%
Increase From
Jul 2022

17%
Increase From
Jul 2022

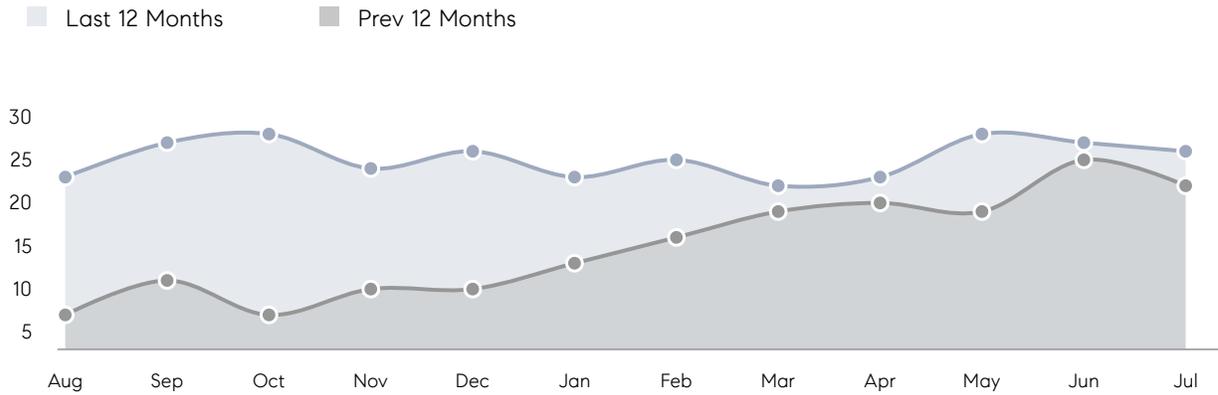
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	14	11	27%
	% OF ASKING PRICE	112%	105%	
	AVERAGE SOLD PRICE	\$509,214	\$472,500	7.8%
	# OF CONTRACTS	5	4	25.0%
	NEW LISTINGS	5	3	67%
Houses	AVERAGE DOM	14	12	17%
	% OF ASKING PRICE	112%	105%	
	AVERAGE SOLD PRICE	\$509,214	\$470,000	8%
	# OF CONTRACTS	5	4	25%
	NEW LISTINGS	4	3	33%
Condo/Co-op/TH	AVERAGE DOM	-	6	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$480,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	0	0%

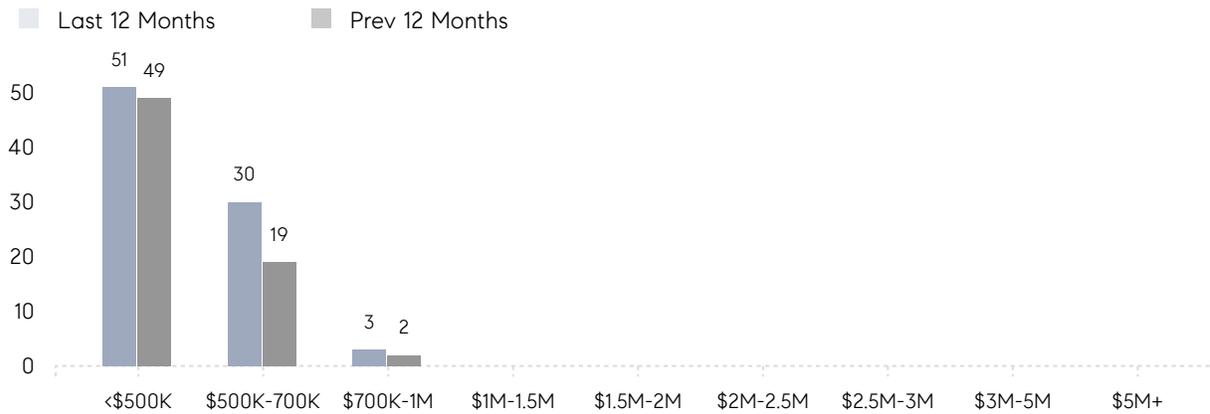
Rochelle Park

JULY 2023

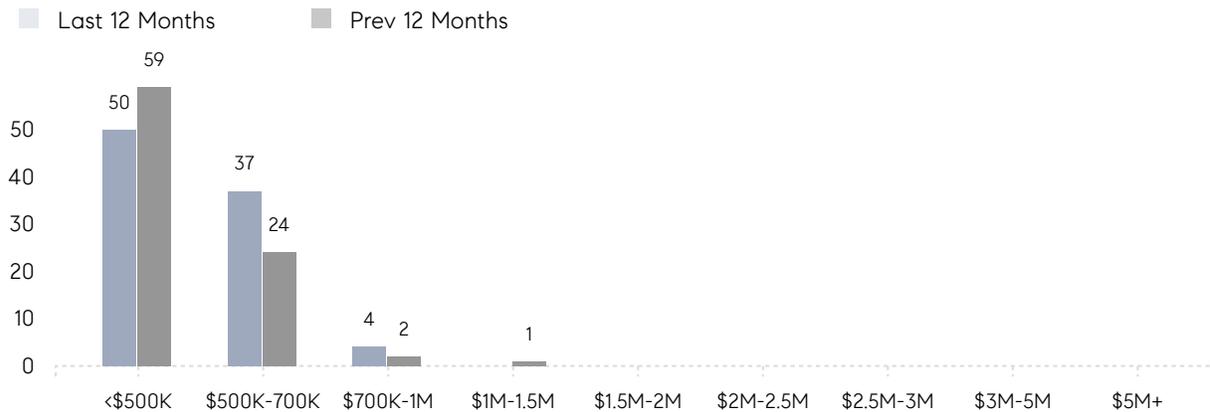
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Rutherford

JULY 2023

UNDER CONTRACT

8	\$665K	\$557K
Total Properties	Average Price	Median Price
-68%	15%	-9%
Decrease From Jul 2022	Increase From Jul 2022	Decrease From Jul 2022

UNITS SOLD

9	\$590K	\$600K
Total Properties	Average Price	Median Price
-53%	14%	14%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

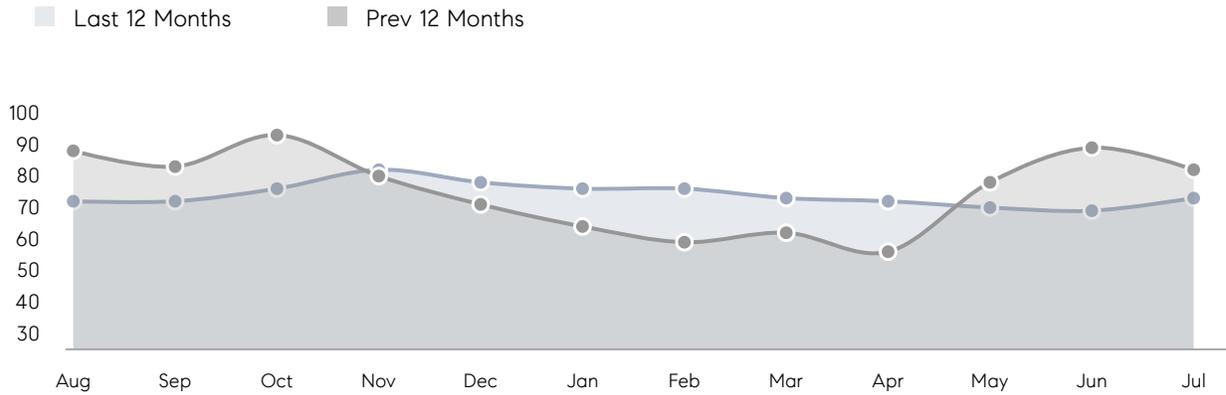
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	17	18	-6%
	% OF ASKING PRICE	104%	104%	
	AVERAGE SOLD PRICE	\$590,667	\$517,842	14.1%
	# OF CONTRACTS	8	25	-68.0%
	NEW LISTINGS	12	24	-50%
Houses	AVERAGE DOM	18	16	13%
	% OF ASKING PRICE	103%	107%	
	AVERAGE SOLD PRICE	\$741,000	\$678,000	9%
	# OF CONTRACTS	4	18	-78%
	NEW LISTINGS	11	17	-35%
Condo/Co-op/TH	AVERAGE DOM	16	21	-24%
	% OF ASKING PRICE	105%	100%	
	AVERAGE SOLD PRICE	\$290,000	\$297,625	-3%
	# OF CONTRACTS	4	7	-43%
	NEW LISTINGS	1	7	-86%

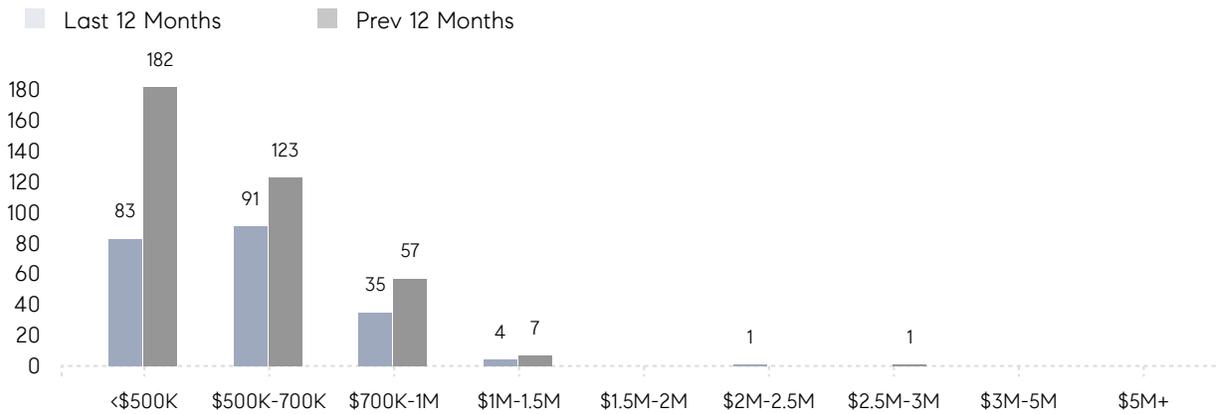
Rutherford

JULY 2023

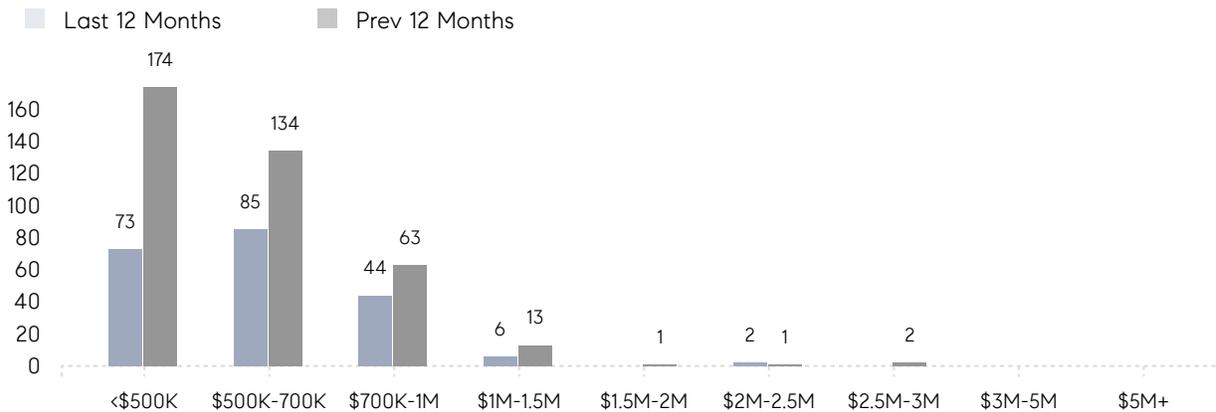
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Saddle Brook

JULY 2023

UNDER CONTRACT

10
Total
Properties

\$598K
Average
Price

\$562K
Median
Price

25%
Increase From
Jul 2022

-9%
Decrease From
Jul 2022

-12%
Decrease From
Jul 2022

UNITS SOLD

7
Total
Properties

\$684K
Average
Price

\$525K
Median
Price

-46%
Decrease From
Jul 2022

11%
Increase From
Jul 2022

-7%
Decrease From
Jul 2022

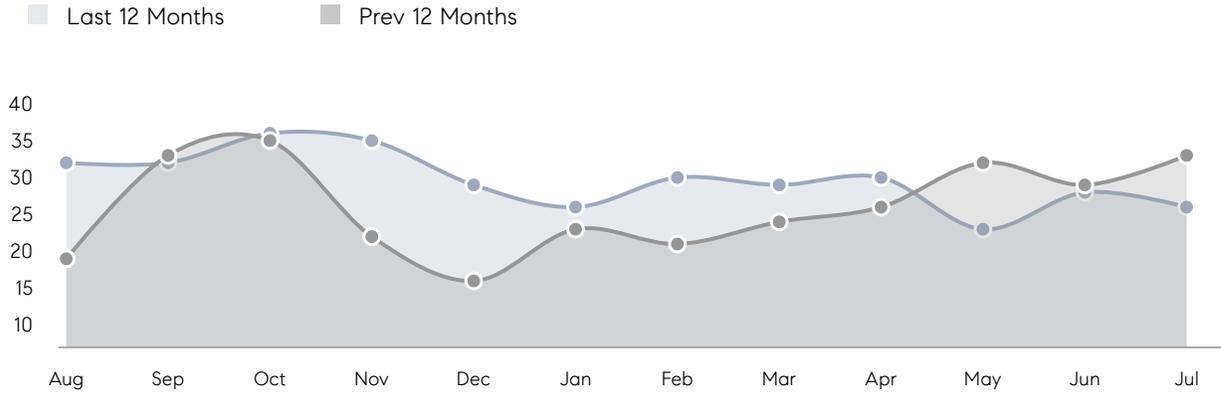
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	27	30	-10%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$684,000	\$615,538	11.1%
	# OF CONTRACTS	10	8	25.0%
	NEW LISTINGS	9	15	-40%
Houses	AVERAGE DOM	27	30	-10%
	% OF ASKING PRICE	102%	102%	
	AVERAGE SOLD PRICE	\$684,000	\$615,538	11%
	# OF CONTRACTS	10	8	25%
	NEW LISTINGS	9	14	-36%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

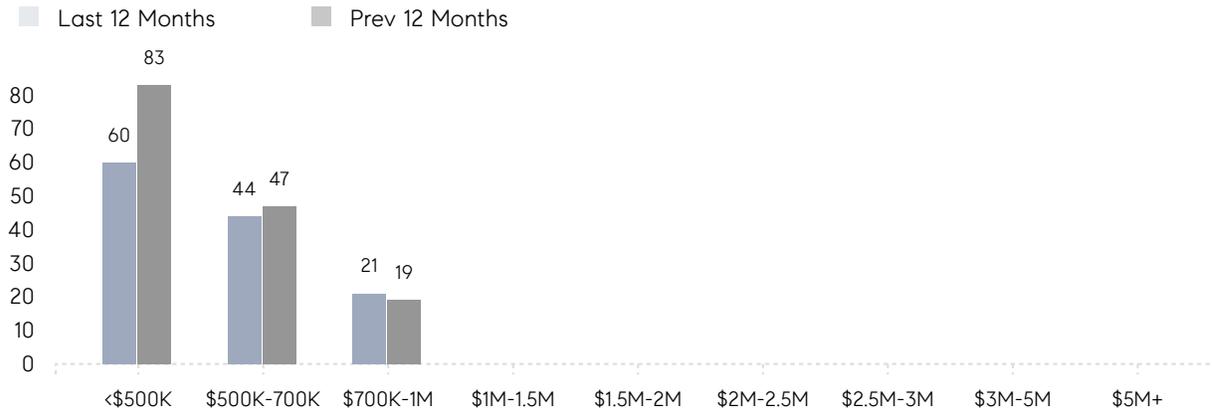
Saddle Brook

JULY 2023

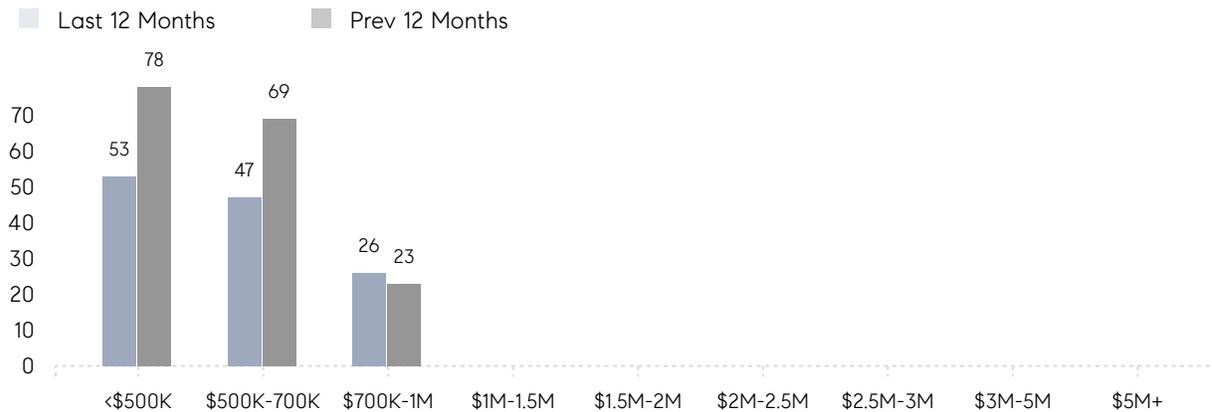
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Saddle River

JULY 2023

UNDER CONTRACT

1	\$1.9M	\$1.9M
Total Properties	Average Price	Median Price
-75%	-17%	-4%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

9	\$2.1M	\$1.5M
Total Properties	Average Price	Median Price
200%	-4%	-22%
Increase From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

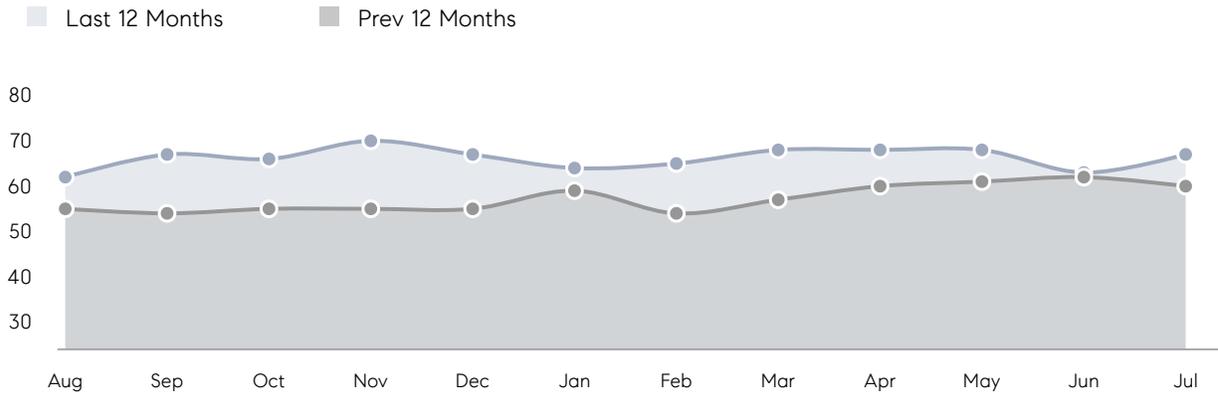
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	94	104	-10%
	% OF ASKING PRICE	97%	98%	
	AVERAGE SOLD PRICE	\$2,139,056	\$2,236,667	-4.4%
	# OF CONTRACTS	1	4	-75.0%
	NEW LISTINGS	6	11	-45%
Houses	AVERAGE DOM	94	104	-10%
	% OF ASKING PRICE	97%	98%	
	AVERAGE SOLD PRICE	\$2,139,056	\$2,236,667	-4%
	# OF CONTRACTS	1	4	-75%
	NEW LISTINGS	6	10	-40%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

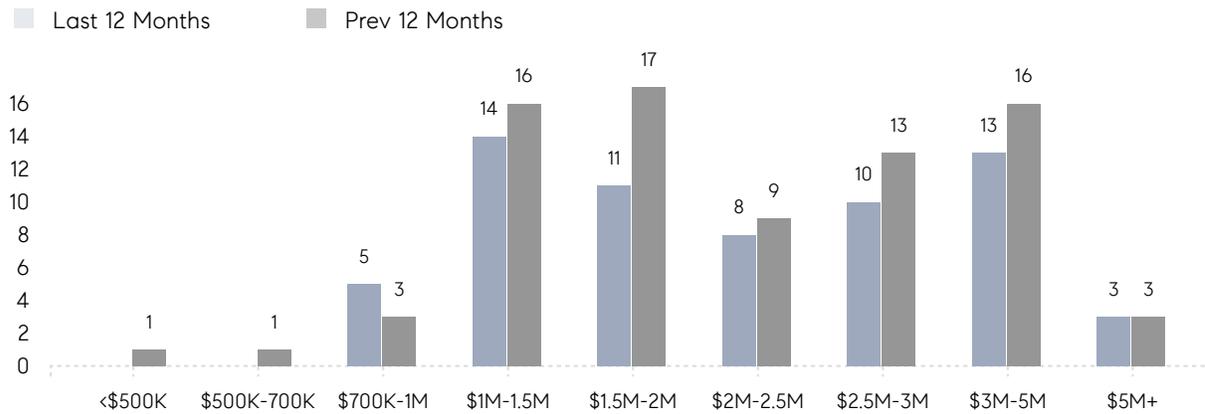
Saddle River

JULY 2023

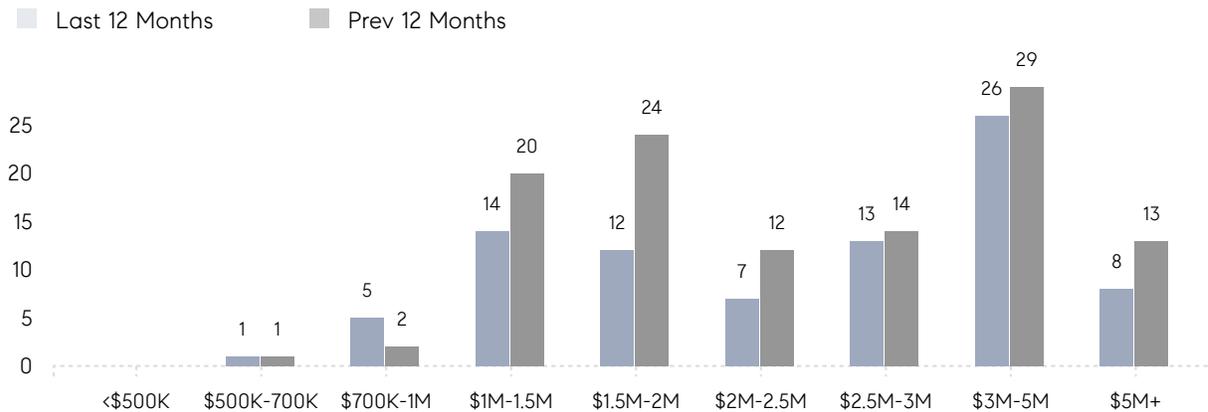
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Teaneck

JULY 2023

UNDER CONTRACT

25
Total
Properties

\$653K
Average
Price

\$669K
Median
Price

-32%
Decrease From
Jul 2022

2%
Increase From
Jul 2022

30%
Increase From
Jul 2022

UNITS SOLD

26
Total
Properties

\$602K
Average
Price

\$550K
Median
Price

-40%
Decrease From
Jul 2022

15%
Increase From
Jul 2022

10%
Increase From
Jul 2022

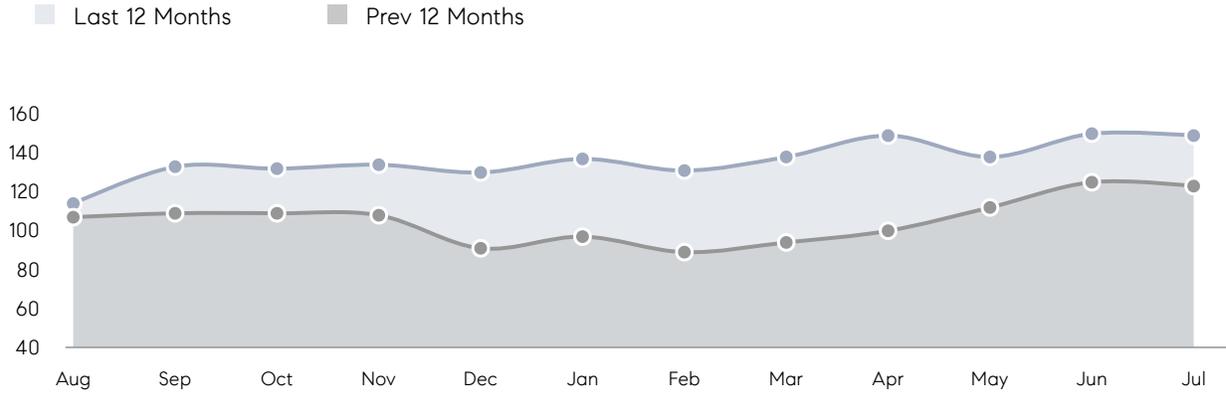
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	28	30	-7%
	% OF ASKING PRICE	100%	103%	
	AVERAGE SOLD PRICE	\$602,381	\$521,655	15.5%
	# OF CONTRACTS	25	37	-32.4%
	NEW LISTINGS	26	30	-13%
Houses	AVERAGE DOM	28	21	33%
	% OF ASKING PRICE	100%	104%	
	AVERAGE SOLD PRICE	\$617,996	\$593,657	4%
	# OF CONTRACTS	17	31	-45%
	NEW LISTINGS	21	24	-12%
Condo/Co-op/TH	AVERAGE DOM	29	52	-44%
	% OF ASKING PRICE	103%	101%	
	AVERAGE SOLD PRICE	\$415,000	\$335,648	24%
	# OF CONTRACTS	8	6	33%
	NEW LISTINGS	5	6	-17%

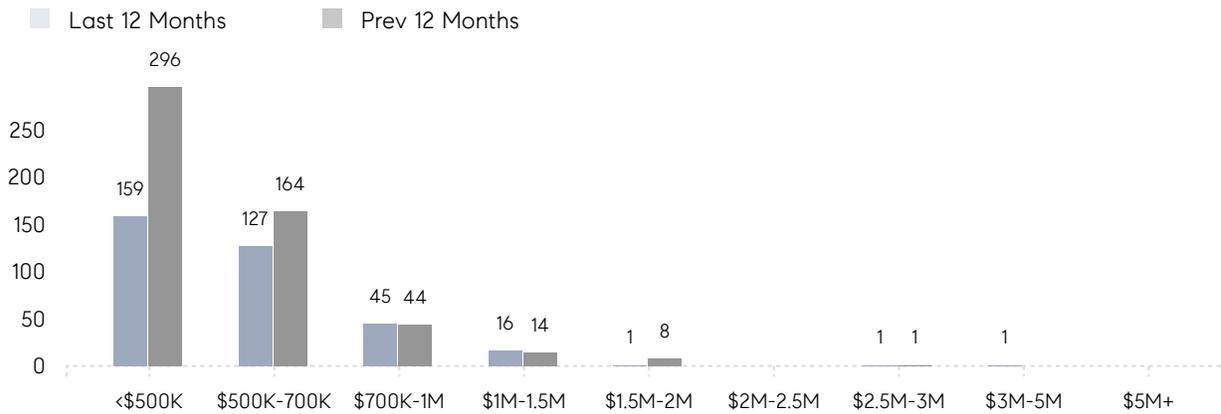
Teaneck

JULY 2023

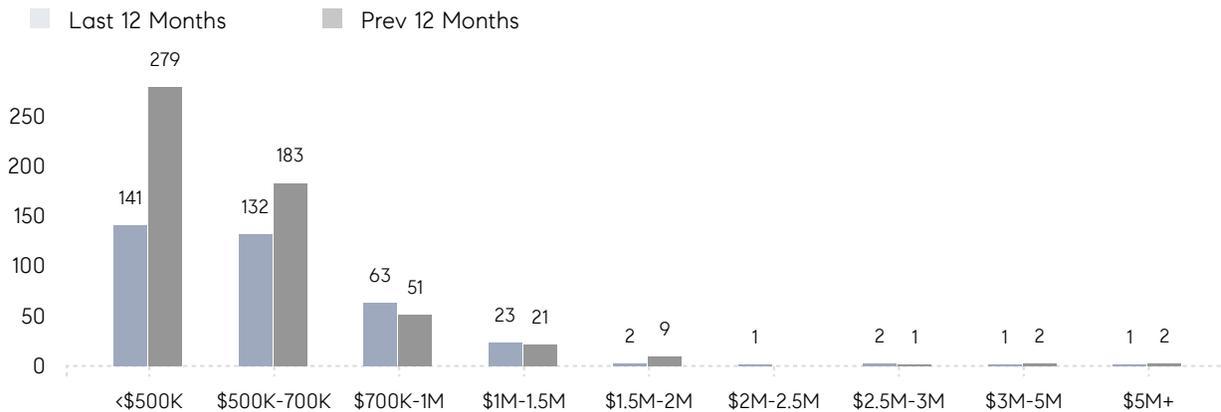
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Tenafly

JULY 2023

UNDER CONTRACT

17	\$1.1M	\$998K
Total Properties	Average Price	Median Price
-15%	-6%	-9%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

21	\$1.2M	\$1.2M
Total Properties	Average Price	Median Price
-28%	-12%	6%
Decrease From Jul 2022	Decrease From Jul 2022	Increase From Jul 2022

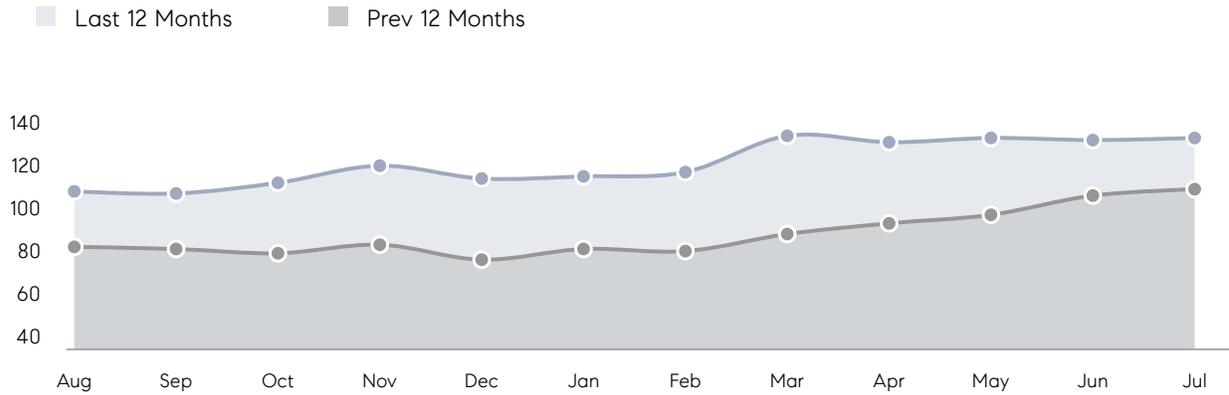
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	39	47	-17%
	% OF ASKING PRICE	98%	101%	
	AVERAGE SOLD PRICE	\$1,241,452	\$1,414,569	-12.2%
	# OF CONTRACTS	17	20	-15.0%
	NEW LISTINGS	20	20	0%
Houses	AVERAGE DOM	37	45	-18%
	% OF ASKING PRICE	98%	102%	
	AVERAGE SOLD PRICE	\$1,292,275	\$1,617,000	-20%
	# OF CONTRACTS	15	18	-17%
	NEW LISTINGS	17	15	13%
Condo/Co-op/TH	AVERAGE DOM	74	57	30%
	% OF ASKING PRICE	98%	96%	
	AVERAGE SOLD PRICE	\$225,000	\$638,583	-65%
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	3	5	-40%

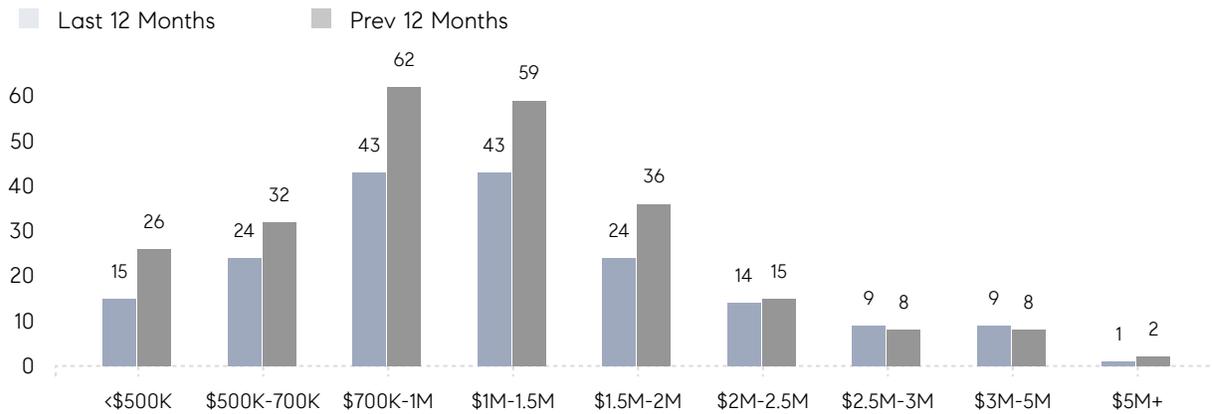
Tenaflly

JULY 2023

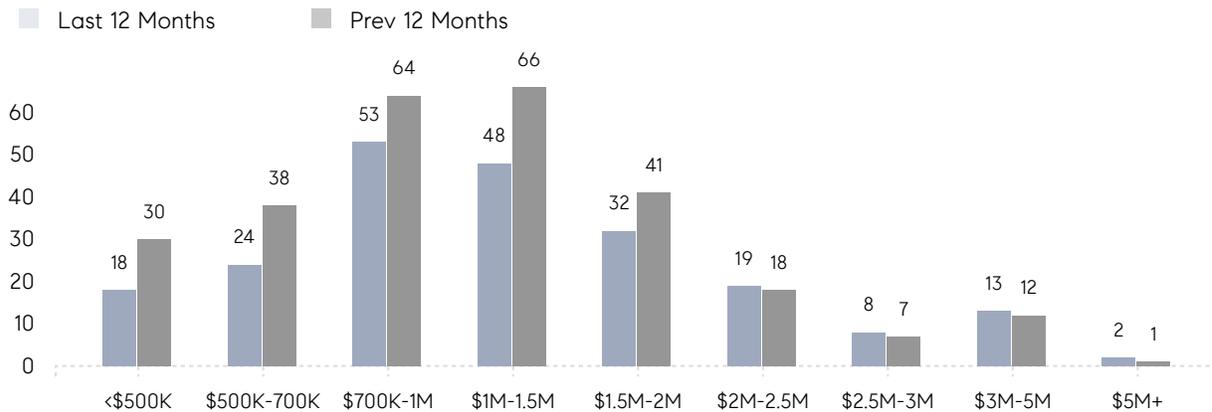
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Upper Saddle River

JULY 2023

UNDER CONTRACT

8	\$1.2M	\$1.1M
Total Properties	Average Price	Median Price
-33%	8%	5%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

UNITS SOLD

12	\$1.2M	\$1.2M
Total Properties	Average Price	Median Price
-40%	3%	18%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

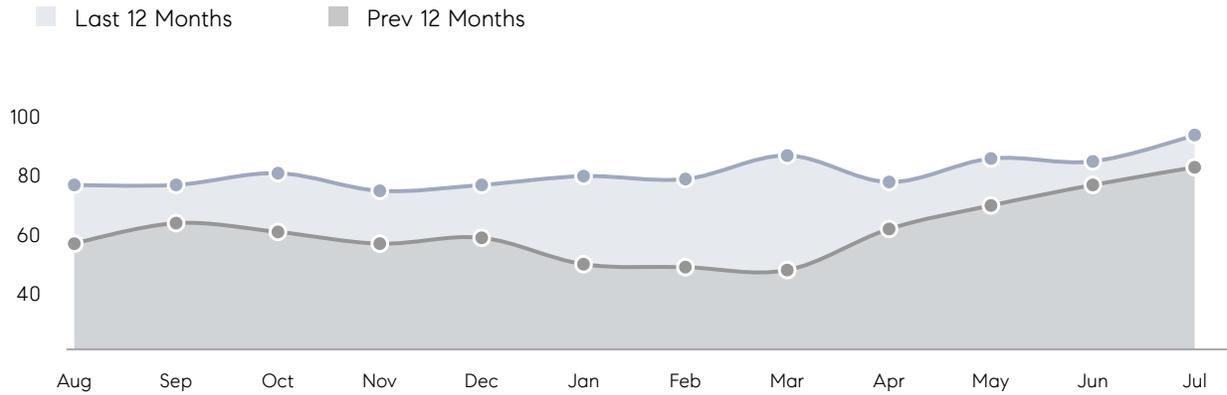
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	24	39	-38%
	% OF ASKING PRICE	103%	102%	
	AVERAGE SOLD PRICE	\$1,278,676	\$1,235,810	3.5%
	# OF CONTRACTS	8	12	-33.3%
	NEW LISTINGS	17	20	-15%
Houses	AVERAGE DOM	27	34	-21%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$1,335,986	\$1,328,933	1%
	# OF CONTRACTS	3	9	-67%
	NEW LISTINGS	15	14	7%
Condo/Co-op/TH	AVERAGE DOM	18	53	-66%
	% OF ASKING PRICE	110%	105%	
	AVERAGE SOLD PRICE	\$1,164,055	\$956,441	22%
	# OF CONTRACTS	5	3	67%
	NEW LISTINGS	2	6	-67%

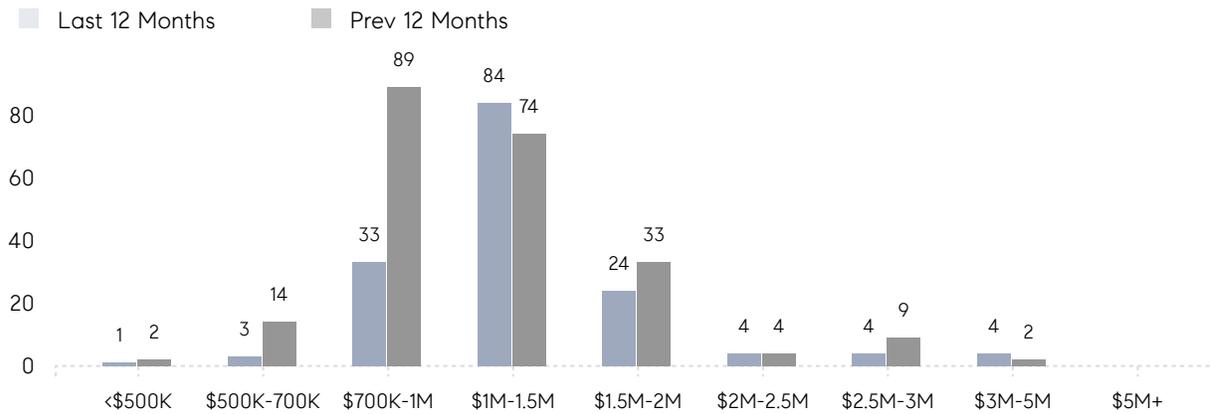
Upper Saddle River

JULY 2023

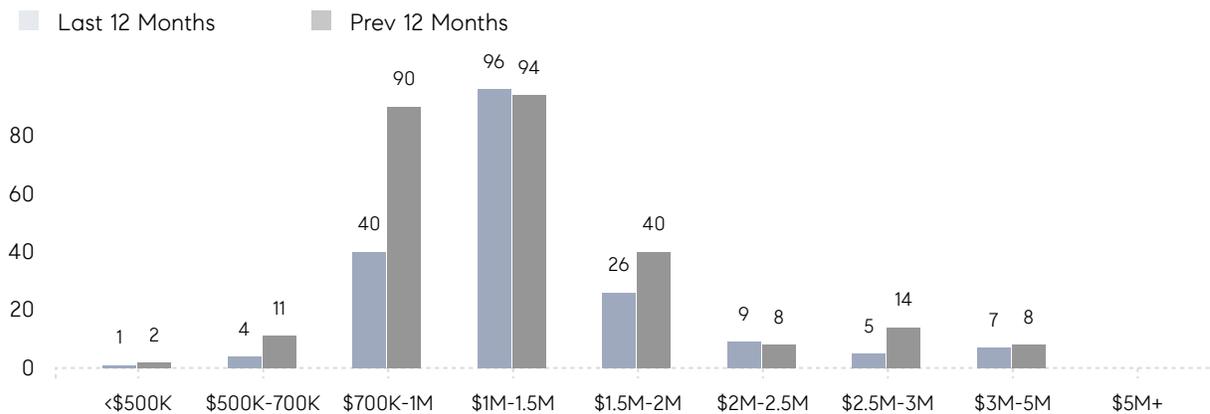
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Waldwick

JULY 2023

UNDER CONTRACT

12
Total
Properties

\$594K
Average
Price

\$567K
Median
Price

-14%
Decrease From
Jul 2022

14%
Increase From
Jul 2022

5%
Increase From
Jul 2022

UNITS SOLD

13
Total
Properties

\$581K
Average
Price

\$620K
Median
Price

0%
Change From
Jul 2022

-4%
Decrease From
Jul 2022

2%
Increase From
Jul 2022

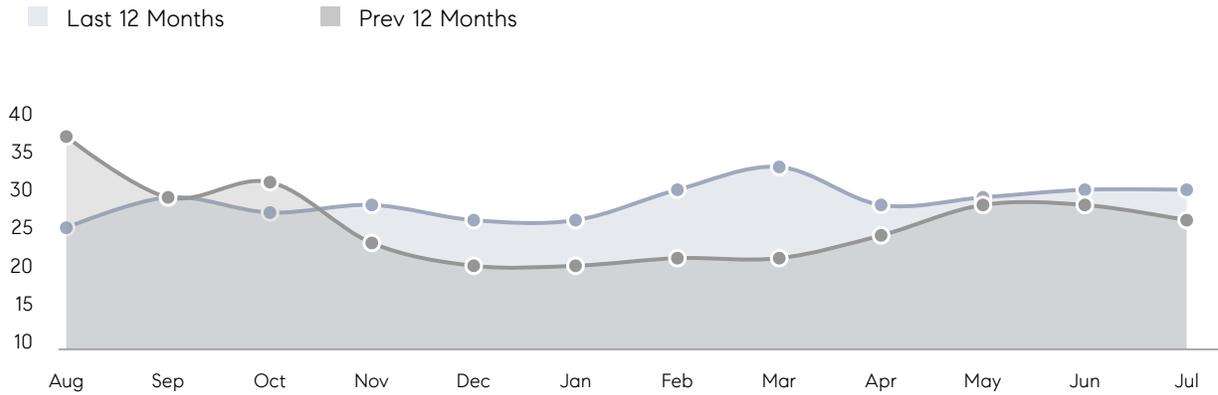
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	22	13	69%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$581,462	\$604,769	-3.9%
	# OF CONTRACTS	12	14	-14.3%
	NEW LISTINGS	9	13	-31%
Houses	AVERAGE DOM	25	13	92%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$566,273	\$604,769	-6%
	# OF CONTRACTS	11	12	-8%
	NEW LISTINGS	9	12	-25%
Condo/Co-op/TH	AVERAGE DOM	9	-	-
	% OF ASKING PRICE	111%	-	
	AVERAGE SOLD PRICE	\$665,000	-	-
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	0	1	0%

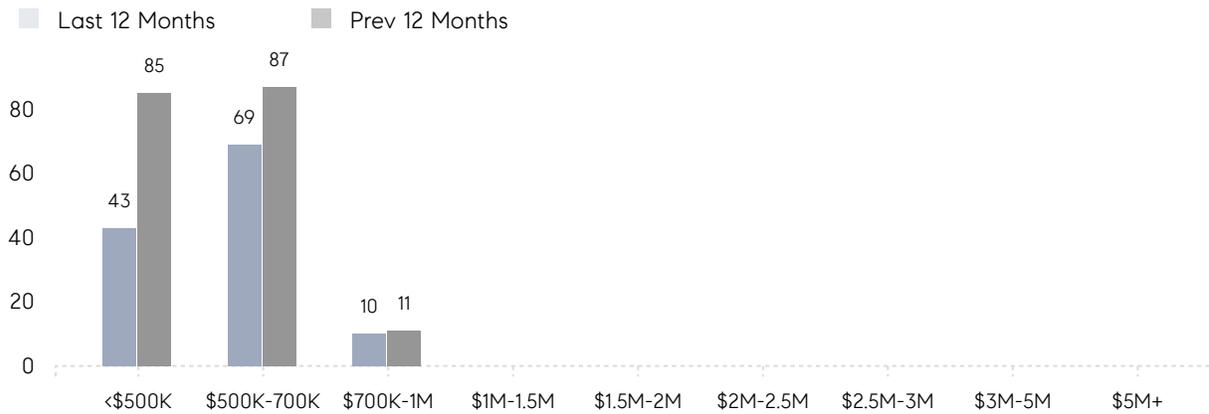
Waldwick

JULY 2023

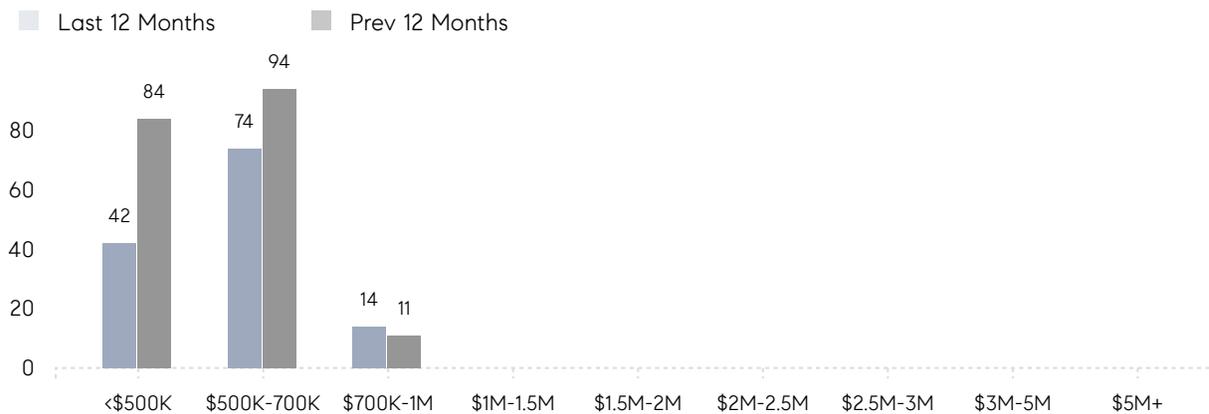
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Wallington

JULY 2023

UNDER CONTRACT

5
Total
Properties

\$440K
Average
Price

\$384K
Median
Price

67%
Increase From
Jul 2022

6%
Increase From
Jul 2022

-11%
Decrease From
Jul 2022

UNITS SOLD

3
Total
Properties

\$480K
Average
Price

\$470K
Median
Price

0%
Change From
Jul 2022

-
Change From
Jul 2022

-
Change From
Jul 2022

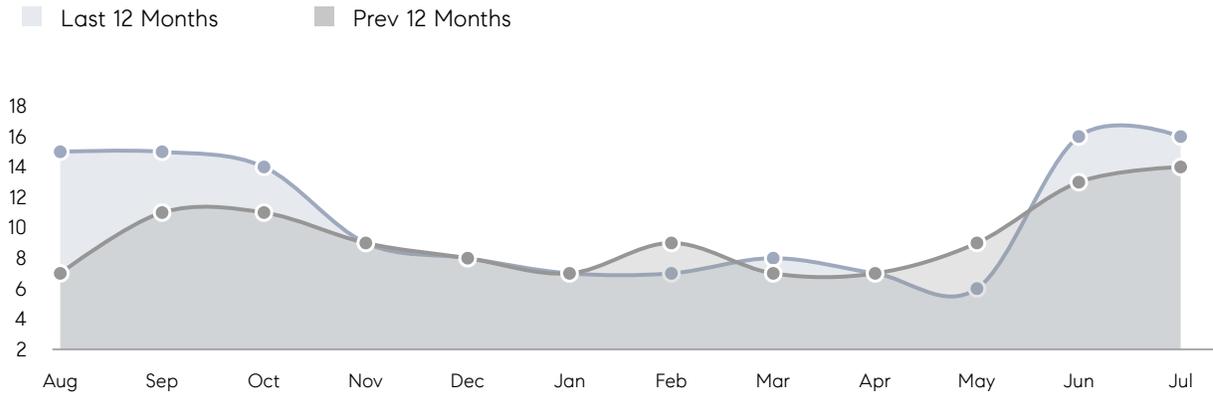
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	17	-	-
	% OF ASKING PRICE	107%	-	
	AVERAGE SOLD PRICE	\$480,667	-	-
	# OF CONTRACTS	5	3	66.7%
	NEW LISTINGS	5	3	67%
Houses	AVERAGE DOM	17	-	-
	% OF ASKING PRICE	107%	-	
	AVERAGE SOLD PRICE	\$480,667	-	-
	# OF CONTRACTS	5	1	400%
	NEW LISTINGS	5	2	150%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	0	1	0%

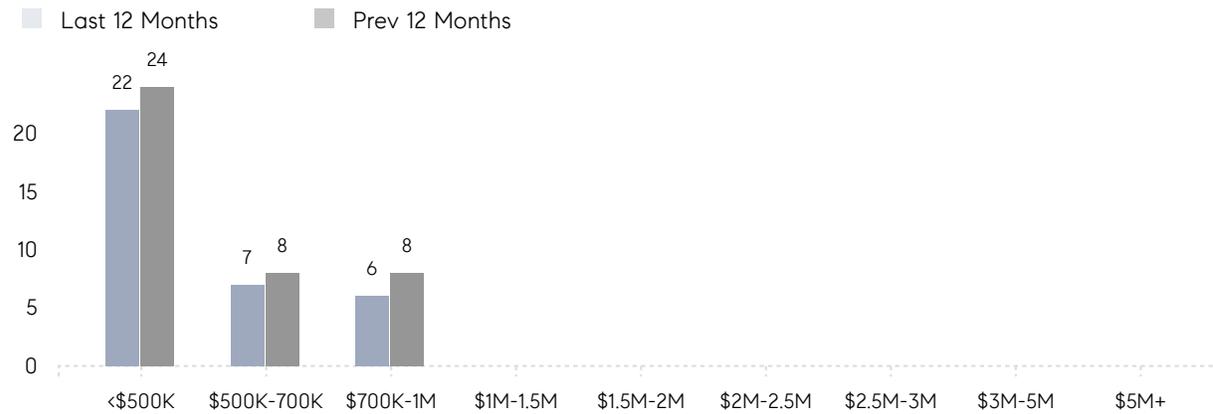
Wallington

JULY 2023

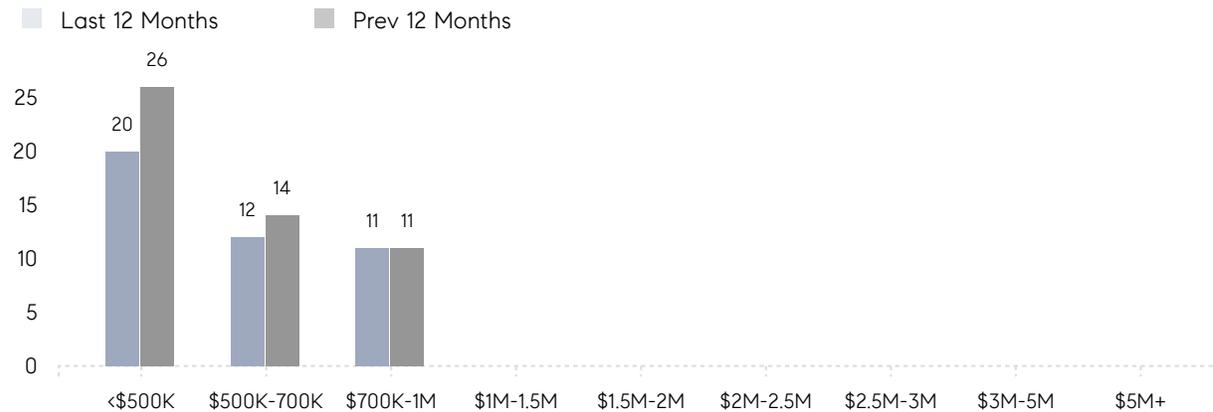
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Washington Township

JULY 2023

UNDER CONTRACT

6	\$663K	\$649K
Total Properties	Average Price	Median Price
-40%	-32%	-8%
Decrease From Jul 2022	Decrease From Jul 2022	Decrease From Jul 2022

UNITS SOLD

16	\$707K	\$625K
Total Properties	Average Price	Median Price
14%	6%	-1%
Increase From Jul 2022	Increase From Jul 2022	Change From Jul 2022

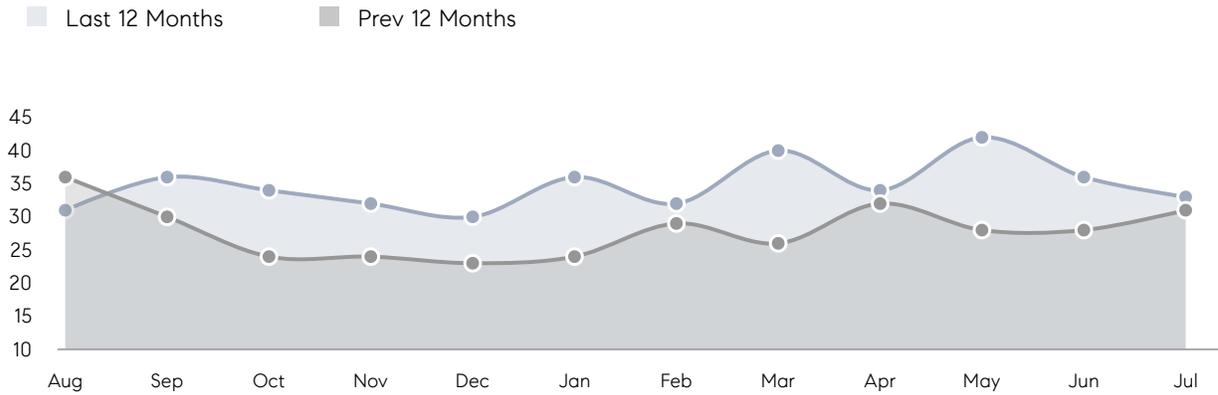
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	33	21	57%
	% OF ASKING PRICE	105%	100%	
	AVERAGE SOLD PRICE	\$707,250	\$668,714	5.8%
	# OF CONTRACTS	6	10	-40.0%
	NEW LISTINGS	5	15	-67%
Houses	AVERAGE DOM	44	19	132%
	% OF ASKING PRICE	106%	102%	
	AVERAGE SOLD PRICE	\$772,455	\$704,818	10%
	# OF CONTRACTS	4	7	-43%
	NEW LISTINGS	4	11	-64%
Condo/Co-op/TH	AVERAGE DOM	10	28	-64%
	% OF ASKING PRICE	104%	94%	
	AVERAGE SOLD PRICE	\$563,800	\$536,333	5%
	# OF CONTRACTS	2	3	-33%
	NEW LISTINGS	1	4	-75%

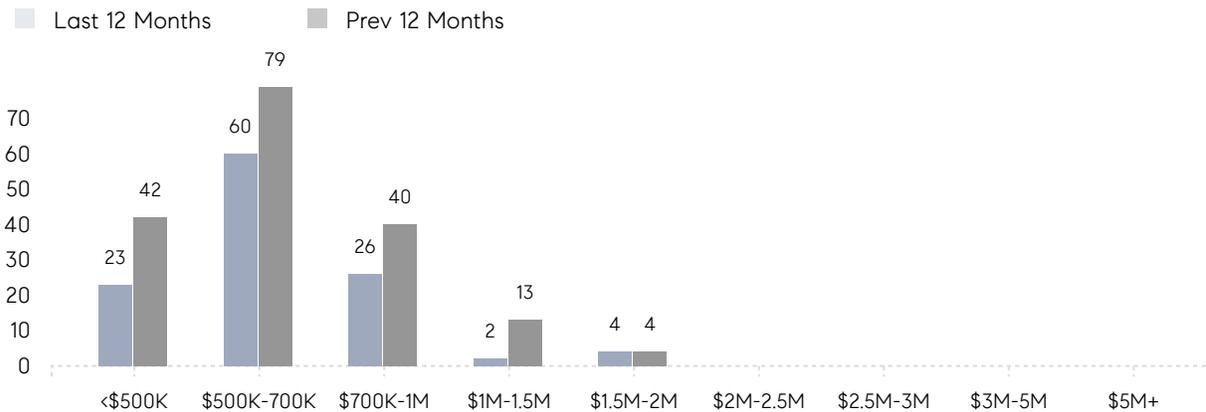
Washington Township

JULY 2023

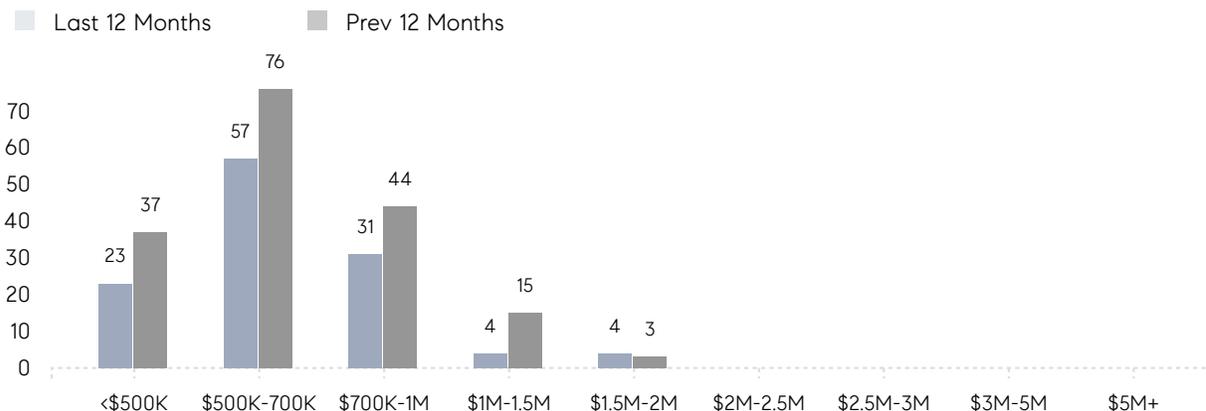
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Westwood

JULY 2023

UNDER CONTRACT

6
Total
Properties

\$690K
Average
Price

\$698K
Median
Price

-60%
Decrease From
Jul 2022

21%
Increase From
Jul 2022

22%
Increase From
Jul 2022

UNITS SOLD

9
Total
Properties

\$651K
Average
Price

\$575K
Median
Price

-40%
Decrease From
Jul 2022

-6%
Decrease From
Jul 2022

-10%
Decrease From
Jul 2022

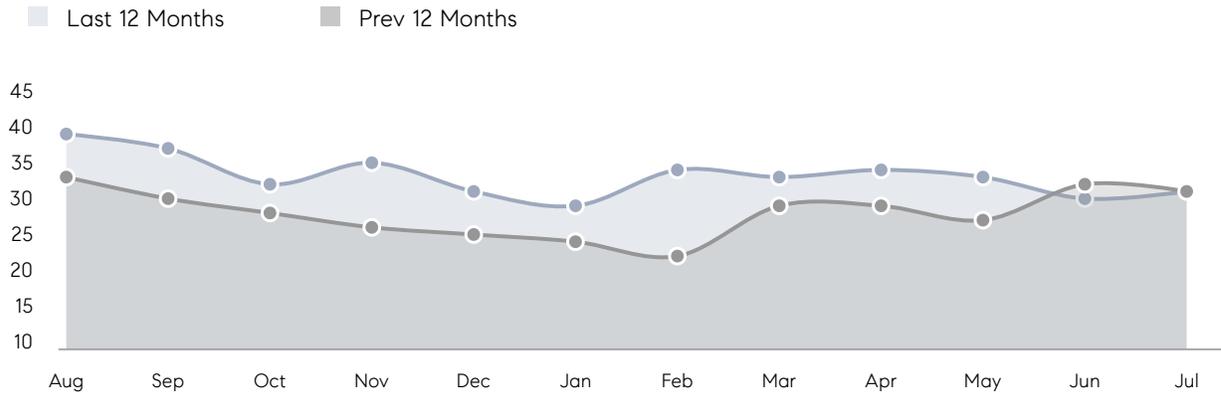
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	26	36	-28%
	% OF ASKING PRICE	103%	104%	
	AVERAGE SOLD PRICE	\$651,500	\$692,913	-6.0%
	# OF CONTRACTS	6	15	-60.0%
	NEW LISTINGS	8	13	-38%
Houses	AVERAGE DOM	31	38	-18%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$754,071	\$724,907	4%
	# OF CONTRACTS	5	14	-64%
	NEW LISTINGS	7	12	-42%
Condo/Co-op/TH	AVERAGE DOM	10	20	-50%
	% OF ASKING PRICE	105%	107%	
	AVERAGE SOLD PRICE	\$292,500	\$245,000	19%
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	1	1	0%

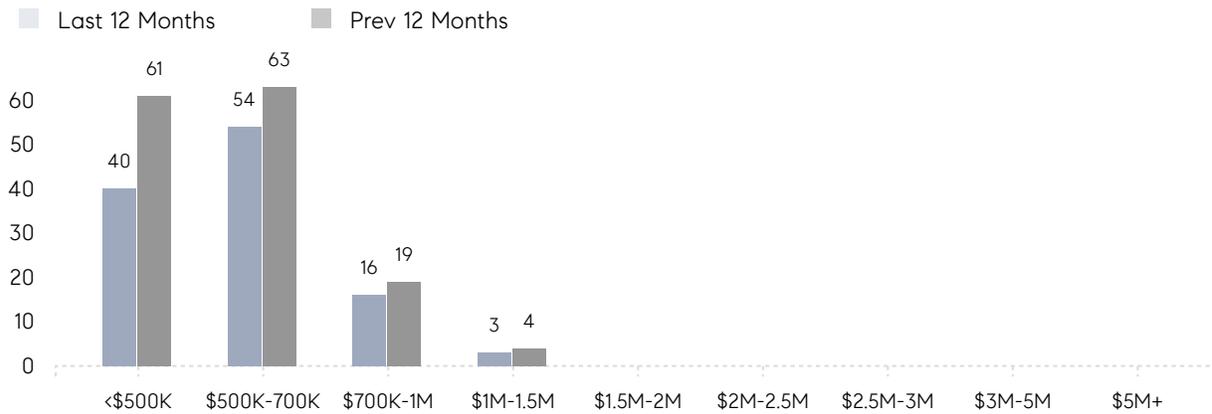
Westwood

JULY 2023

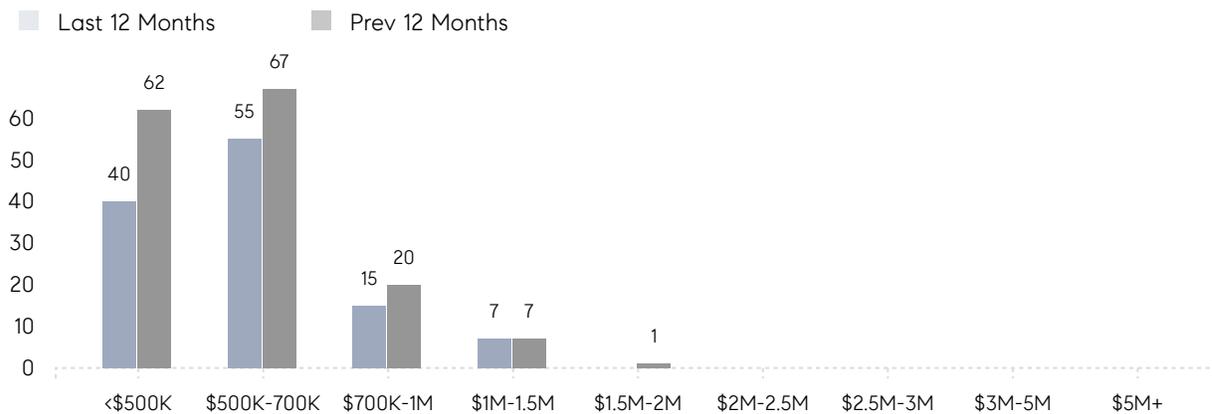
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Woodcliff Lake

JULY 2023

UNDER CONTRACT

5
Total
Properties

\$1.2M
Average
Price

\$959K
Median
Price

-44%
Decrease From
Jul 2022

22%
Increase From
Jul 2022

7%
Increase From
Jul 2022

UNITS SOLD

9
Total
Properties

\$1.0M
Average
Price

\$1.0M
Median
Price

125%
Increase From
Jul 2022

-17%
Decrease From
Jul 2022

4%
Increase From
Jul 2022

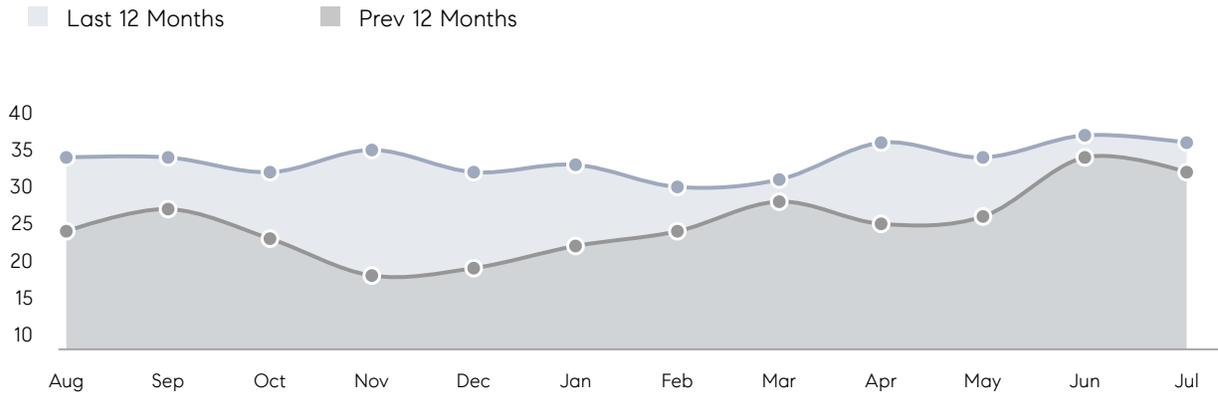
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	19	78	-76%
	% OF ASKING PRICE	101%	93%	
	AVERAGE SOLD PRICE	\$1,079,556	\$1,300,250	-17.0%
	# OF CONTRACTS	5	9	-44.4%
	NEW LISTINGS	6	9	-33%
Houses	AVERAGE DOM	20	99	-80%
	% OF ASKING PRICE	101%	93%	
	AVERAGE SOLD PRICE	\$1,119,625	\$1,437,000	-22%
	# OF CONTRACTS	5	6	-17%
	NEW LISTINGS	6	8	-25%
Condo/Co-op/TH	AVERAGE DOM	12	14	-14%
	% OF ASKING PRICE	100%	93%	
	AVERAGE SOLD PRICE	\$759,000	\$890,000	-15%
	# OF CONTRACTS	0	3	0%
	NEW LISTINGS	0	1	0%

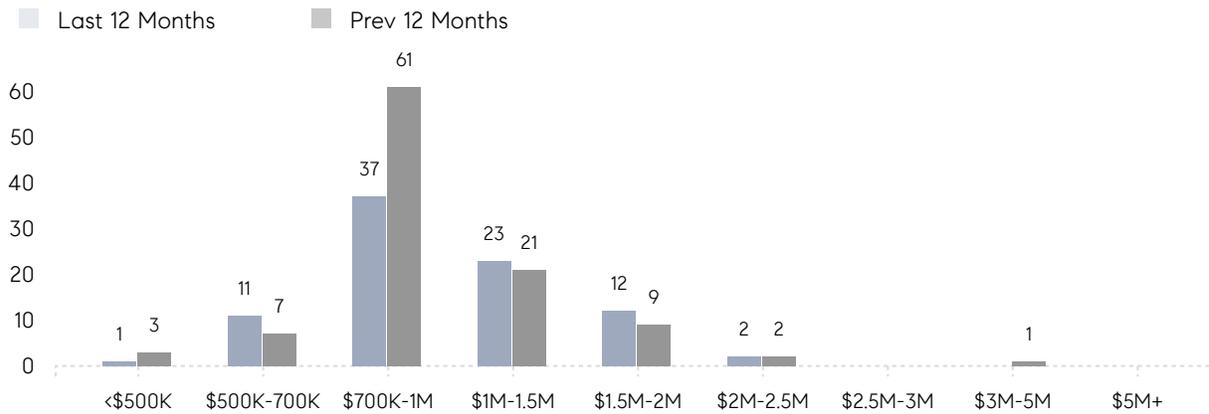
Woodcliff Lake

JULY 2023

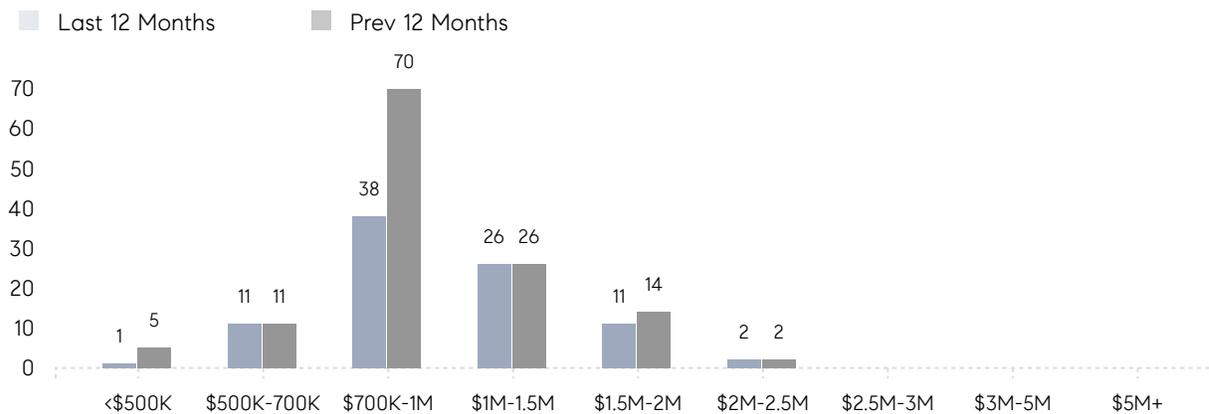
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Wood-Ridge

JULY 2023

UNDER CONTRACT

11
Total
Properties

\$645K
Average
Price

\$650K
Median
Price

-27%
Decrease From
Jul 2022

25%
Increase From
Jul 2022

28%
Increase From
Jul 2022

UNITS SOLD

5
Total
Properties

\$629K
Average
Price

\$618K
Median
Price

-67%
Decrease From
Jul 2022

1%
Increase From
Jul 2022

0%
Change From
Jul 2022

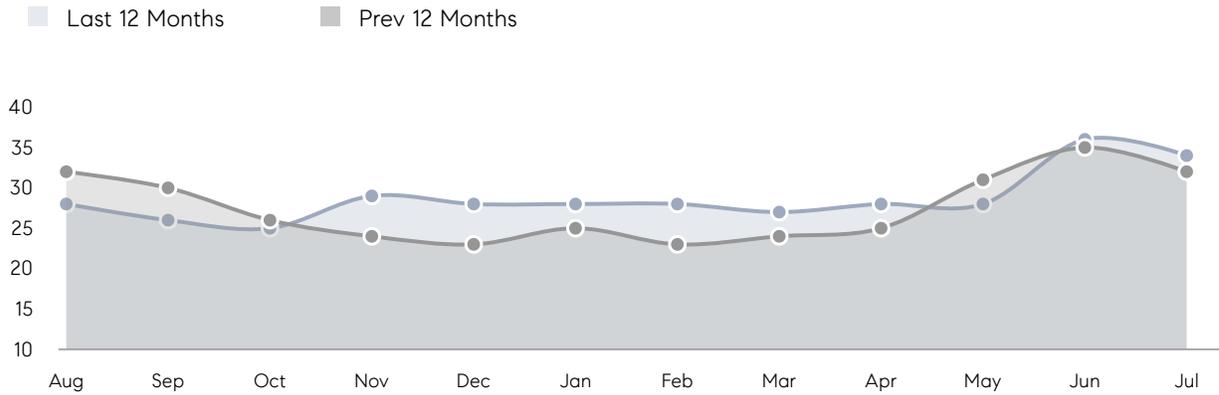
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	13	20	-35%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$629,980	\$621,442	1.4%
	# OF CONTRACTS	11	15	-26.7%
	NEW LISTINGS	9	12	-25%
Houses	AVERAGE DOM	14	23	-39%
	% OF ASKING PRICE	104%	101%	
	AVERAGE SOLD PRICE	\$613,725	\$566,200	8%
	# OF CONTRACTS	3	12	-75%
	NEW LISTINGS	5	6	-17%
Condo/Co-op/TH	AVERAGE DOM	12	14	-14%
	% OF ASKING PRICE	103%	103%	
	AVERAGE SOLD PRICE	\$695,000	\$731,927	-5%
	# OF CONTRACTS	8	3	167%
	NEW LISTINGS	4	6	-33%

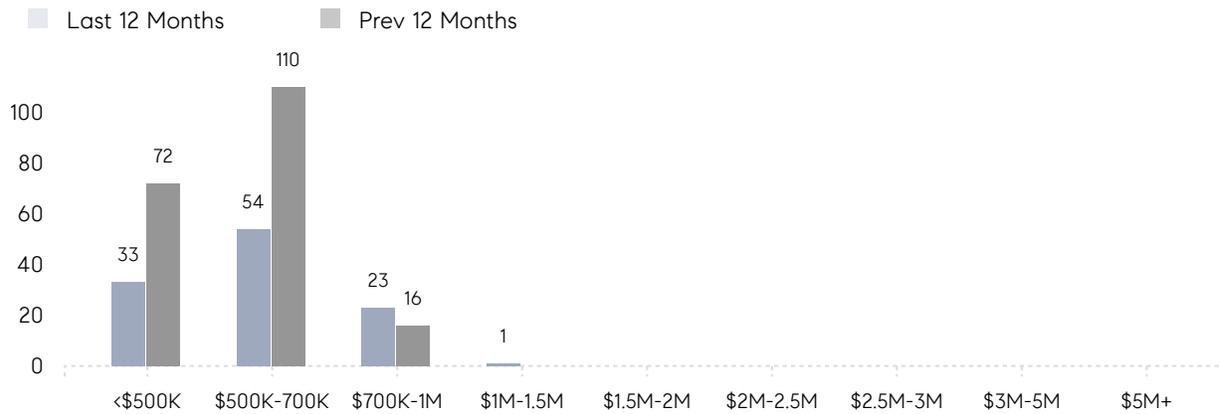
Wood-Ridge

JULY 2023

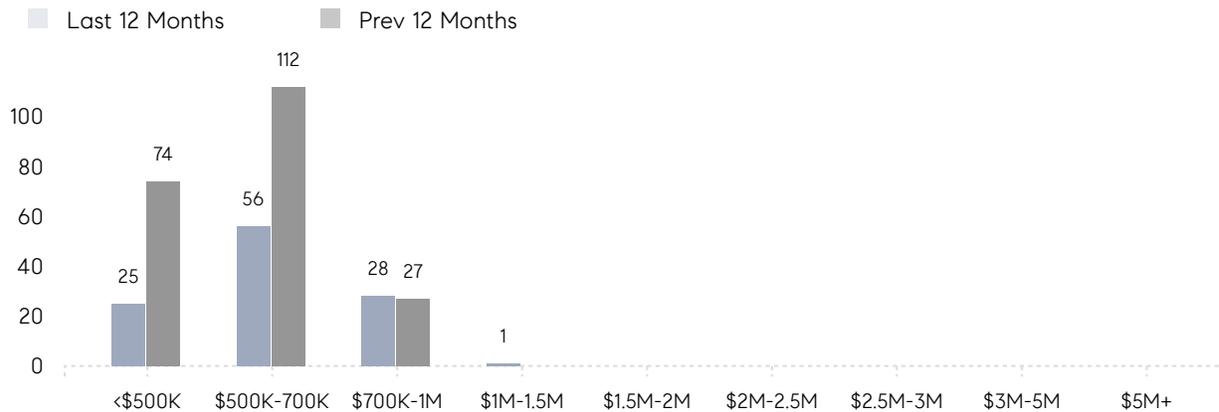
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Wyckoff

JULY 2023

UNDER CONTRACT

11	\$1.1M	\$1.0M
Total Properties	Average Price	Median Price
-56%	10%	34%
Decrease From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

UNITS SOLD

19	\$1.1M	\$910K
Total Properties	Average Price	Median Price
0%	12%	21%
Change From Jul 2022	Increase From Jul 2022	Increase From Jul 2022

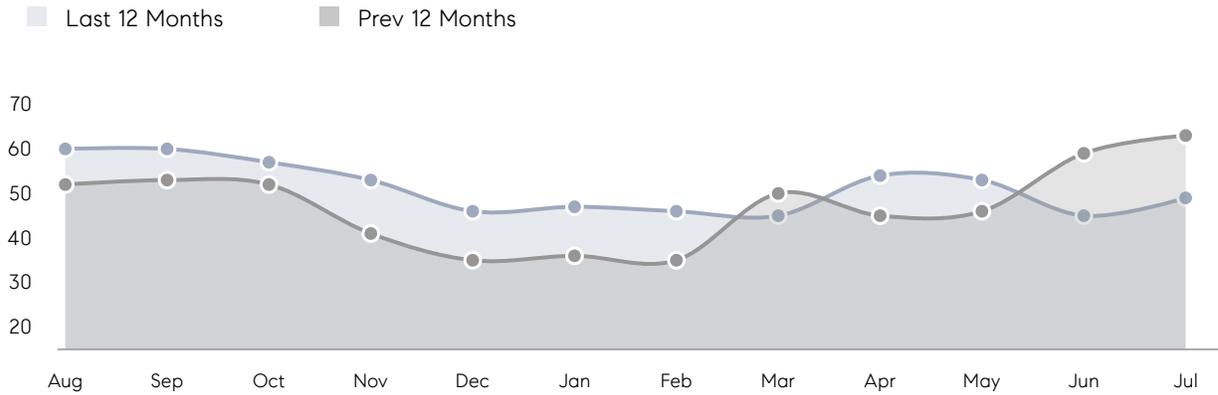
Property Statistics

		Jul 2023	Jul 2022	% Change
Overall	AVERAGE DOM	18	26	-31%
	% OF ASKING PRICE	105%	100%	
	AVERAGE SOLD PRICE	\$1,117,632	\$994,158	12.4%
	# OF CONTRACTS	11	25	-56.0%
	NEW LISTINGS	15	31	-52%
Houses	AVERAGE DOM	18	26	-31%
	% OF ASKING PRICE	106%	100%	
	AVERAGE SOLD PRICE	\$1,137,500	\$994,158	14%
	# OF CONTRACTS	9	21	-57%
	NEW LISTINGS	12	25	-52%
Condo/Co-op/TH	AVERAGE DOM	19	-	-
	% OF ASKING PRICE	102%	-	
	AVERAGE SOLD PRICE	\$760,000	-	-
	# OF CONTRACTS	2	4	-50%
	NEW LISTINGS	3	6	-50%

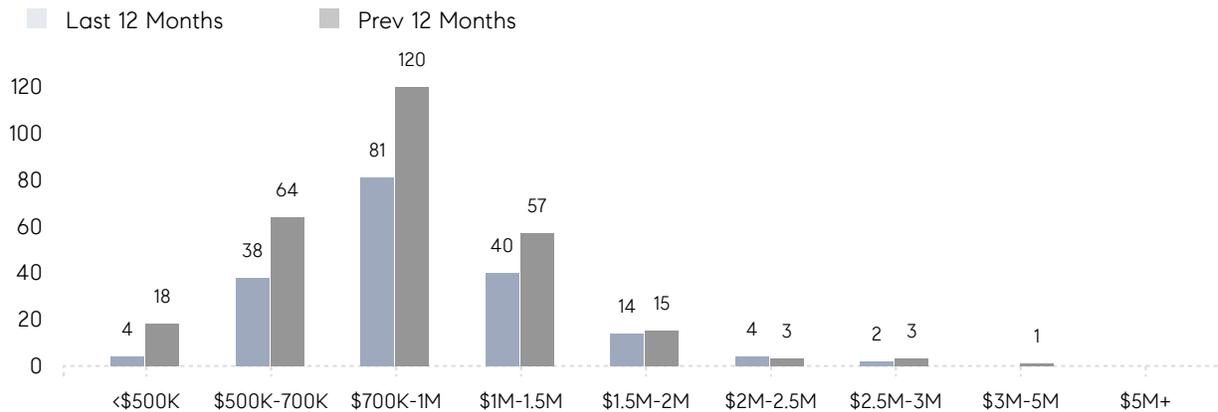
Wyckoff

JULY 2023

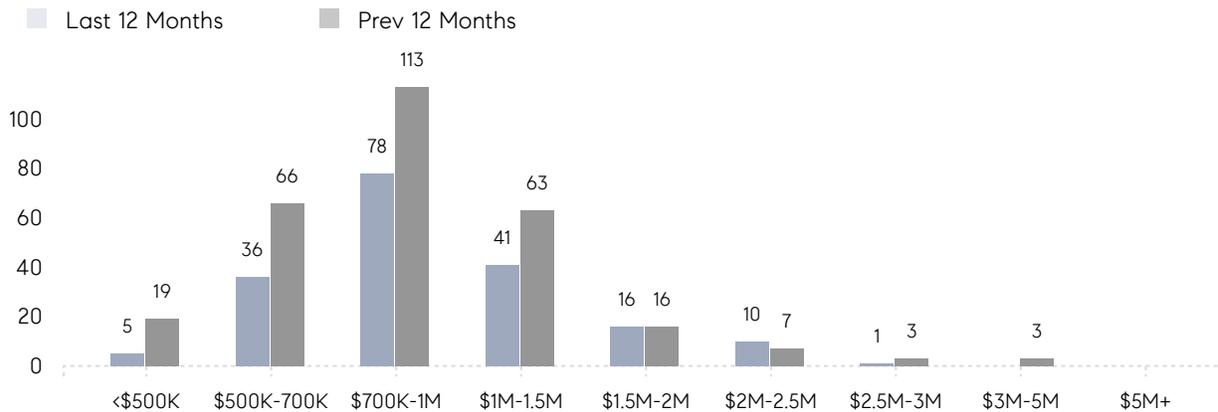
Monthly Inventory

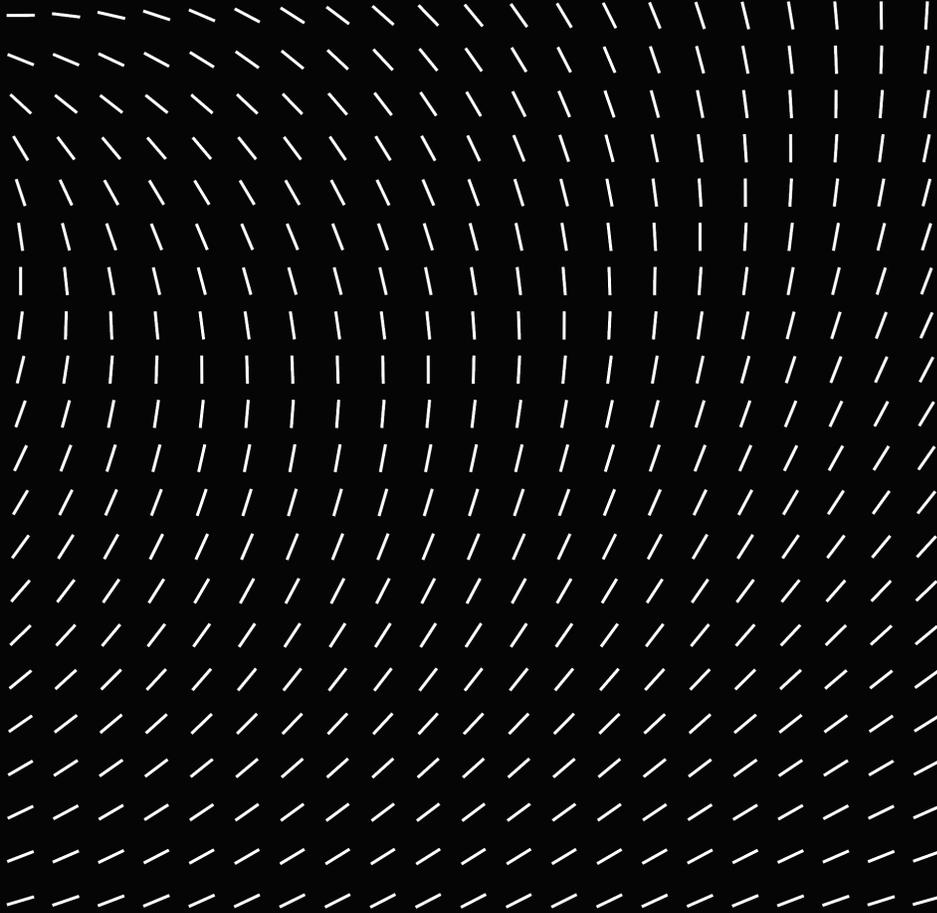


Contracts By Price Range



Listings By Price Range





COMPASS

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Allendale

JULY 2023



\$982K

Average
Sales Price

18%

Increase In Sales
From Jul 2022

\$975K

Median
Sales Price

-50%

Decrease In Contracts
From Jul 2022

103%

Average %
Of Asking Price

-43%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Alpine

JULY 2023



\$2.4M

Average
Sales Price

-67%

Decrease In Sales
From Jul 2022

\$2.4M

Median
Sales Price

-75%

Decrease In Contracts
From Jul 2022

75%

Average %
Of Asking Price

-37%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

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Bergenfield

JULY 2023



\$718K

Average
Sales Price

-45%

Decrease In Sales
From Jul 2022

\$569K

Median
Sales Price

-18%

Decrease In Contracts
From Jul 2022

102%

Average %
Of Asking Price

-18%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Bogota

JULY 2023



\$522K

Average
Sales Price

-20%

Decrease In Sales
From Jul 2022

\$522K

Median
Sales Price

33%

Increase In Contracts
From Jul 2022

108%

Average %
Of Asking Price

-12%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Carlstadt

JULY 2023



\$621K

Average
Sales Price

50%

Increase In Sales
From Jul 2022

\$520K

Median
Sales Price

100%

Increase In Contracts
From Jul 2022

104%

Average %
Of Asking Price

73%

Increase In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Cliffside Park

JULY 2023



\$718K

Average
Sales Price

-50%

Decrease In Sales
From Jul 2022

\$535K

Median
Sales Price

-38%

Decrease In Contracts
From Jul 2022

96%

Average %
Of Asking Price

-30%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Closter

JULY 2023



\$1.6M

Average
Sales Price

-86%

Decrease In Sales
From Jul 2022

\$1.9M

Median
Sales Price

100%

Increase In Contracts
From Jul 2022

100%

Average %
Of Asking Price

0%

Change In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Cresskill

JULY 2023



\$1.0M

Average
Sales Price

-61%

Decrease In Sales
From Jul 2022

\$849K

Median
Sales Price

-35%

Decrease In Contracts
From Jul 2022

96%

Average %
Of Asking Price

84%

Increase In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Demarest

JULY 2023



\$1.2M

Average
Sales Price

75%

Increase In Sales
From Jul 2022

\$1.1M

Median
Sales Price

0%

Change In Contracts
From Jul 2022

101%

Average %
Of Asking Price

-72%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Dumont

JULY 2023



\$547K

Average
Sales Price

6%

Increase In Sales
From Jul 2022

\$525K

Median
Sales Price

-25%

Decrease In Contracts
From Jul 2022

106%

Average %
Of Asking Price

12%

Increase In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Edgewater

JULY 2023



\$889K

Average
Sales Price

0%

Change In Sales
From Jul 2022

\$745K

Median
Sales Price

-39%

Decrease In Contracts
From Jul 2022

98%

Average %
Of Asking Price

-10%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Elmwood Park

JULY 2023



\$471K

Average
Sales Price

-19%

Decrease In Sales
From Jul 2022

\$508K

Median
Sales Price

-7%

Decrease In Contracts
From Jul 2022

105%

Average %
Of Asking Price

19%

Increase In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Emerson

JULY 2023



\$572K

Average
Sales Price

-25%

Decrease In Sales
From Jul 2022

\$601K

Median
Sales Price

25%

Increase In Contracts
From Jul 2022

102%

Average %
Of Asking Price

-20%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Englewood

JULY 2023



\$632K

Average
Sales Price

-33%

Decrease In Sales
From Jul 2022

\$466K

Median
Sales Price

-35%

Decrease In Contracts
From Jul 2022

103%

Average %
Of Asking Price

-47%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Englewood Cliffs

JULY 2023



\$1.3M

Average
Sales Price

33%

Increase In Sales
From Jul 2022

\$1.3M

Median
Sales Price

60%

Increase In Contracts
From Jul 2022

99%

Average %
Of Asking Price

-42%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Fair Lawn

JULY 2023



\$619K

Average
Sales Price

-11%

Decrease In Sales
From Jul 2022

\$585K

Median
Sales Price

-37%

Decrease In Contracts
From Jul 2022

106%

Average %
Of Asking Price

-4%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Fairview

JULY 2023



\$598K

Average
Sales Price

-50%

Decrease In Sales
From Jul 2022

\$598K

Median
Sales Price

0%

Change In Contracts
From Jul 2022

109%

Average %
Of Asking Price

56%

Increase In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Fort Lee

JULY 2023



\$614K

Average
Sales Price

-30%

Decrease In Sales
From Jul 2022

\$424K

Median
Sales Price

12%

Increase In Contracts
From Jul 2022

97%

Average %
Of Asking Price

-31%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Franklin Lakes

JULY 2023



\$1.1M

Average
Sales Price

-56%

Decrease In Sales
From Jul 2022

\$1.2M

Median
Sales Price

-53%

Decrease In Contracts
From Jul 2022

103%

Average %
Of Asking Price

-61%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Garfield City

JULY 2023



\$464K

Average
Sales Price

-12%

Decrease In Sales
From Jul 2022

\$475K

Median
Sales Price

-60%

Decrease In Contracts
From Jul 2022

106%

Average %
Of Asking Price

-67%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Glen Rock

JULY 2023



\$1.2M

Average
Sales Price

-29%

Decrease In Sales
From Jul 2022

\$1.3M

Median
Sales Price

-50%

Decrease In Contracts
From Jul 2022

111%

Average %
Of Asking Price

8%

Increase In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Hackensack

JULY 2023



\$364K

Average
Sales Price

19%

Increase In Sales
From Jul 2022

\$313K

Median
Sales Price

-8%

Decrease In Contracts
From Jul 2022

103%

Average %
Of Asking Price

20%

Increase In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Haworth

JULY 2023



\$1.2M

Average
Sales Price

-55%

Decrease In Sales
From Jul 2022

\$999K

Median
Sales Price

0%

Change In Contracts
From Jul 2022

95%

Average %
Of Asking Price

286%

Increase In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Harrington Park

JULY 2023



\$1.0M

Average
Sales Price

-17%

Decrease In Sales
From Jul 2022

\$1.1M

Median
Sales Price

300%

Increase In Contracts
From Jul 2022

96%

Average %
Of Asking Price

0%

Change In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Hasbrouck Heights

JULY 2023



\$624K

Average
Sales Price

-53%

Decrease In Sales
From Jul 2022

\$650K

Median
Sales Price

0%

Change In Contracts
From Jul 2022

105%

Average %
Of Asking Price

-17%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Hillsdale

JULY 2023



\$806K

Average
Sales Price

22%

Increase In Sales
From Jul 2022

\$858K

Median
Sales Price

-18%

Decrease In Contracts
From Jul 2022

103%

Average %
Of Asking Price

20%

Increase In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Ho-Ho-Kus

JULY 2023



\$1.4M

Average
Sales Price

-56%

Decrease In Sales
From Jul 2022

\$1.6M

Median
Sales Price

-60%

Decrease In Contracts
From Jul 2022

104%

Average %
Of Asking Price

44%

Increase In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Leonia

JULY 2023



\$812K

Average
Sales Price

-86%

Decrease In Sales
From Jul 2022

\$812K

Median
Sales Price

0%

Change In Contracts
From Jul 2022

108%

Average %
Of Asking Price

4%

Increase In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Little Ferry

JULY 2023



\$315K

Average
Sales Price

-25%

Decrease In Sales
From Jul 2022

\$268K

Median
Sales Price

-33%

Decrease In Contracts
From Jul 2022

101%

Average %
Of Asking Price

-24%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Lodi

JULY 2023



\$399K

Average
Sales Price

-33%

Decrease In Sales
From Jul 2022

\$445K

Median
Sales Price

-40%

Decrease In Contracts
From Jul 2022

107%

Average %
Of Asking Price

-46%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Lyndhurst

JULY 2023



\$544K

Average
Sales Price

17%

Increase In Sales
From Jul 2022

\$490K

Median
Sales Price

-20%

Decrease In Contracts
From Jul 2022

104%

Average %
Of Asking Price

-29%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Mahwah

JULY 2023



\$602K

Average
Sales Price

-9%

Decrease In Sales
From Jul 2022

\$480K

Median
Sales Price

-34%

Decrease In Contracts
From Jul 2022

103%

Average %
Of Asking Price

-43%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Maywood

JULY 2023



\$598K

Average
Sales Price

-55%

Decrease In Sales
From Jul 2022

\$585K

Median
Sales Price

25%

Increase In Contracts
From Jul 2022

107%

Average %
Of Asking Price

13%

Increase In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Midland Park

JULY 2023



\$560K

Average
Sales Price

-14%

Decrease In Sales
From Jul 2022

\$537K

Median
Sales Price

-33%

Decrease In Contracts
From Jul 2022

106%

Average %
Of Asking Price

30%

Increase In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Montvale

JULY 2023



\$975K

Average
Sales Price

-30%

Decrease In Sales
From Jul 2022

\$1.0M

Median
Sales Price

17%

Increase In Contracts
From Jul 2022

102%

Average %
Of Asking Price

81%

Increase In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Moonachie

JULY 2023



\$37.5K

Average
Sales Price

0%

Change In Sales
From Jul 2022

\$37.5K

Median
Sales Price

100%

Increase In Contracts
From Jul 2022

75%

Average %
Of Asking Price

66%

Increase In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

New Milford

JULY 2023



\$658K

Average
Sales Price

-40%

Decrease In Sales
From Jul 2022

\$630K

Median
Sales Price

-29%

Decrease In Contracts
From Jul 2022

103%

Average %
Of Asking Price

33%

Increase In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

North Arlington

JULY 2023



\$491K

Average
Sales Price

-22%

Decrease In Sales
From Jul 2022

\$515K

Median
Sales Price

-59%

Decrease In Contracts
From Jul 2022

103%

Average %
Of Asking Price

15%

Increase In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

North Bergen

JULY 2023



\$364K

Average
Sales Price

-32%

Decrease In Sales
From Jul 2022

\$336K

Median
Sales Price

-11%

Decrease In Contracts
From Jul 2022

101%

Average %
Of Asking Price

16%

Increase In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Northvale

JULY 2023



\$658K

Average
Sales Price

40%

Increase In Sales
From Jul 2022

\$659K

Median
Sales Price

400%

Increase In Contracts
From Jul 2022

101%

Average %
Of Asking Price

59%

Increase In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Norwood

JULY 2023



\$705K

Average
Sales Price

-40%

Decrease In Sales
From Jul 2022

\$714K

Median
Sales Price

-22%

Decrease In Contracts
From Jul 2022

100%

Average %
Of Asking Price

-34%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Oakland

JULY 2023



\$730K

Average
Sales Price

-6%

Decrease In Sales
From Jul 2022

\$701K

Median
Sales Price

-14%

Decrease In Contracts
From Jul 2022

107%

Average %
Of Asking Price

-17%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Old Tappan

JULY 2023



\$1.3M

Average
Sales Price

-11%

Decrease In Sales
From Jul 2022

\$1.1M

Median
Sales Price

-22%

Decrease In Contracts
From Jul 2022

103%

Average %
Of Asking Price

-19%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Oradell

JULY 2023



\$625K

Average
Sales Price

-56%

Decrease In Sales
From Jul 2022

\$622K

Median
Sales Price

-77%

Decrease In Contracts
From Jul 2022

103%

Average %
Of Asking Price

-46%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Palisades Park

JULY 2023



\$652K

Average
Sales Price

13%

Increase In Sales
From Jul 2022

\$599K

Median
Sales Price

57%

Increase In Contracts
From Jul 2022

100%

Average %
Of Asking Price

-24%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Paramus

JULY 2023



\$1.0M

Average
Sales Price

-55%

Decrease In Sales
From Jul 2022

\$927K

Median
Sales Price

-29%

Decrease In Contracts
From Jul 2022

106%

Average %
Of Asking Price

-7%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Park Ridge

JULY 2023



\$646K

Average
Sales Price

18%

Increase In Sales
From Jul 2022

\$650K

Median
Sales Price

-9%

Decrease In Contracts
From Jul 2022

99%

Average %
Of Asking Price

179%

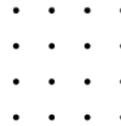
Increase In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Ramsey

JULY 2023



\$751K

Average
Sales Price

10%

Increase In Sales
From Jul 2022

\$757K

Median
Sales Price

-64%

Decrease In Contracts
From Jul 2022

104%

Average %
Of Asking Price

-35%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Ridgefield

JULY 2023



\$818K

Average
Sales Price

100%

Increase In Sales
From Jul 2022

\$779K

Median
Sales Price

-60%

Decrease In Contracts
From Jul 2022

102%

Average %
Of Asking Price

215%

Increase In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Ridgefield Park

JULY 2023



\$492K

Average
Sales Price

-33%

Decrease In Sales
From Jul 2022

\$477K

Median
Sales Price

-17%

Decrease In Contracts
From Jul 2022

110%

Average %
Of Asking Price

67%

Increase In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Ridgewood

JULY 2023



\$1.1M

Average
Sales Price

-39%

Decrease In Sales
From Jul 2022

\$990K

Median
Sales Price

-74%

Decrease In Contracts
From Jul 2022

106%

Average %
Of Asking Price

-54%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

River Edge

JULY 2023



\$658K

Average
Sales Price

10%

Increase In Sales
From Jul 2022

\$590K

Median
Sales Price

50%

Increase In Contracts
From Jul 2022

106%

Average %
Of Asking Price

14%

Increase In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

River Vale

JULY 2023



\$848K

Average
Sales Price

9%

Increase In Sales
From Jul 2022

\$805K

Median
Sales Price

13%

Increase In Contracts
From Jul 2022

102%

Average %
Of Asking Price

59%

Increase In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Rochelle Park

JULY 2023



\$509K

Average
Sales Price

75%

Increase In Sales
From Jul 2022

\$545K

Median
Sales Price

25%

Increase In Contracts
From Jul 2022

112%

Average %
Of Asking Price

27%

Increase In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Rutherford

JULY 2023



\$590K

Average
Sales Price

-53%

Decrease In Sales
From Jul 2022

\$600K

Median
Sales Price

-68%

Decrease In Contracts
From Jul 2022

104%

Average %
Of Asking Price

-6%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Saddle Brook

JULY 2023



\$684K

Average
Sales Price

-46%

Decrease In Sales
From Jul 2022

\$525K

Median
Sales Price

25%

Increase In Contracts
From Jul 2022

102%

Average %
Of Asking Price

-10%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Saddle River

JULY 2023



\$2.1M

Average
Sales Price

200%

Increase In Sales
From Jul 2022

\$1.5M

Median
Sales Price

-75%

Decrease In Contracts
From Jul 2022

97%

Average %
Of Asking Price

-10%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Teaneck

JULY 2023



\$602K

Average
Sales Price

-40%

Decrease In Sales
From Jul 2022

\$550K

Median
Sales Price

-32%

Decrease In Contracts
From Jul 2022

100%

Average %
Of Asking Price

-7%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Tenafly

JULY 2023



\$1.2M

Average
Sales Price

-28%

Decrease In Sales
From Jul 2022

\$1.2M

Median
Sales Price

-15%

Decrease In Contracts
From Jul 2022

98%

Average %
Of Asking Price

-17%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Upper Saddle River

JULY 2023



\$1.2M

Average
Sales Price

-40%

Decrease In Sales
From Jul 2022

\$1.2M

Median
Sales Price

-33%

Decrease In Contracts
From Jul 2022

103%

Average %
Of Asking Price

-38%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Waldwick

JULY 2023



\$581K

Average
Sales Price

0%

Change In Sales
From Jul 2022

\$620K

Median
Sales Price

-14%

Decrease In Contracts
From Jul 2022

104%

Average %
Of Asking Price

69%

Increase In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Wallington

JULY 2023



\$480K

Average
Sales Price

0%

Change In Sales
From Jul 2022

\$470K

Median
Sales Price

67%

Increase In Contracts
From Jul 2022

107%

Average %
Of Asking Price

—

Change In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Washington Township

JULY 2023



\$707K

Average
Sales Price

14%

Increase In Sales
From Jul 2022

\$625K

Median
Sales Price

-40%

Decrease In Contracts
From Jul 2022

105%

Average %
Of Asking Price

57%

Increase In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Westwood

JULY 2023



\$651K

Average
Sales Price

-40%

Decrease In Sales
From Jul 2022

\$575K

Median
Sales Price

-60%

Decrease In Contracts
From Jul 2022

103%

Average %
Of Asking Price

-28%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Woodcliff Lake

JULY 2023



\$1.0M

Average
Sales Price

125%

Increase In Sales
From Jul 2022

\$1.0M

Median
Sales Price

-44%

Decrease In Contracts
From Jul 2022

101%

Average %
Of Asking Price

-76%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Wood-Ridge

JULY 2023



\$629K

Average
Sales Price

-67%

Decrease In Sales
From Jul 2022

\$618K

Median
Sales Price

-27%

Decrease In Contracts
From Jul 2022

104%

Average %
Of Asking Price

-35%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Wyckoff

JULY 2023



\$1.1M

Average
Sales Price

0%

Change In Sales
From Jul 2022

\$910K

Median
Sales Price

-56%

Decrease In Contracts
From Jul 2022

105%

Average %
Of Asking Price

-31%

Decrease In
Days On Market
From Jul 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS