

Q2 2023

Bergen County Market Report

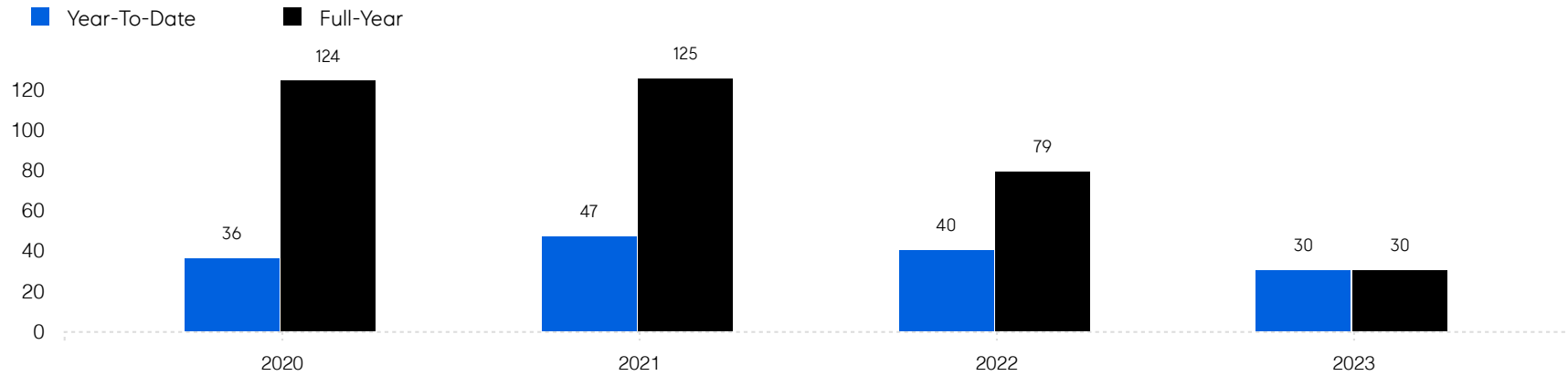
COMPASS

Allendale

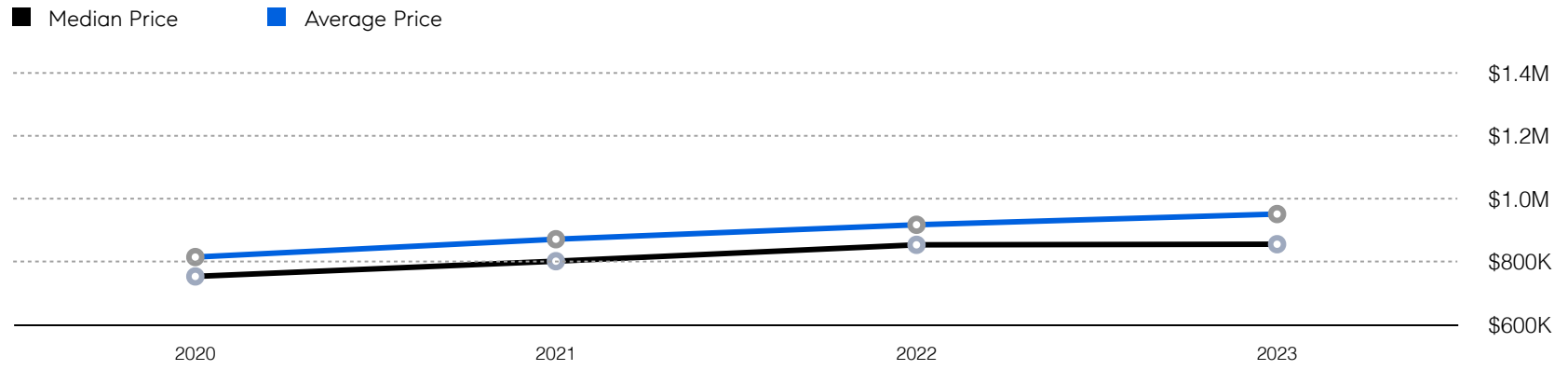
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	30	24	-20.0%
	SALES VOLUME	\$30,660,388	\$24,859,500	-18.9%
	MEDIAN PRICE	\$975,000	\$960,500	-1.5%
	AVERAGE PRICE	\$1,022,013	\$1,035,813	1.4%
	AVERAGE DOM	33	29	-12.1%
	# OF CONTRACTS	47	42	-10.6%
	# NEW LISTINGS	54	39	-27.8%
Condo/Co-op/Townhouse	# OF SALES	10	6	-40.0%
	SALES VOLUME	\$6,510,389	\$3,671,000	-43.6%
	MEDIAN PRICE	\$606,000	\$628,500	3.7%
	AVERAGE PRICE	\$651,039	\$611,833	-6.0%
	AVERAGE DOM	28	23	-17.9%
	# OF CONTRACTS	12	11	-8.3%
	# NEW LISTINGS	12	11	-8.3%

Allendale

Historic Sales



Historic Sales Prices

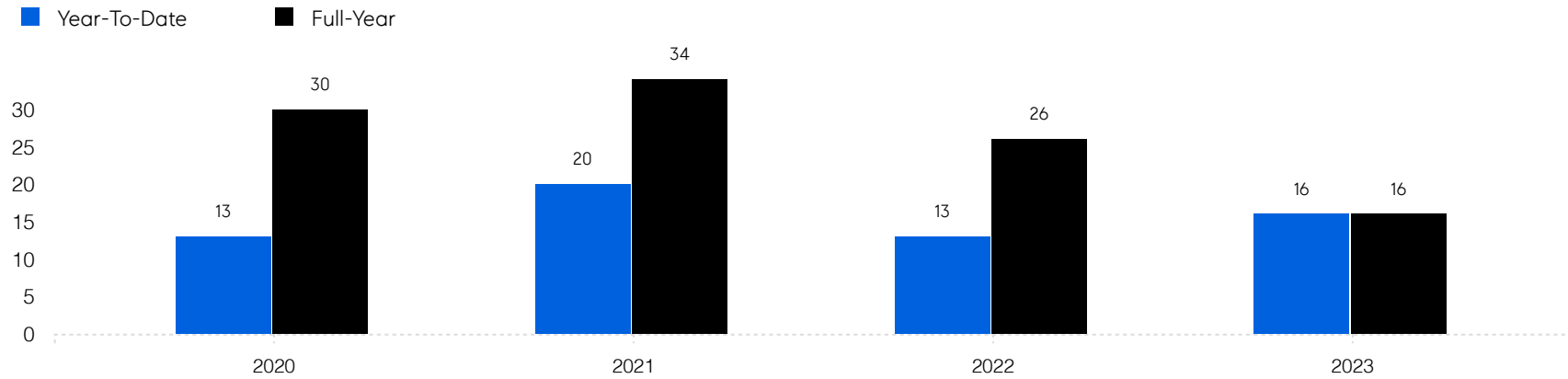


Alpine

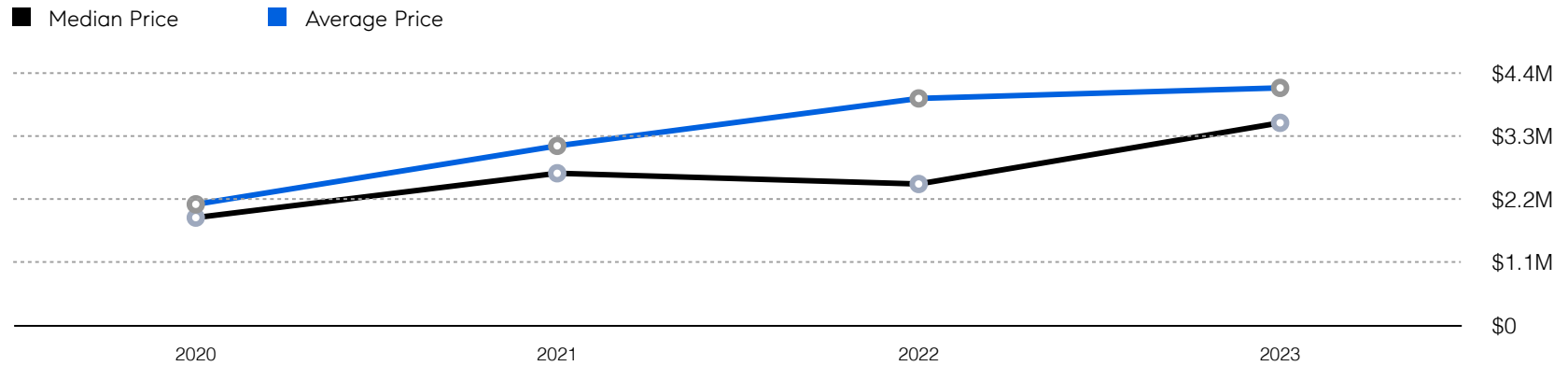
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	13	16	23.1%
	SALES VOLUME	\$60,477,000	\$66,267,425	9.6%
	MEDIAN PRICE	\$2,250,000	\$3,531,250	56.9%
	AVERAGE PRICE	\$4,652,077	\$4,141,714	-11.0%
	AVERAGE DOM	188	161	-14.4%
	# OF CONTRACTS	15	13	-13.3%
	# NEW LISTINGS	37	29	-21.6%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	0	0	0.0%

Alpine

Historic Sales



Historic Sales Prices

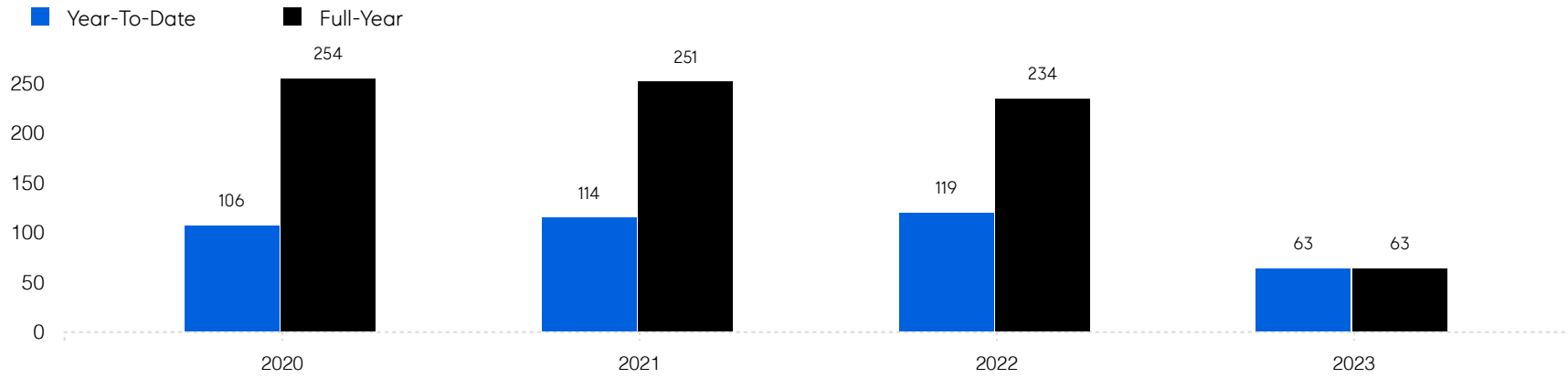


Bergenfield

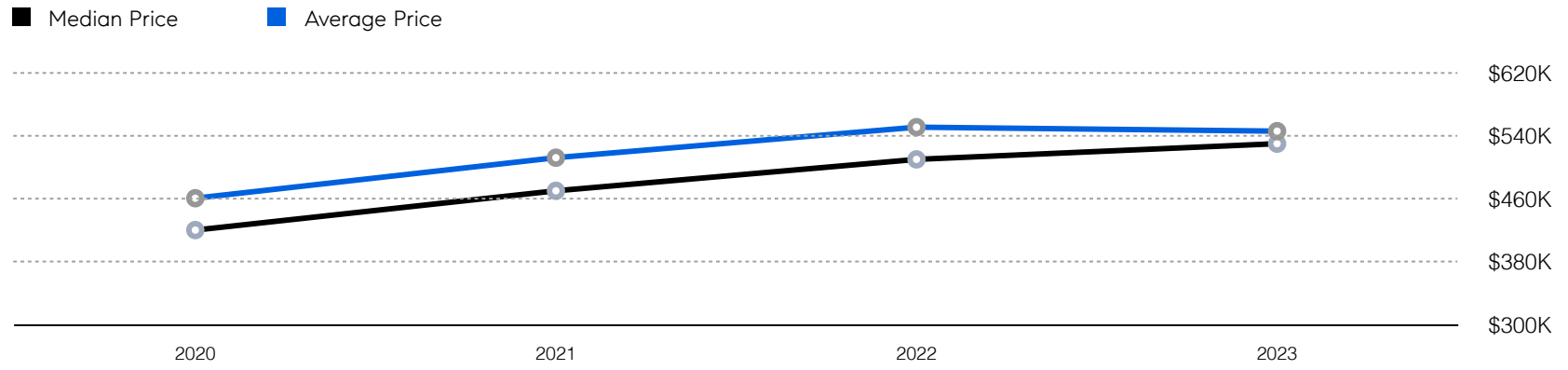
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	114	58	-49.1%
	SALES VOLUME	\$63,421,818	\$33,138,300	-47.7%
	MEDIAN PRICE	\$517,500	\$535,000	3.4%
	AVERAGE PRICE	\$556,332	\$571,350	2.7%
	AVERAGE DOM	31	39	25.8%
	# OF CONTRACTS	145	73	-49.7%
	# NEW LISTINGS	156	71	-54.5%
Condo/Co-op/Townhouse	# OF SALES	5	5	0.0%
	SALES VOLUME	\$1,100,000	\$1,256,000	14.2%
	MEDIAN PRICE	\$215,000	\$260,000	20.9%
	AVERAGE PRICE	\$220,000	\$251,200	14.2%
	AVERAGE DOM	13	76	484.6%
	# OF CONTRACTS	9	5	-44.4%
	# NEW LISTINGS	12	3	-75.0%

Bergenfield

Historic Sales



Historic Sales Prices

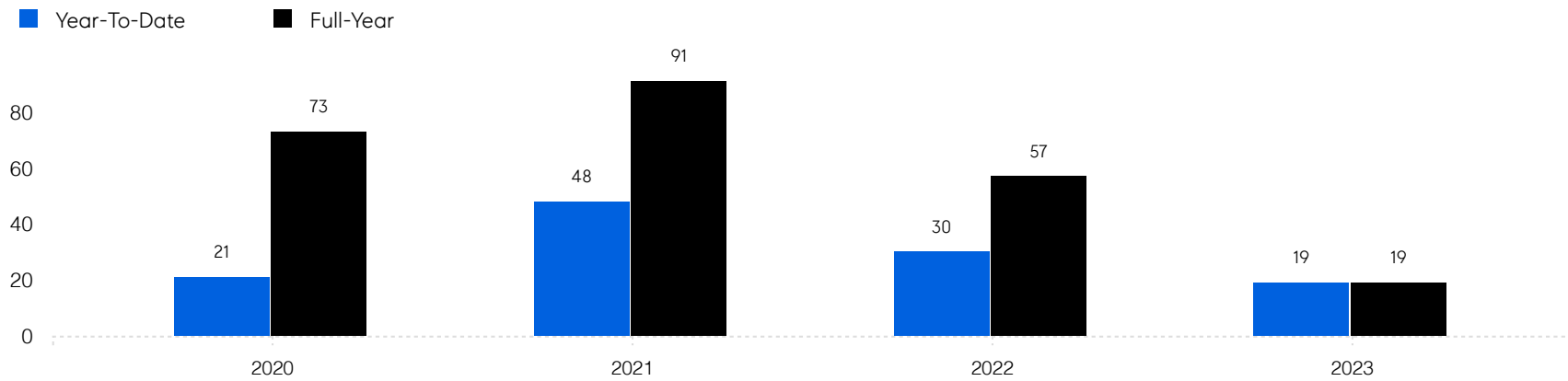


Bogota

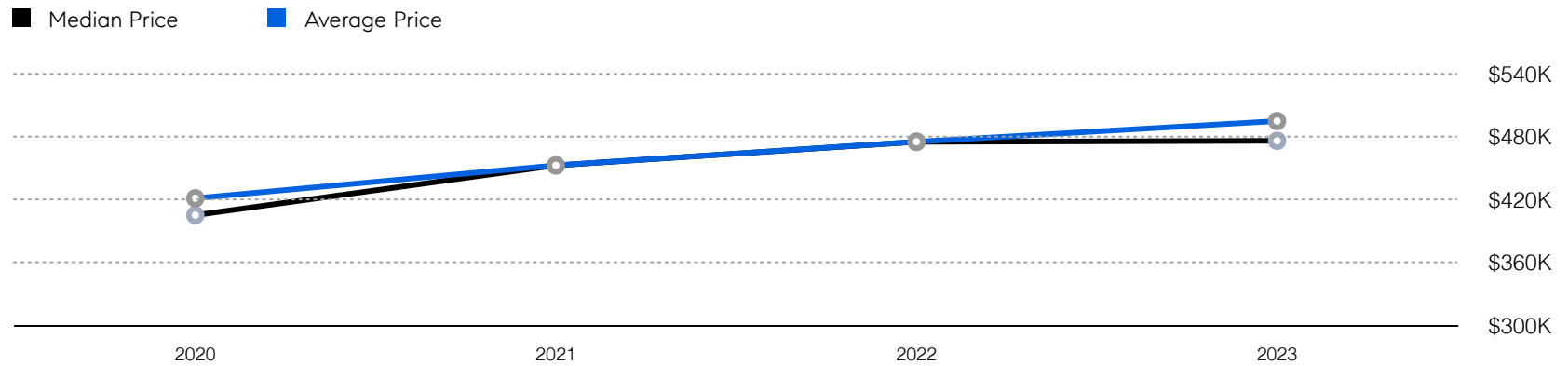
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	29	19	-34.5%
	SALES VOLUME	\$13,832,527	\$9,403,000	-32.0%
	MEDIAN PRICE	\$480,000	\$476,000	-0.8%
	AVERAGE PRICE	\$476,984	\$494,895	3.8%
	AVERAGE DOM	59	46	-22.0%
	# OF CONTRACTS	33	32	-3.0%
	# NEW LISTINGS	25	26	4.0%
Condo/Co-op/Townhouse	# OF SALES	1	0	0.0%
	SALES VOLUME	\$187,500	-	-
	MEDIAN PRICE	\$187,500	-	-
	AVERAGE PRICE	\$187,500	-	-
	AVERAGE DOM	22	-	-
	# OF CONTRACTS	1	0	0.0%
	# NEW LISTINGS	2	2	0.0%

Bogota

Historic Sales



Historic Sales Prices

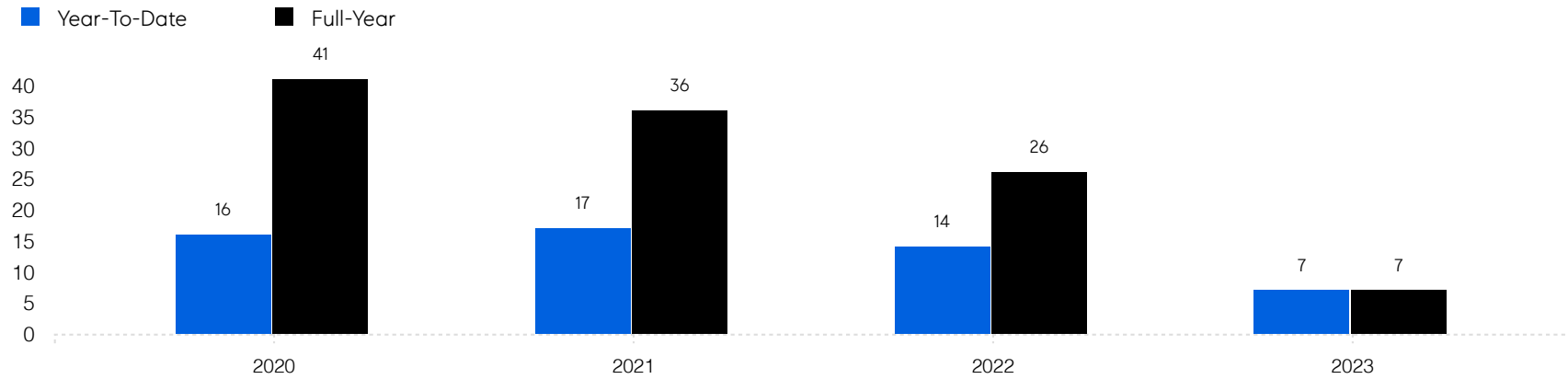


Carlstadt

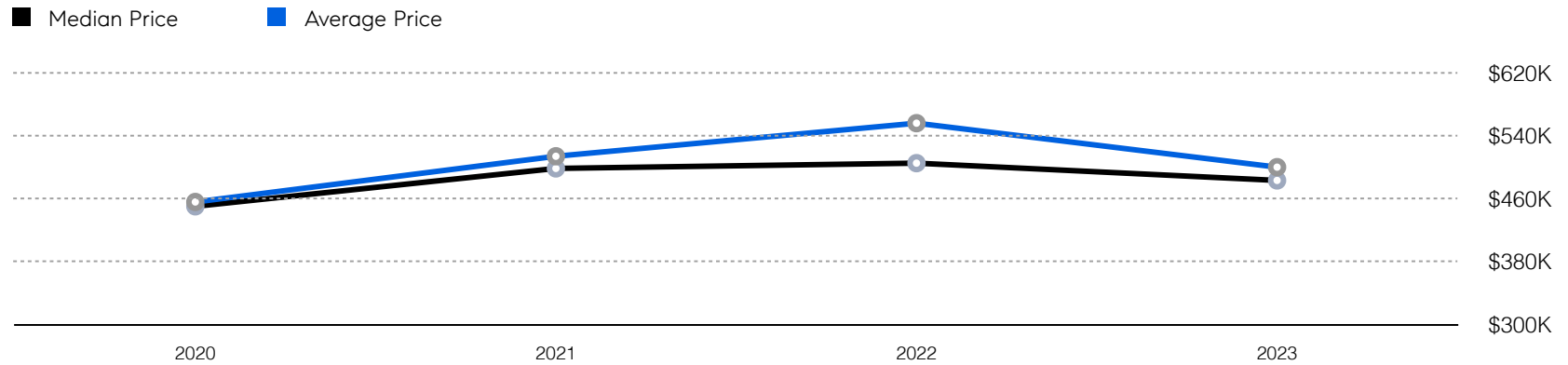
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	14	7	-50.0%
	SALES VOLUME	\$8,332,400	\$3,499,250	-58.0%
	MEDIAN PRICE	\$515,000	\$483,000	-6.2%
	AVERAGE PRICE	\$595,171	\$499,893	-16.0%
	AVERAGE DOM	35	92	162.9%
	# OF CONTRACTS	11	15	36.4%
	# NEW LISTINGS	13	9	-30.8%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	1	0	0.0%
	# NEW LISTINGS	1	0	0.0%

Carlstadt

Historic Sales



Historic Sales Prices

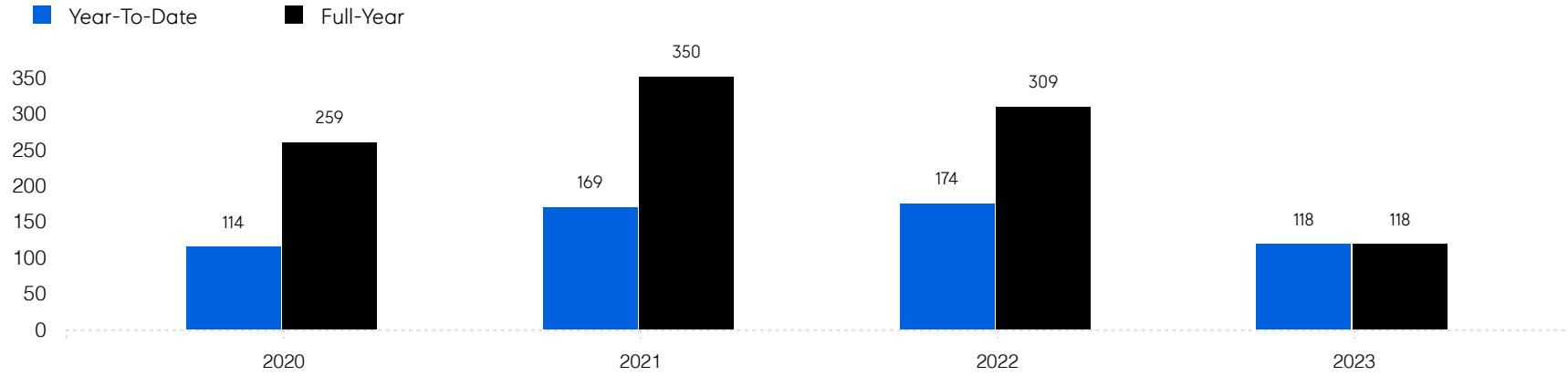


Cliffside Park

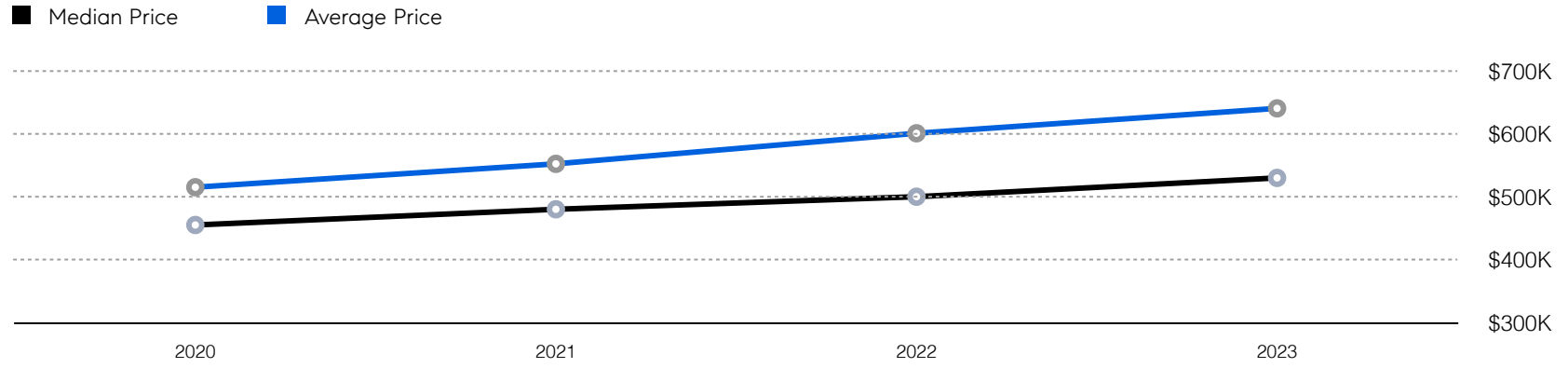
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	31	21	-32.3%
	SALES VOLUME	\$25,014,999	\$16,749,247	-33.0%
	MEDIAN PRICE	\$639,000	\$705,000	10.3%
	AVERAGE PRICE	\$806,935	\$797,583	-1.2%
	AVERAGE DOM	52	71	36.5%
	# OF CONTRACTS	29	25	-13.8%
	# NEW LISTINGS	36	17	-52.8%
Condo/Co-op/Townhouse	# OF SALES	143	97	-32.2%
	SALES VOLUME	\$77,871,006	\$58,847,398	-24.4%
	MEDIAN PRICE	\$475,000	\$500,000	5.3%
	AVERAGE PRICE	\$544,552	\$606,674	11.4%
	AVERAGE DOM	62	61	-1.6%
	# OF CONTRACTS	149	116	-22.1%
	# NEW LISTINGS	198	132	-33.3%

Cliffside Park

Historic Sales



Historic Sales Prices

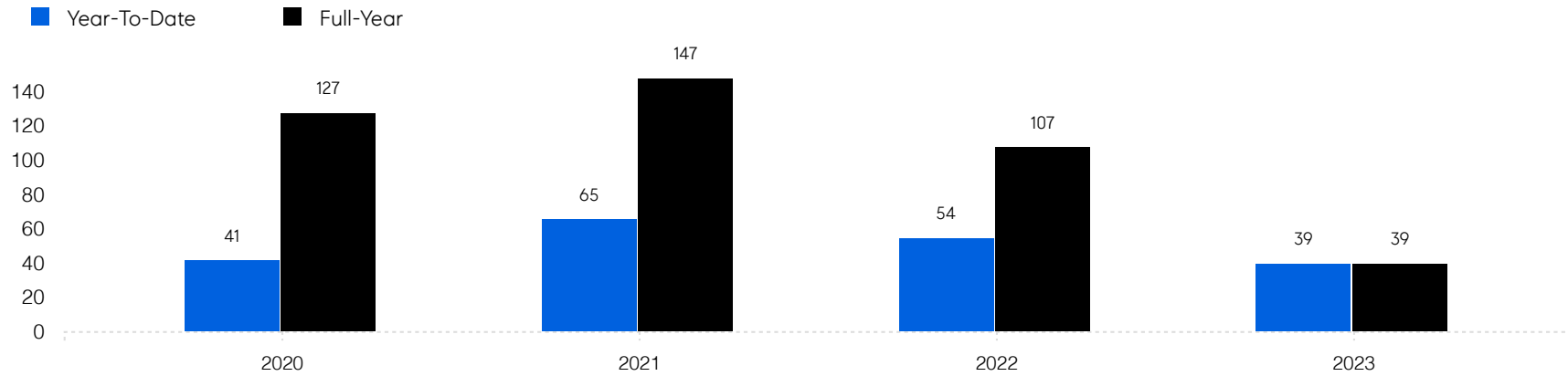


Cluster

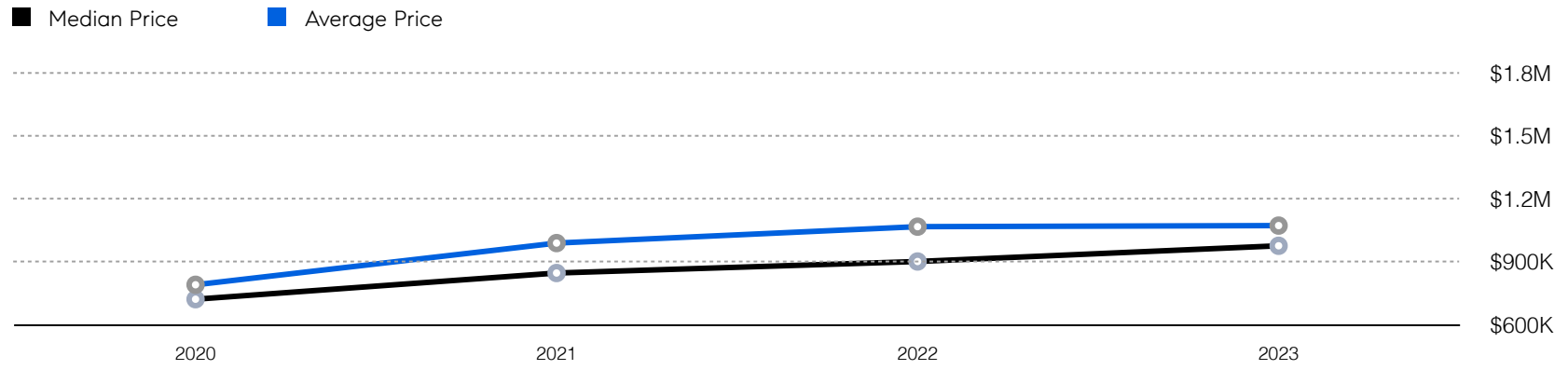
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	54	39	-27.8%
	SALES VOLUME	\$54,941,199	\$41,784,787	-23.9%
	MEDIAN PRICE	\$887,000	\$975,000	9.9%
	AVERAGE PRICE	\$1,017,430	\$1,071,405	5.3%
	AVERAGE DOM	43	38	-11.6%
	# OF CONTRACTS	69	47	-31.9%
	# NEW LISTINGS	83	58	-30.1%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	0	0	0.0%

Cluster

Historic Sales



Historic Sales Prices

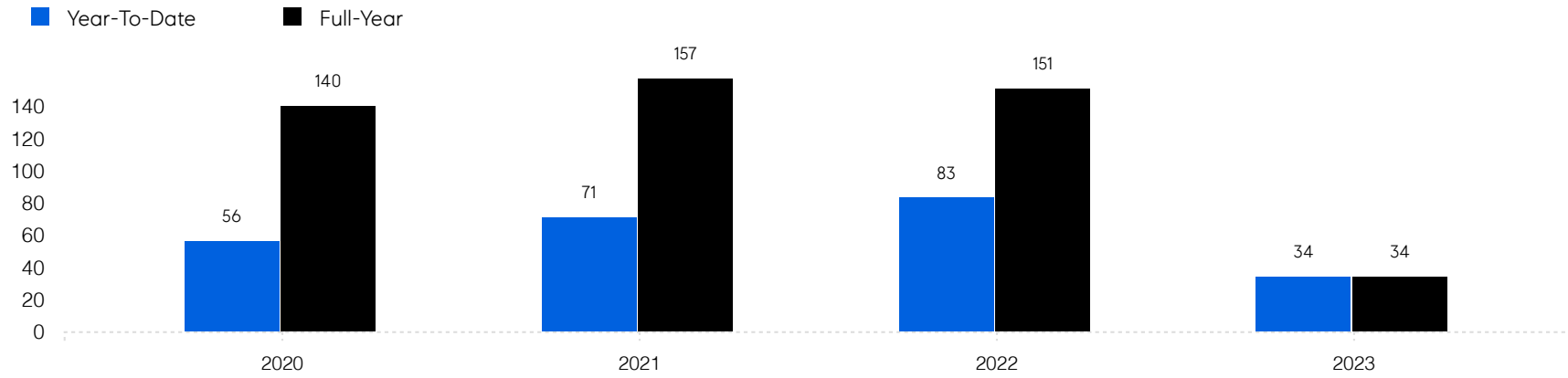


Cresskill

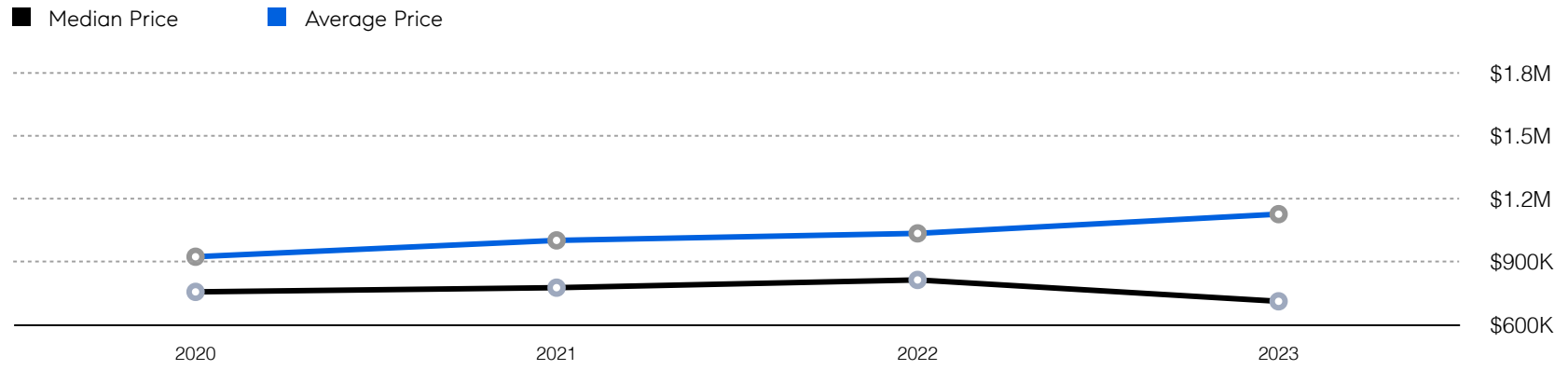
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	71	28	-60.6%
	SALES VOLUME	\$71,587,000	\$34,800,498	-51.4%
	MEDIAN PRICE	\$759,000	\$737,500	-2.8%
	AVERAGE PRICE	\$1,008,268	\$1,242,875	23.3%
	AVERAGE DOM	47	77	63.8%
	# OF CONTRACTS	82	41	-50.0%
	# NEW LISTINGS	101	51	-49.5%
Condo/Co-op/Townhouse	# OF SALES	12	6	-50.0%
	SALES VOLUME	\$9,022,498	\$3,485,000	-61.4%
	MEDIAN PRICE	\$848,750	\$562,500	-33.7%
	AVERAGE PRICE	\$751,875	\$580,833	-22.7%
	AVERAGE DOM	63	104	65.1%
	# OF CONTRACTS	13	5	-61.5%
	# NEW LISTINGS	21	8	-61.9%

Cresskill

Historic Sales



Historic Sales Prices

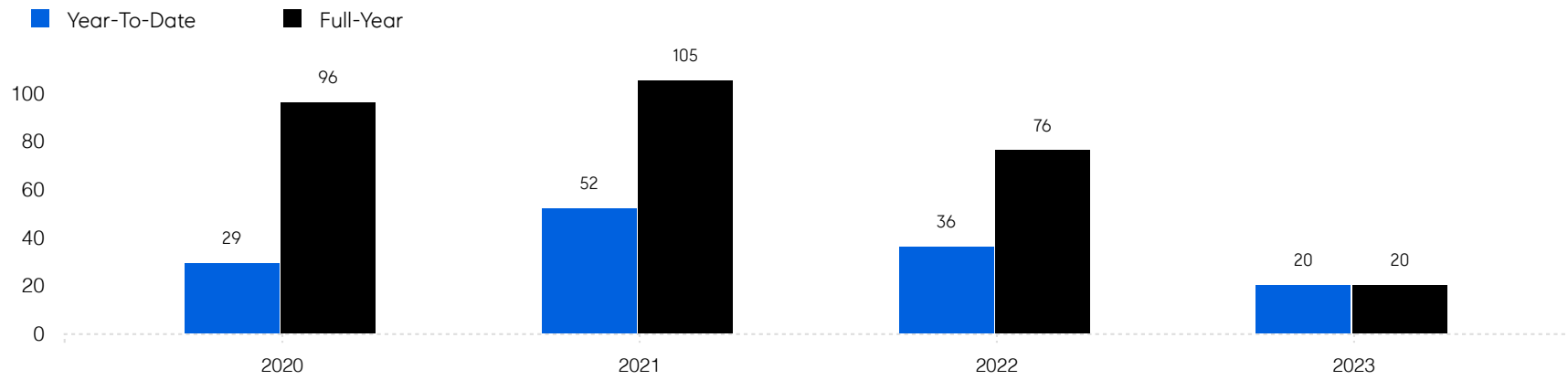


Demarest

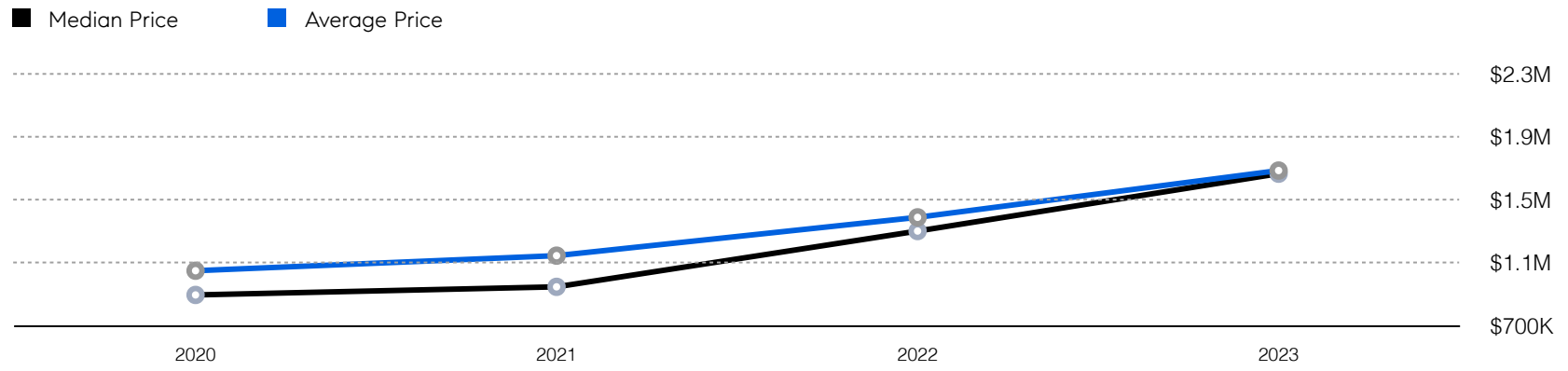
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	34	19	-44.1%
	SALES VOLUME	\$42,638,800	\$31,951,000	-25.1%
	MEDIAN PRICE	\$1,056,900	\$1,650,000	56.1%
	AVERAGE PRICE	\$1,254,082	\$1,681,632	34.1%
	AVERAGE DOM	33	89	169.7%
	# OF CONTRACTS	44	31	-29.5%
	# NEW LISTINGS	56	41	-26.8%
Condo/Co-op/Townhouse	# OF SALES	2	1	-50.0%
	SALES VOLUME	\$3,885,000	\$1,750,000	-55.0%
	MEDIAN PRICE	\$1,942,500	\$1,750,000	-9.9%
	AVERAGE PRICE	\$1,942,500	\$1,750,000	-9.9%
	AVERAGE DOM	438	42	-90.4%
	# OF CONTRACTS	3	1	-66.7%
	# NEW LISTINGS	2	1	-50.0%

Demarest

Historic Sales



Historic Sales Prices

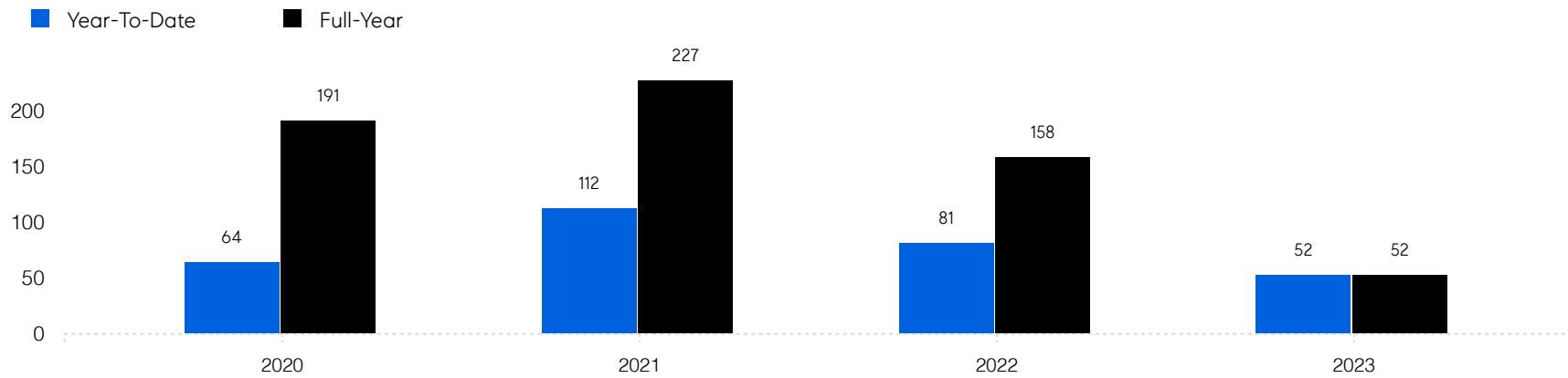


Dumont

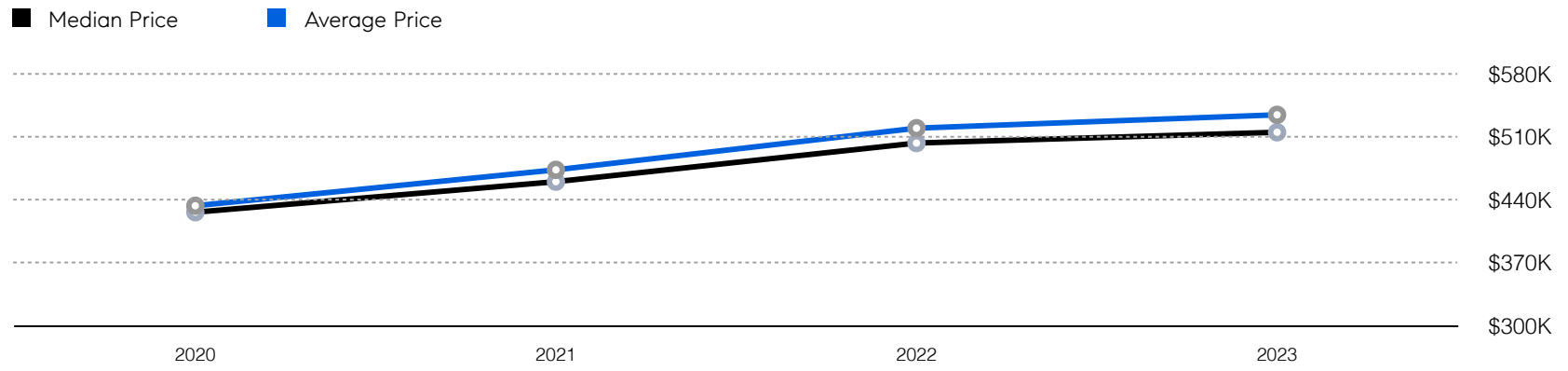
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	81	52	-35.8%
	SALES VOLUME	\$43,720,300	\$27,791,325	-36.4%
	MEDIAN PRICE	\$512,000	\$515,000	0.6%
	AVERAGE PRICE	\$539,757	\$534,449	-1.0%
	AVERAGE DOM	25	29	16.0%
	# OF CONTRACTS	92	78	-15.2%
	# NEW LISTINGS	106	80	-24.5%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	1	0	0.0%

Dumont

Historic Sales



Historic Sales Prices

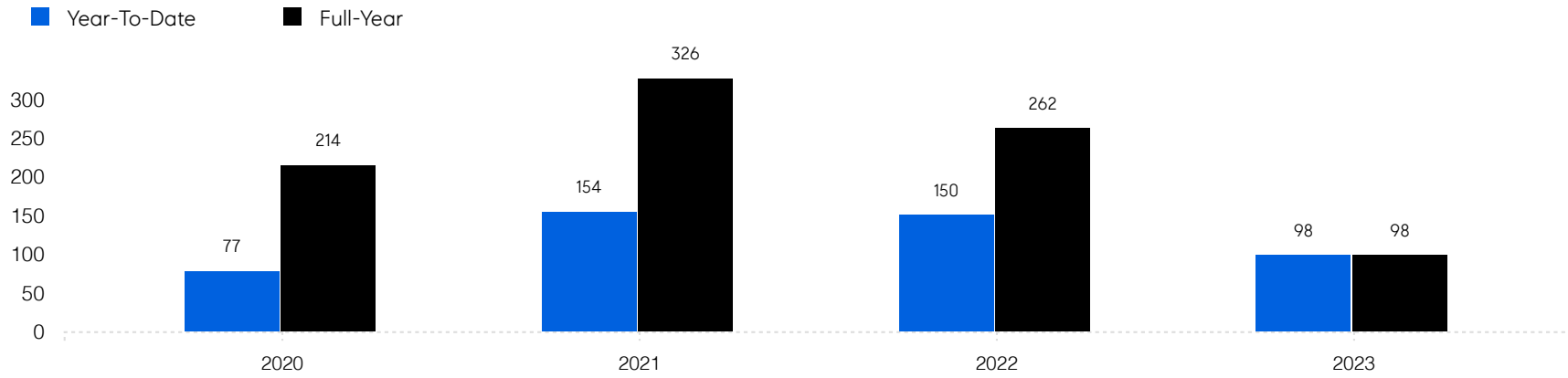


Edgewater

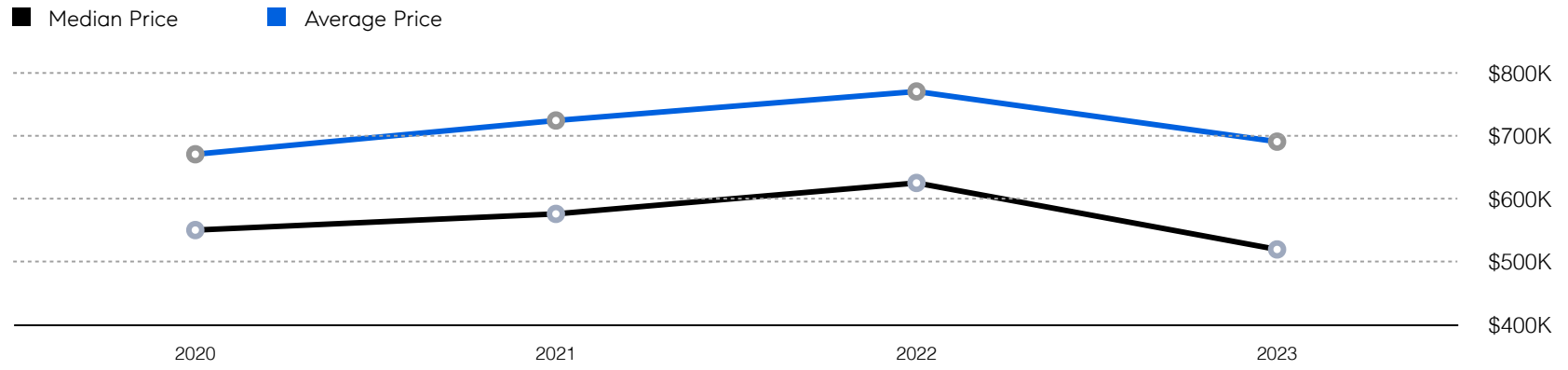
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	7	4	-42.9%
	SALES VOLUME	\$6,543,000	\$3,795,000	-42.0%
	MEDIAN PRICE	\$905,000	\$817,500	-9.7%
	AVERAGE PRICE	\$934,714	\$948,750	1.5%
	AVERAGE DOM	81	46	-43.2%
	# OF CONTRACTS	6	7	16.7%
	# NEW LISTINGS	17	19	11.8%
Condo/Co-op/Townhouse	# OF SALES	143	94	-34.3%
	SALES VOLUME	\$105,920,400	\$63,893,100	-39.7%
	MEDIAN PRICE	\$600,000	\$512,500	-14.6%
	AVERAGE PRICE	\$740,702	\$679,714	-8.2%
	AVERAGE DOM	75	71	-5.3%
	# OF CONTRACTS	151	135	-10.6%
	# NEW LISTINGS	231	171	-26.0%

Edgewater

Historic Sales



Historic Sales Prices

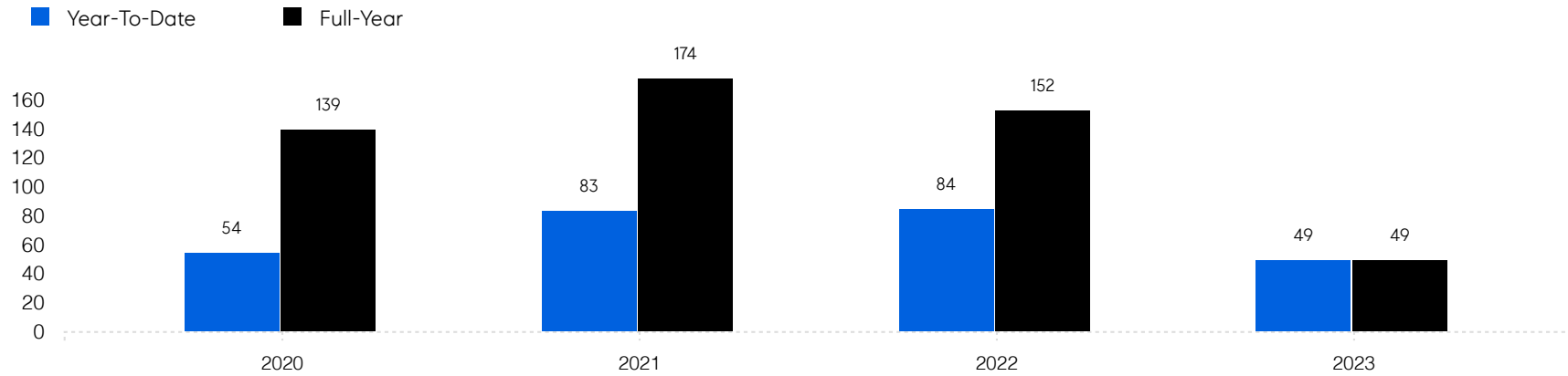


Elmwood Park

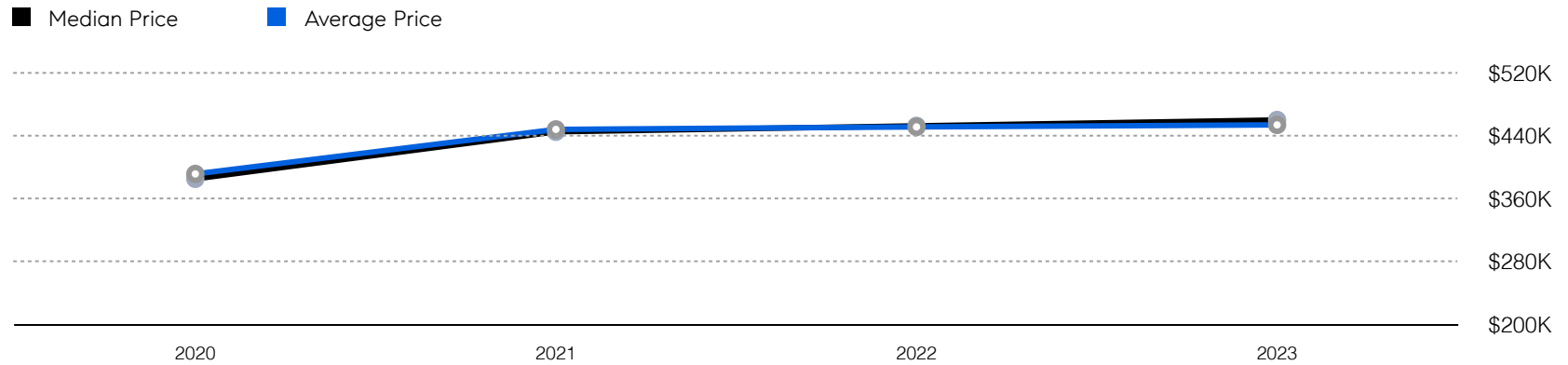
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	71	44	-38.0%
	SALES VOLUME	\$33,494,700	\$21,038,000	-37.2%
	MEDIAN PRICE	\$460,000	\$466,000	1.3%
	AVERAGE PRICE	\$471,756	\$478,136	1.4%
	AVERAGE DOM	42	39	-7.1%
	# OF CONTRACTS	92	56	-39.1%
	# NEW LISTINGS	89	53	-40.4%
Condo/Co-op/Townhouse	# OF SALES	13	5	-61.5%
	SALES VOLUME	\$4,080,800	\$1,196,000	-70.7%
	MEDIAN PRICE	\$340,000	\$305,000	-10.3%
	AVERAGE PRICE	\$313,908	\$239,200	-23.8%
	AVERAGE DOM	44	66	50.0%
	# OF CONTRACTS	13	8	-38.5%
	# NEW LISTINGS	16	7	-56.2%

Elmwood Park

Historic Sales



Historic Sales Prices

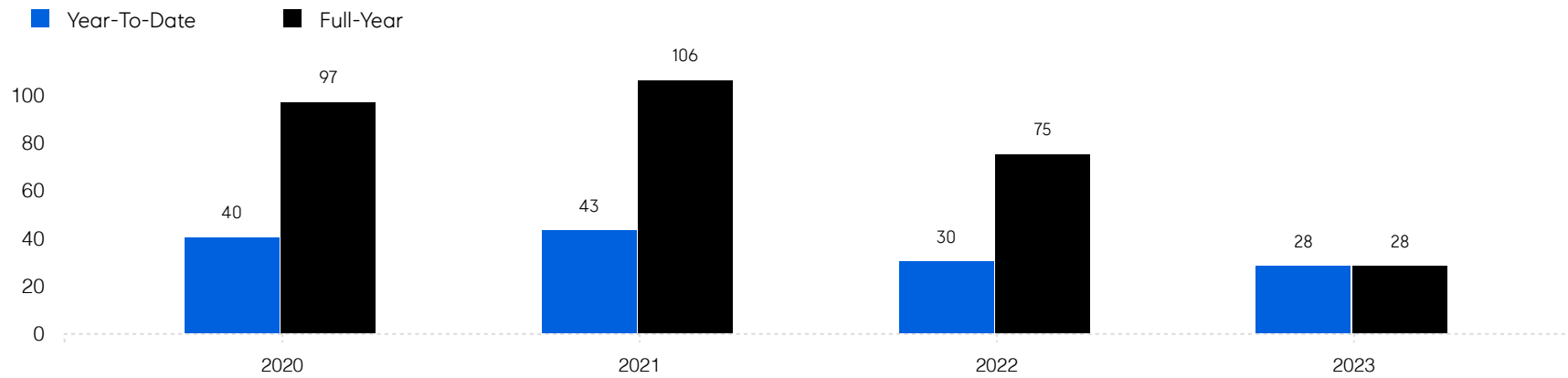


Emerson

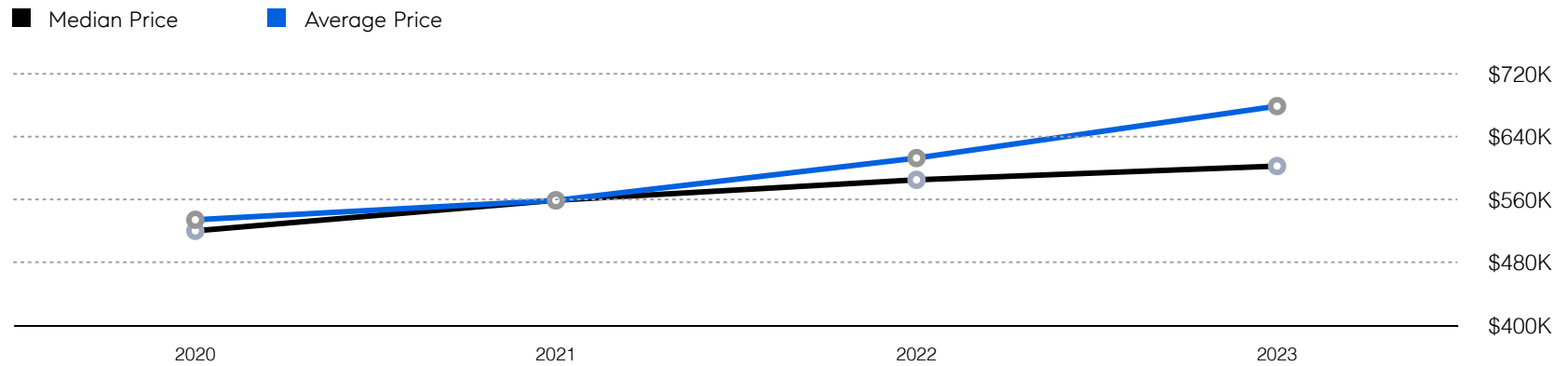
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	28	27	-3.6%
	SALES VOLUME	\$17,404,450	\$18,624,000	7.0%
	MEDIAN PRICE	\$590,000	\$610,000	3.4%
	AVERAGE PRICE	\$621,588	\$689,778	11.0%
	AVERAGE DOM	22	29	31.8%
	# OF CONTRACTS	32	32	0.0%
	# NEW LISTINGS	40	37	-7.5%
Condo/Co-op/Townhouse	# OF SALES	2	1	-50.0%
	SALES VOLUME	\$735,000	\$385,000	-47.6%
	MEDIAN PRICE	\$367,500	\$385,000	4.8%
	AVERAGE PRICE	\$367,500	\$385,000	4.8%
	AVERAGE DOM	28	139	396.4%
	# OF CONTRACTS	4	4	0.0%
	# NEW LISTINGS	3	3	0.0%

Emerson

Historic Sales



Historic Sales Prices

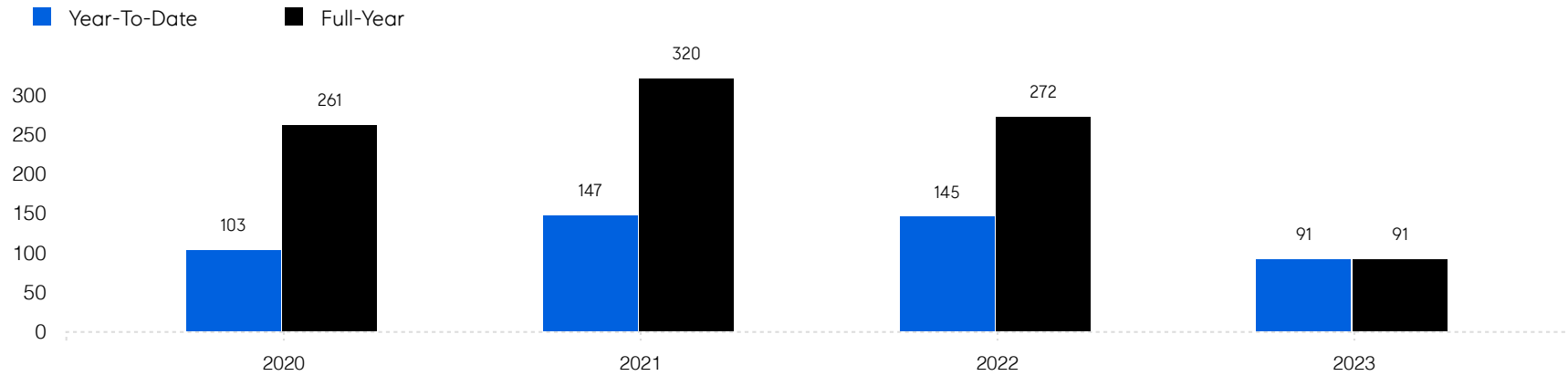


Englewood

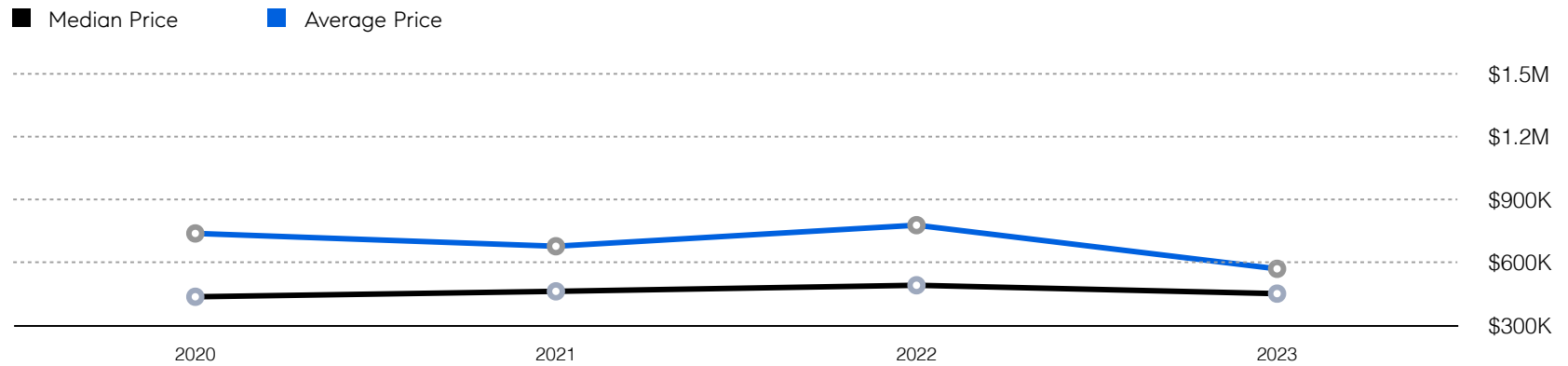
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	76	44	-42.1%
	SALES VOLUME	\$83,951,500	\$34,676,500	-58.7%
	MEDIAN PRICE	\$660,000	\$559,000	-15.3%
	AVERAGE PRICE	\$1,104,625	\$788,102	-28.7%
	AVERAGE DOM	52	49	-5.8%
	# OF CONTRACTS	97	58	-40.2%
	# NEW LISTINGS	121	67	-44.6%
Condo/Co-op/Townhouse	# OF SALES	69	47	-31.9%
	SALES VOLUME	\$29,374,900	\$17,057,400	-41.9%
	MEDIAN PRICE	\$360,000	\$330,000	-8.3%
	AVERAGE PRICE	\$425,723	\$362,923	-14.8%
	AVERAGE DOM	53	35	-34.0%
	# OF CONTRACTS	81	59	-27.2%
	# NEW LISTINGS	78	63	-19.2%

Englewood

Historic Sales



Historic Sales Prices

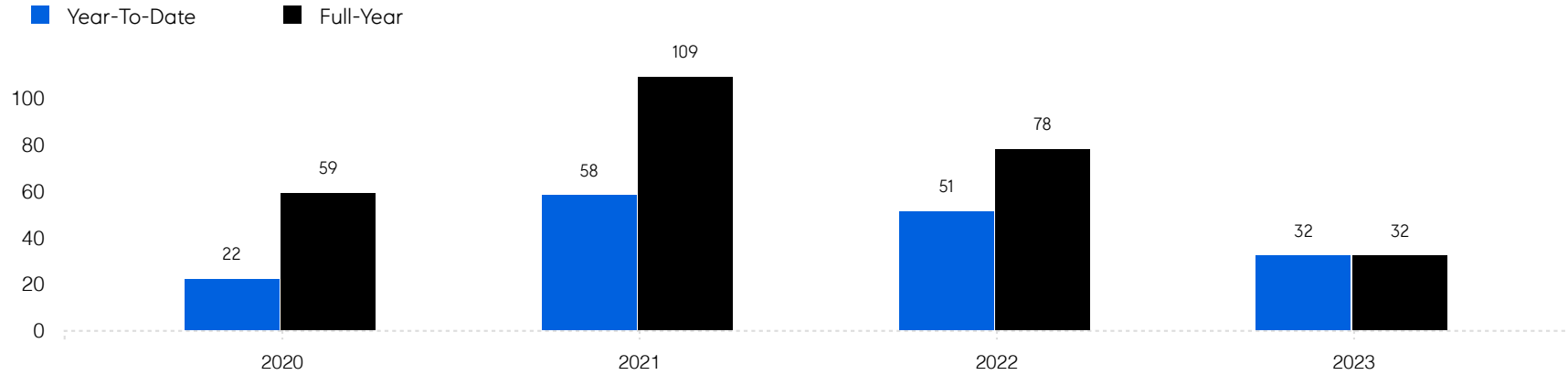


Englewood Cliffs

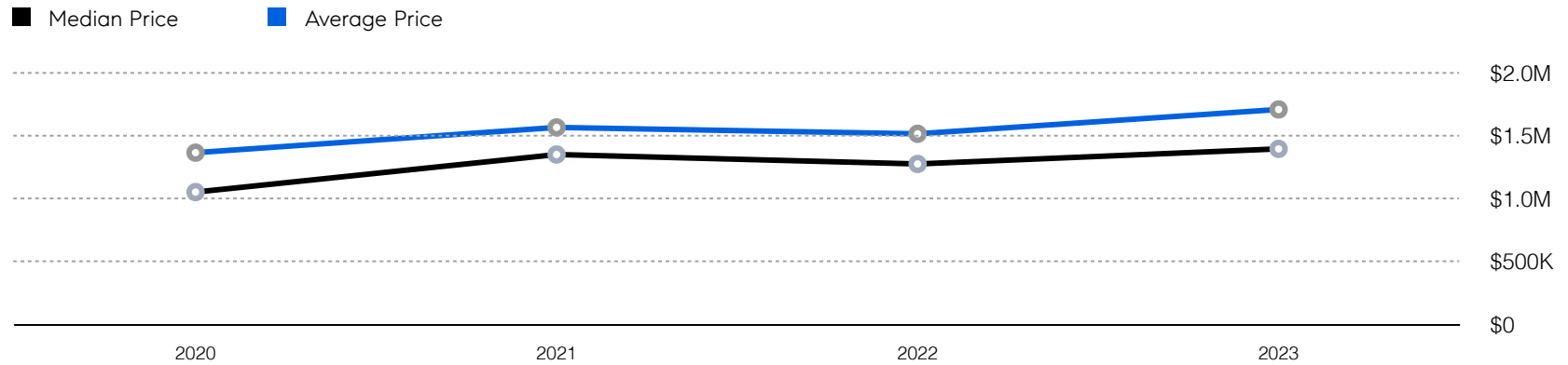
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	51	32	-37.3%
	SALES VOLUME	\$81,172,222	\$54,685,500	-32.6%
	MEDIAN PRICE	\$1,320,000	\$1,395,000	5.7%
	AVERAGE PRICE	\$1,591,612	\$1,708,922	7.4%
	AVERAGE DOM	57	86	50.9%
	# OF CONTRACTS	44	44	0.0%
	# NEW LISTINGS	61	51	-16.4%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	0	0	0.0%

Englewood Cliffs

Historic Sales



Historic Sales Prices

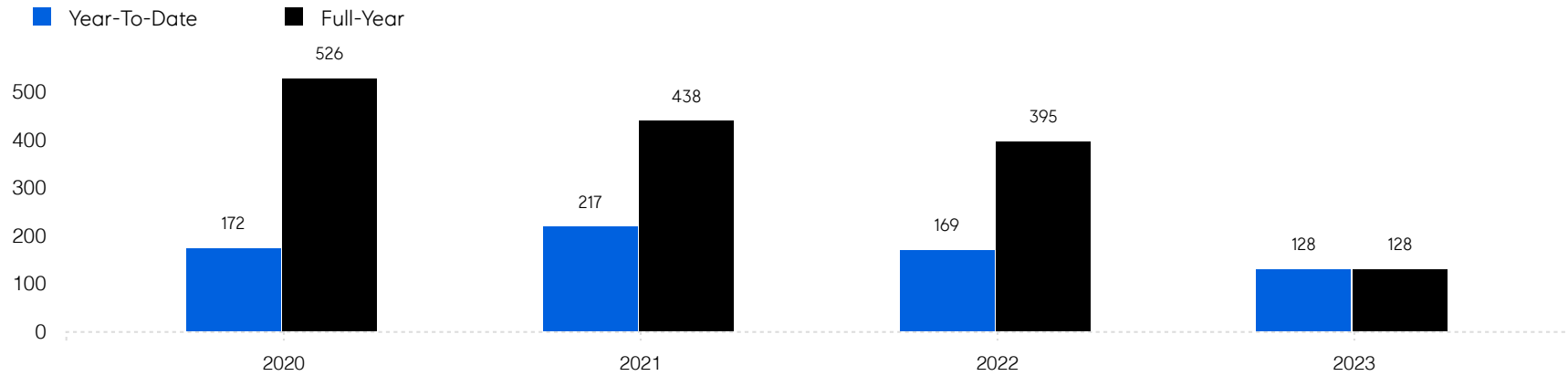


Fair Lawn

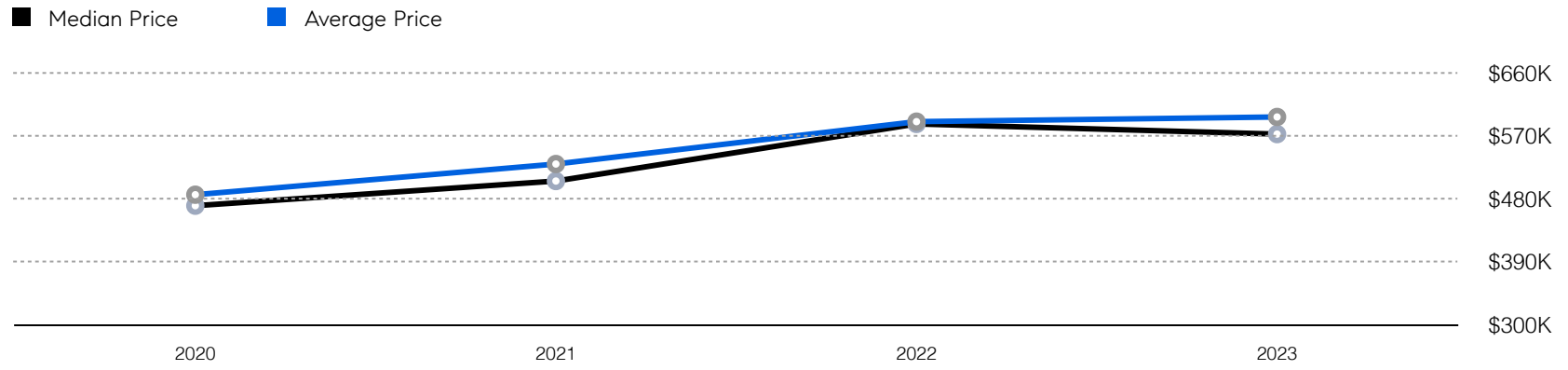
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	155	118	-23.9%
	SALES VOLUME	\$91,490,990	\$72,440,164	-20.8%
	MEDIAN PRICE	\$577,000	\$595,050	3.1%
	AVERAGE PRICE	\$590,264	\$613,900	4.0%
	AVERAGE DOM	28	29	3.6%
	# OF CONTRACTS	194	155	-20.1%
	# NEW LISTINGS	248	173	-30.2%
Condo/Co-op/Townhouse	# OF SALES	14	10	-28.6%
	SALES VOLUME	\$7,943,094	\$3,974,000	-50.0%
	MEDIAN PRICE	\$631,812	\$318,500	-49.6%
	AVERAGE PRICE	\$567,364	\$397,400	-30.0%
	AVERAGE DOM	33	55	66.7%
	# OF CONTRACTS	21	16	-23.8%
	# NEW LISTINGS	26	14	-46.2%

Fair Lawn

Historic Sales



Historic Sales Prices

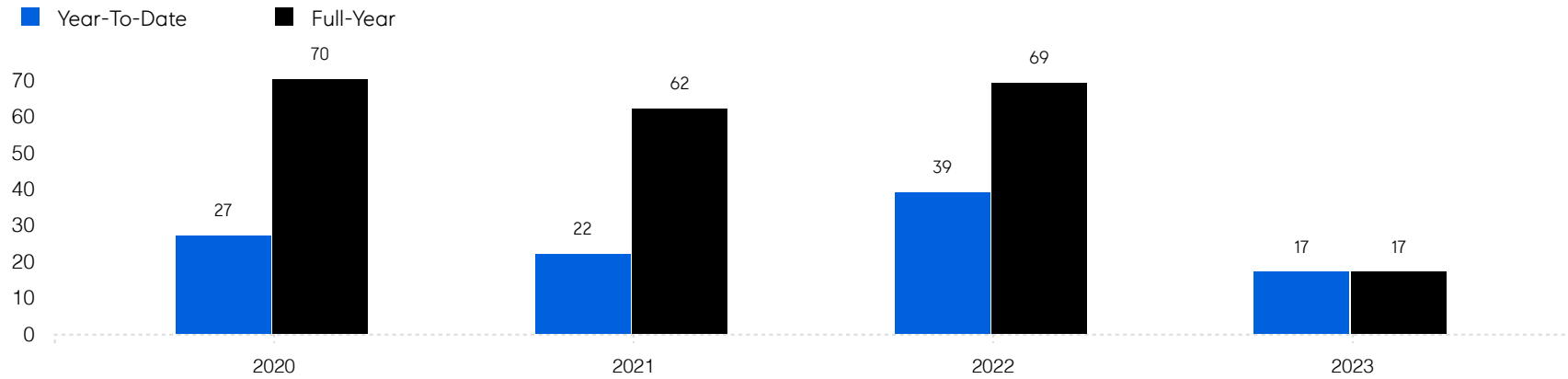


Fairview

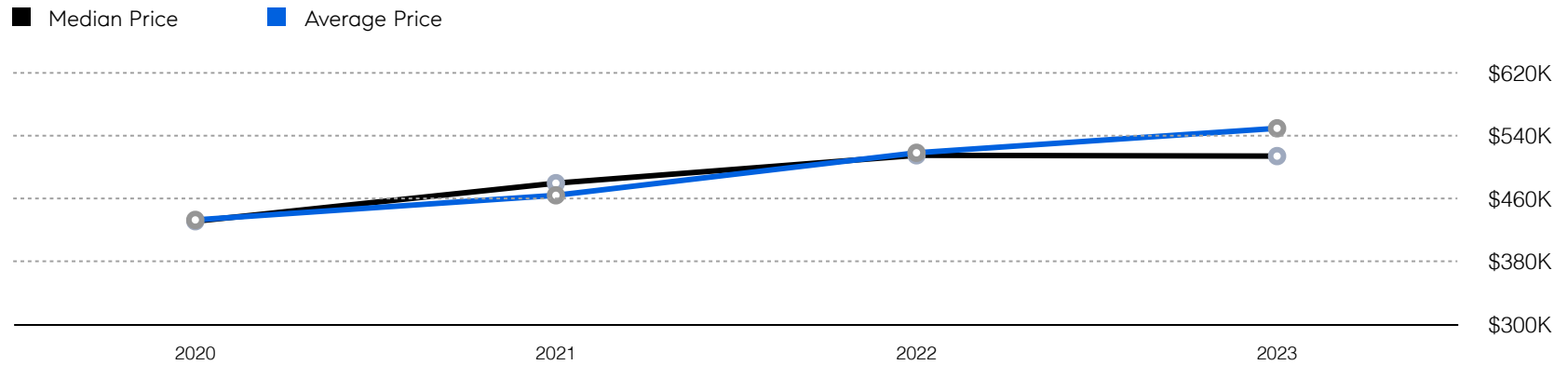
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	23	10	-56.5%
	SALES VOLUME	\$12,589,000	\$4,573,000	-63.7%
	MEDIAN PRICE	\$535,000	\$442,500	-17.3%
	AVERAGE PRICE	\$547,348	\$457,300	-16.5%
	AVERAGE DOM	75	34	-54.7%
	# OF CONTRACTS	24	12	-50.0%
	# NEW LISTINGS	24	16	-33.3%
Condo/Co-op/Townhouse	# OF SALES	16	7	-56.2%
	SALES VOLUME	\$7,139,800	\$4,767,000	-33.2%
	MEDIAN PRICE	\$417,500	\$840,000	101.2%
	AVERAGE PRICE	\$446,238	\$681,000	52.6%
	AVERAGE DOM	58	69	19.0%
	# OF CONTRACTS	18	7	-61.1%
	# NEW LISTINGS	31	7	-77.4%

Fairview

Historic Sales



Historic Sales Prices

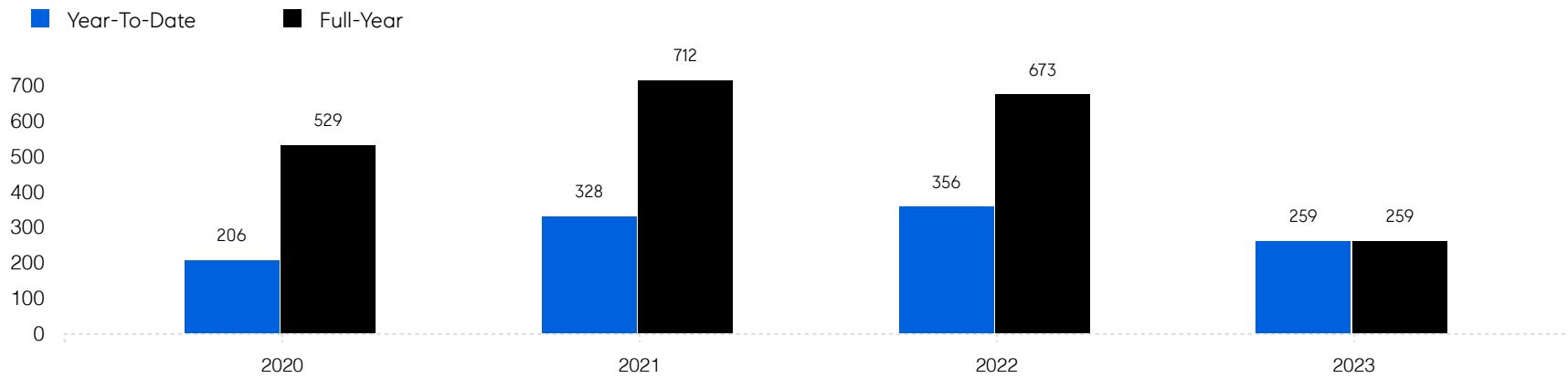


Fort Lee

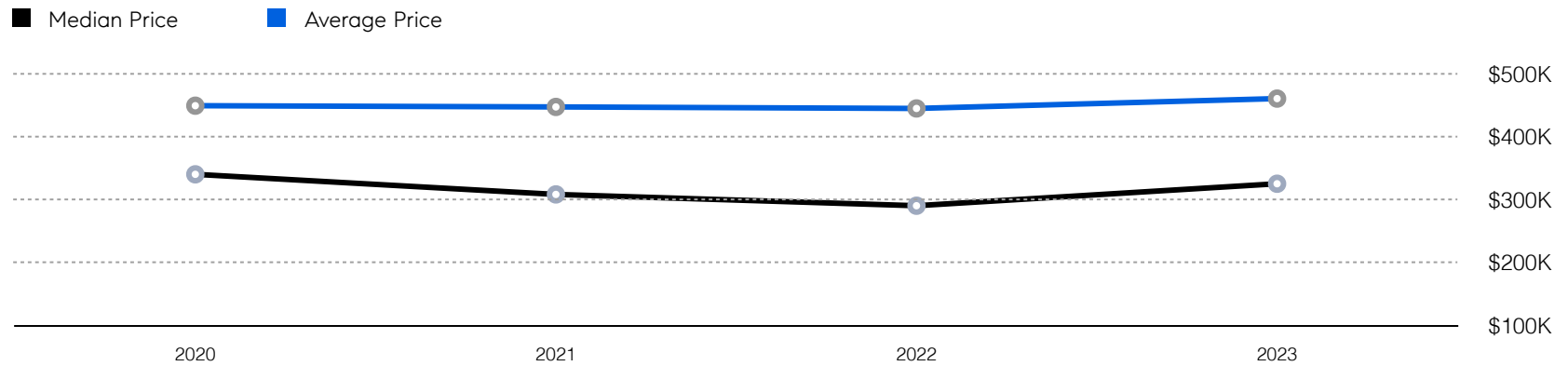
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	40	24	-40.0%
	SALES VOLUME	\$44,566,100	\$27,239,543	-38.9%
	MEDIAN PRICE	\$944,500	\$932,500	-1.3%
	AVERAGE PRICE	\$1,114,153	\$1,134,981	1.9%
	AVERAGE DOM	88	59	-33.0%
	# OF CONTRACTS	48	34	-29.2%
	# NEW LISTINGS	60	44	-26.7%
Condo/Co-op/Townhouse	# OF SALES	316	235	-25.6%
	SALES VOLUME	\$108,555,549	\$92,053,788	-15.2%
	MEDIAN PRICE	\$260,000	\$300,000	15.4%
	AVERAGE PRICE	\$343,530	\$391,718	14.0%
	AVERAGE DOM	86	69	-19.8%
	# OF CONTRACTS	384	300	-21.9%
	# NEW LISTINGS	457	344	-24.7%

Fort Lee

Historic Sales



Historic Sales Prices

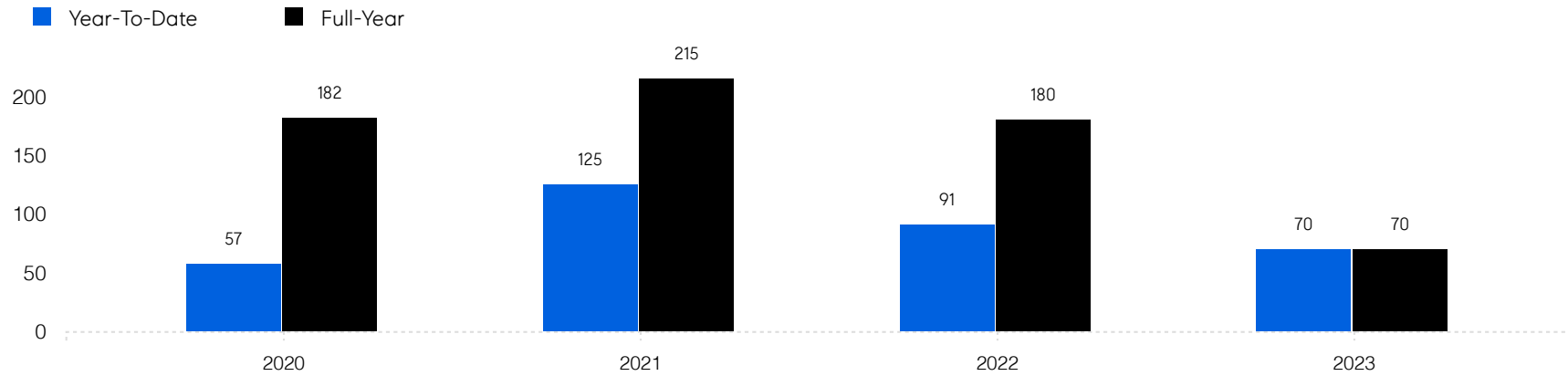


Franklin Lakes

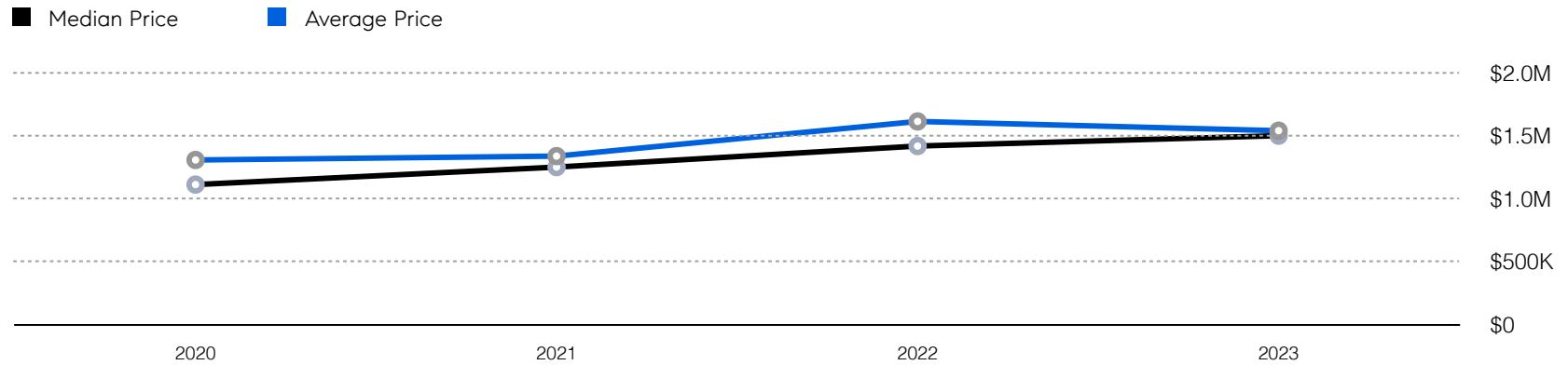
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	80	55	-31.2%
	SALES VOLUME	\$136,957,554	\$87,537,796	-36.1%
	MEDIAN PRICE	\$1,417,500	\$1,455,000	2.6%
	AVERAGE PRICE	\$1,711,969	\$1,591,596	-7.0%
	AVERAGE DOM	66	62	-6.1%
	# OF CONTRACTS	93	69	-25.8%
	# NEW LISTINGS	123	82	-33.3%
Condo/Co-op/Townhouse	# OF SALES	11	15	36.4%
	SALES VOLUME	\$15,865,388	\$20,243,438	27.6%
	MEDIAN PRICE	\$1,551,262	\$1,550,000	-0.1%
	AVERAGE PRICE	\$1,442,308	\$1,349,563	-6.4%
	AVERAGE DOM	120	32	-73.3%
	# OF CONTRACTS	11	12	9.1%
	# NEW LISTINGS	13	13	0.0%

Franklin Lakes

Historic Sales



Historic Sales Prices

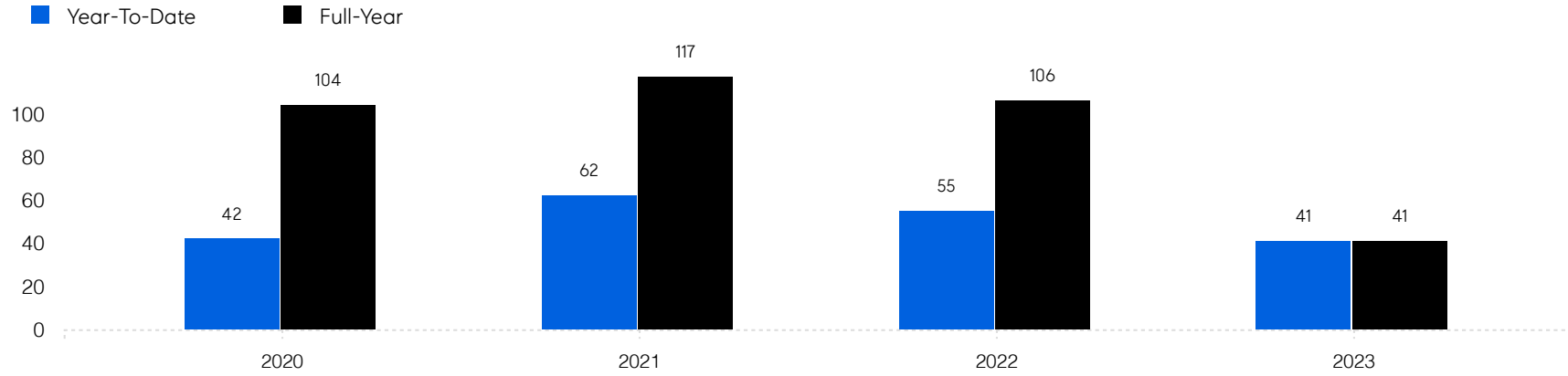


Garfield City

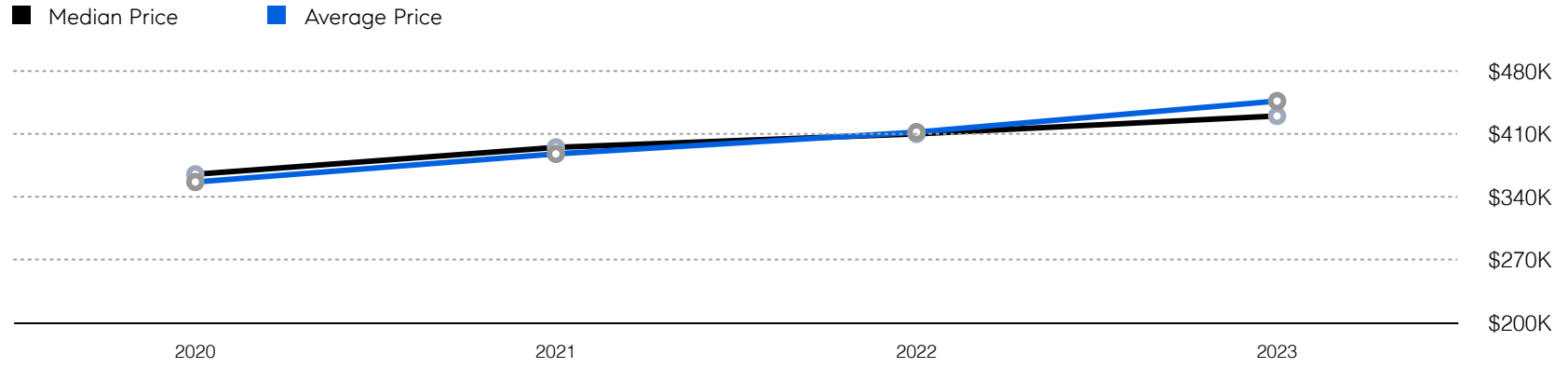
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	41	29	-29.3%
	SALES VOLUME	\$17,510,900	\$12,486,900	-28.7%
	MEDIAN PRICE	\$431,500	\$415,000	-3.8%
	AVERAGE PRICE	\$427,095	\$430,583	0.8%
	AVERAGE DOM	44	40	-9.1%
	# OF CONTRACTS	46	34	-26.1%
	# NEW LISTINGS	45	35	-22.2%
Condo/Co-op/Townhouse	# OF SALES	14	12	-14.3%
	SALES VOLUME	\$5,596,000	\$5,824,000	4.1%
	MEDIAN PRICE	\$417,000	\$477,000	14.4%
	AVERAGE PRICE	\$399,714	\$485,333	21.4%
	AVERAGE DOM	47	36	-23.4%
	# OF CONTRACTS	15	15	0.0%
	# NEW LISTINGS	16	12	-25.0%

Garfield City

Historic Sales



Historic Sales Prices

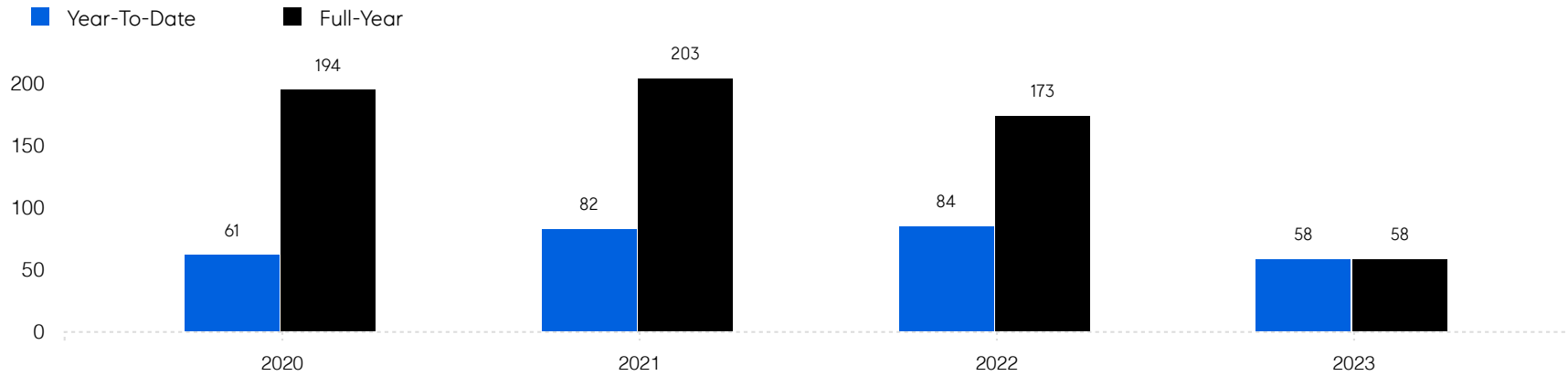


Glen Rock

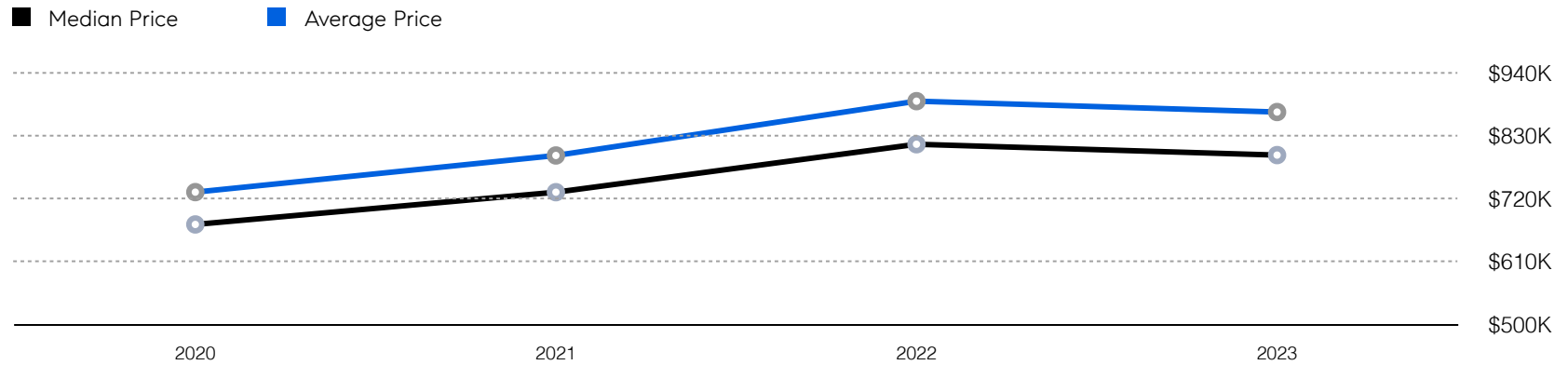
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	82	53	-35.4%
	SALES VOLUME	\$72,947,899	\$47,203,000	-35.3%
	MEDIAN PRICE	\$825,000	\$805,000	-2.4%
	AVERAGE PRICE	\$889,609	\$890,623	0.1%
	AVERAGE DOM	24	29	20.8%
	# OF CONTRACTS	98	75	-23.5%
	# NEW LISTINGS	114	89	-21.9%
Condo/Co-op/Townhouse	# OF SALES	2	5	150.0%
	SALES VOLUME	\$1,650,000	\$3,341,000	102.5%
	MEDIAN PRICE	\$825,000	\$630,000	-23.6%
	AVERAGE PRICE	\$825,000	\$668,200	-19.0%
	AVERAGE DOM	8	19	137.5%
	# OF CONTRACTS	5	6	20.0%
	# NEW LISTINGS	11	8	-27.3%

Glen Rock

Historic Sales



Historic Sales Prices

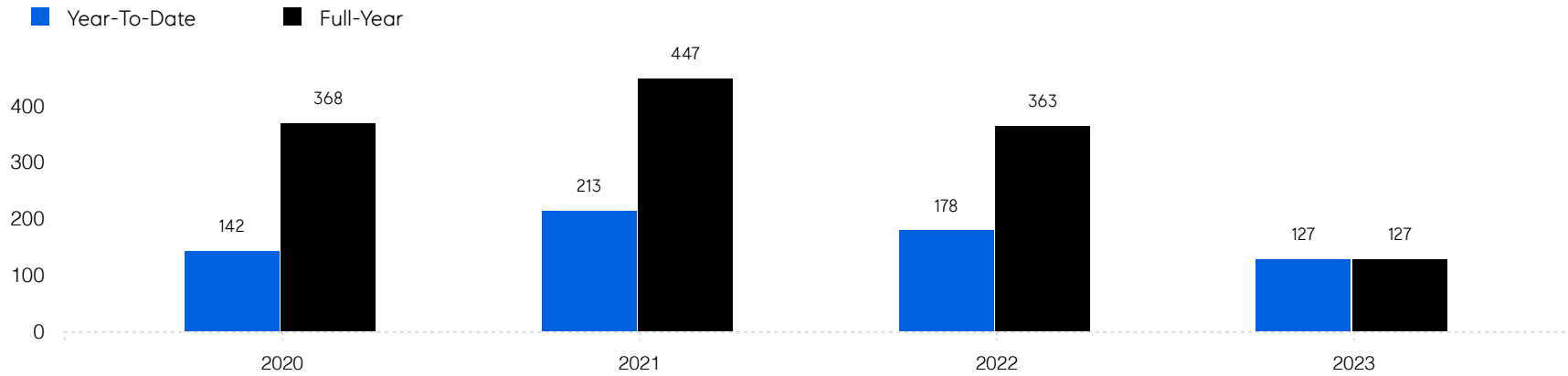


Hackensack

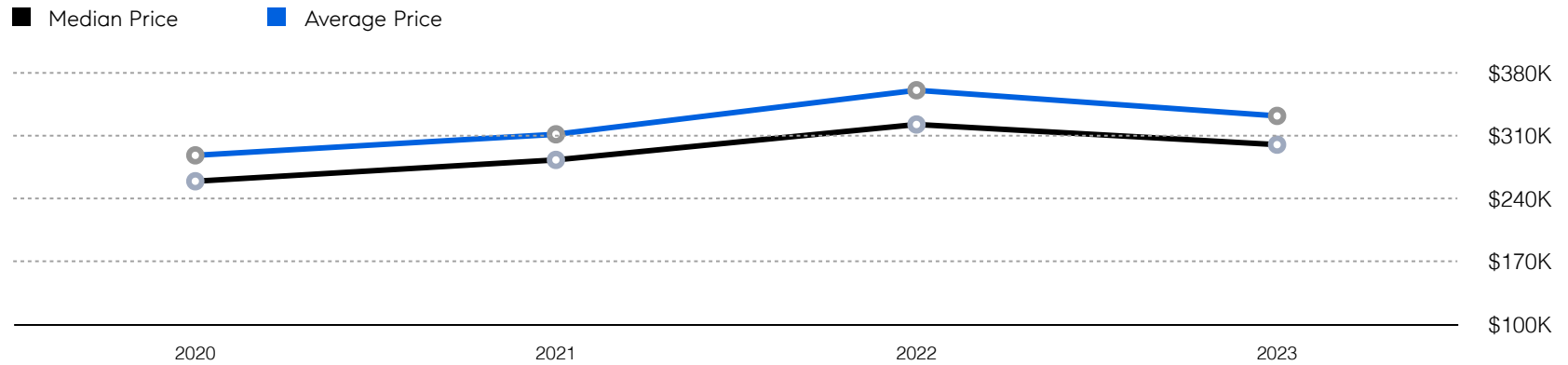
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	71	35	-50.7%
	SALES VOLUME	\$38,450,775	\$17,531,900	-54.4%
	MEDIAN PRICE	\$514,000	\$495,000	-3.7%
	AVERAGE PRICE	\$541,560	\$500,911	-7.5%
	AVERAGE DOM	66	61	-7.6%
	# OF CONTRACTS	76	60	-21.1%
	# NEW LISTINGS	86	71	-17.4%
Condo/Co-op/Townhouse	# OF SALES	107	92	-14.0%
	SALES VOLUME	\$28,619,187	\$24,639,467	-13.9%
	MEDIAN PRICE	\$261,700	\$275,000	5.1%
	AVERAGE PRICE	\$267,469	\$267,820	0.1%
	AVERAGE DOM	39	48	23.1%
	# OF CONTRACTS	138	137	-0.7%
	# NEW LISTINGS	141	137	-2.8%

Hackensack

Historic Sales



Historic Sales Prices

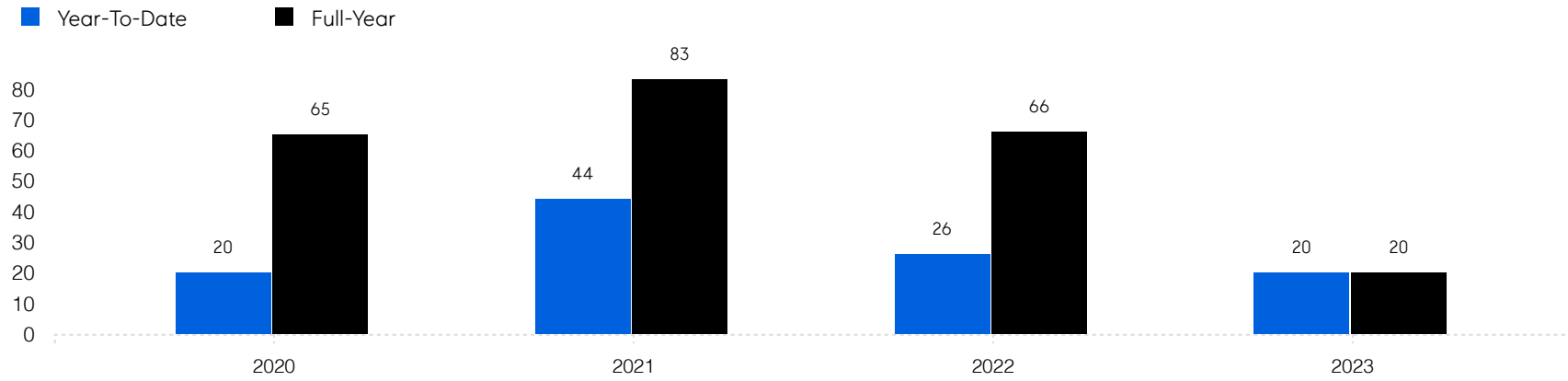


Haworth

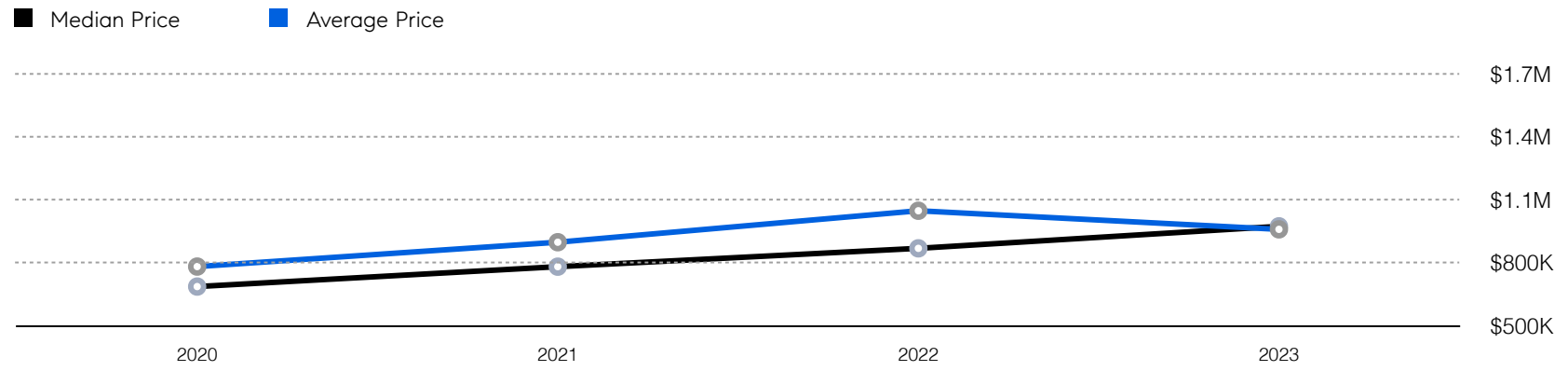
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	26	13	-50.0%
	SALES VOLUME	\$27,715,788	\$12,086,000	-56.4%
	MEDIAN PRICE	\$890,000	\$930,000	4.5%
	AVERAGE PRICE	\$1,065,992	\$929,692	-12.8%
	AVERAGE DOM	29	20	-31.0%
	# OF CONTRACTS	34	17	-50.0%
	# NEW LISTINGS	42	19	-54.8%
Condo/Co-op/Townhouse	# OF SALES	0	7	0.0%
	SALES VOLUME	-	\$7,077,000	-
	MEDIAN PRICE	-	\$980,000	-
	AVERAGE PRICE	-	\$1,011,000	-
	AVERAGE DOM	-	35	-
	# OF CONTRACTS	0	12	0.0%
	# NEW LISTINGS	12	24	100.0%

Haworth

Historic Sales



Historic Sales Prices

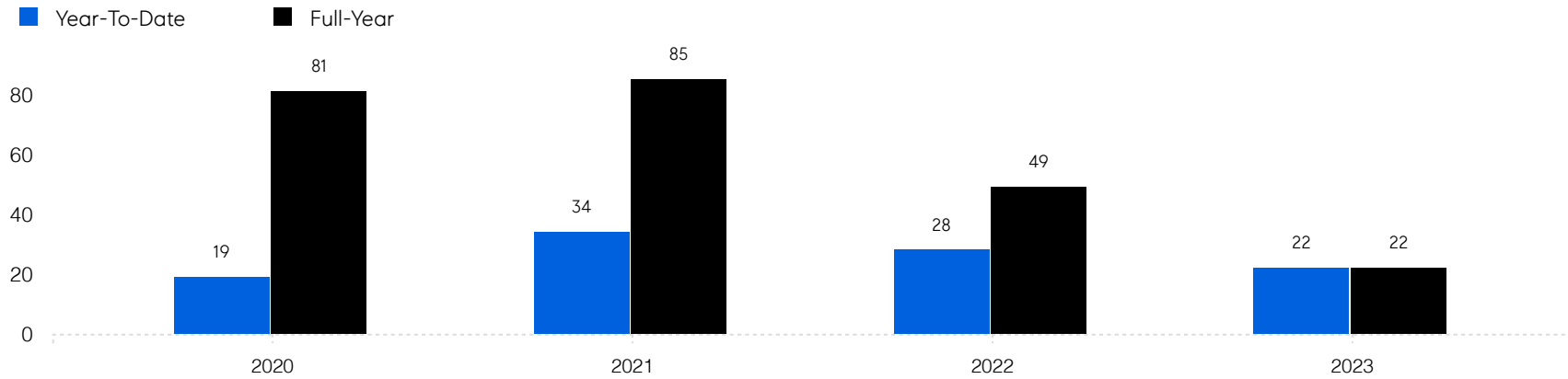


Harrington Park

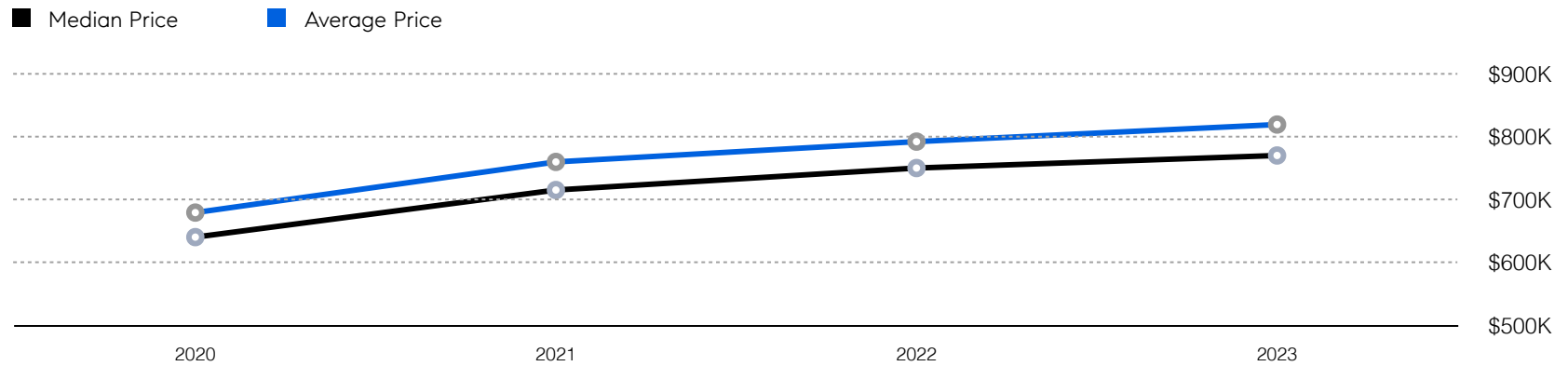
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	26	22	-15.4%
	SALES VOLUME	\$20,335,750	\$18,024,000	-11.4%
	MEDIAN PRICE	\$725,000	\$770,000	6.2%
	AVERAGE PRICE	\$782,144	\$819,273	4.7%
	AVERAGE DOM	39	30	-23.1%
	# OF CONTRACTS	35	37	5.7%
	# NEW LISTINGS	36	35	-2.8%
Condo/Co-op/Townhouse	# OF SALES	2	0	0.0%
	SALES VOLUME	\$1,510,000	-	-
	MEDIAN PRICE	\$755,000	-	-
	AVERAGE PRICE	\$755,000	-	-
	AVERAGE DOM	115	-	-
	# OF CONTRACTS	2	0	0.0%
	# NEW LISTINGS	2	1	-50.0%

Harrington Park

Historic Sales



Historic Sales Prices

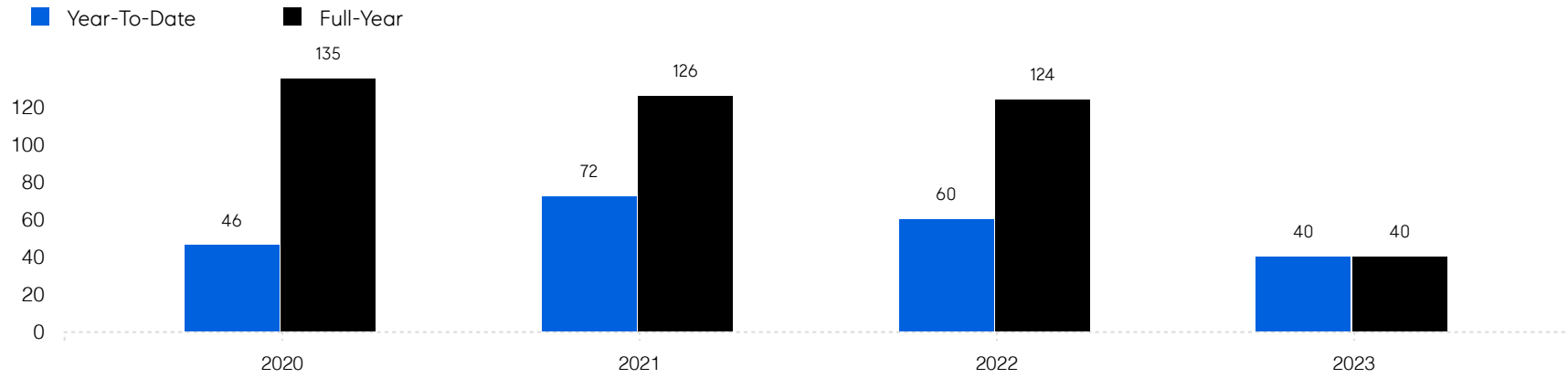


Hasbrouck Heights

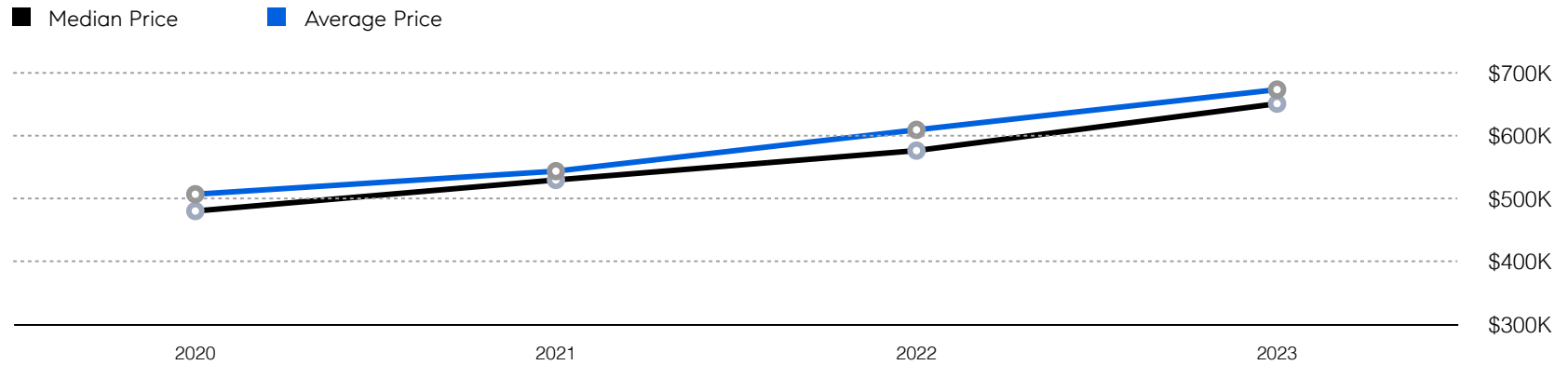
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	58	38	-34.5%
	SALES VOLUME	\$33,886,400	\$25,186,500	-25.7%
	MEDIAN PRICE	\$552,500	\$642,500	16.3%
	AVERAGE PRICE	\$584,248	\$662,803	13.4%
	AVERAGE DOM	26	34	30.8%
	# OF CONTRACTS	64	55	-14.1%
	# NEW LISTINGS	89	56	-37.1%
Condo/Co-op/Townhouse	# OF SALES	2	2	0.0%
	SALES VOLUME	\$975,000	\$1,750,000	79.5%
	MEDIAN PRICE	\$487,500	\$875,000	79.5%
	AVERAGE PRICE	\$487,500	\$875,000	79.5%
	AVERAGE DOM	28	37	32.1%
	# OF CONTRACTS	2	4	100.0%
	# NEW LISTINGS	3	4	33.3%

Hasbrouck Heights

Historic Sales



Historic Sales Prices

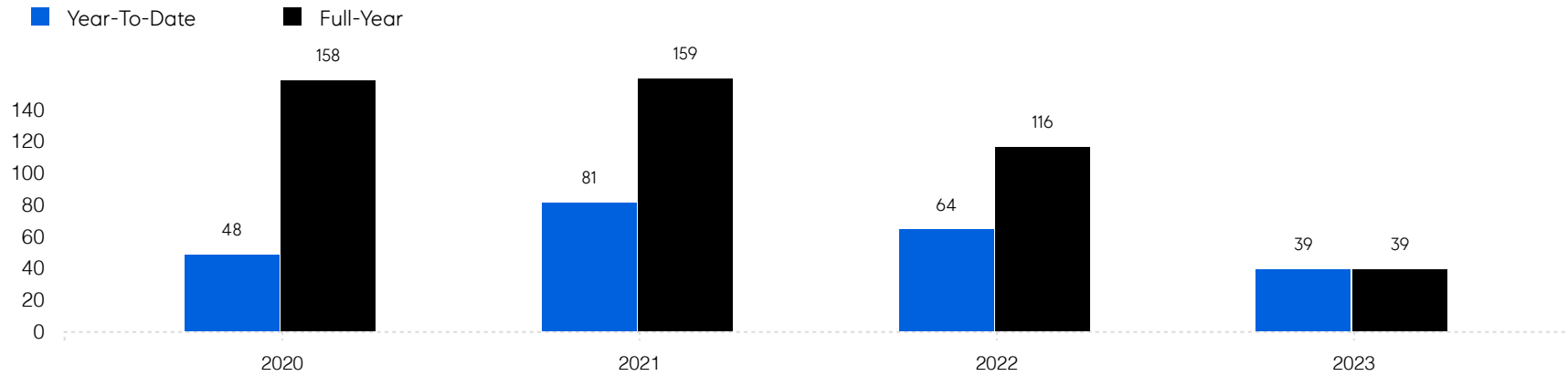


Hillsdale

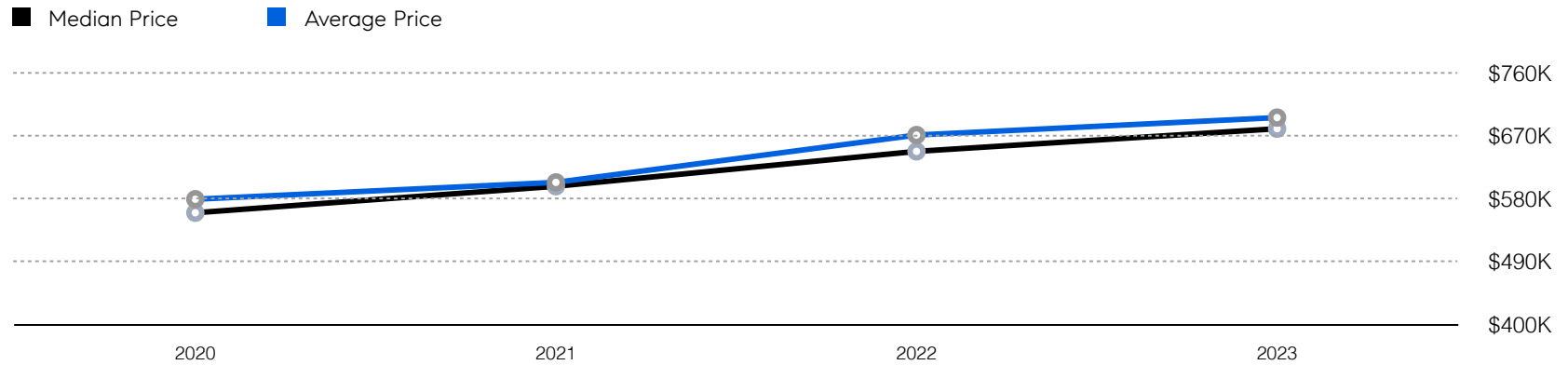
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	61	39	-36.1%
	SALES VOLUME	\$42,432,499	\$27,142,000	-36.0%
	MEDIAN PRICE	\$657,000	\$680,000	3.5%
	AVERAGE PRICE	\$695,615	\$695,949	0.0%
	AVERAGE DOM	22	41	86.4%
	# OF CONTRACTS	68	54	-20.6%
	# NEW LISTINGS	78	50	-35.9%
Condo/Co-op/Townhouse	# OF SALES	3	0	0.0%
	SALES VOLUME	\$1,607,300	-	-
	MEDIAN PRICE	\$625,000	-	-
	AVERAGE PRICE	\$535,767	-	-
	AVERAGE DOM	47	-	-
	# OF CONTRACTS	2	0	0.0%
	# NEW LISTINGS	1	0	0.0%

Hillsdale

Historic Sales



Historic Sales Prices

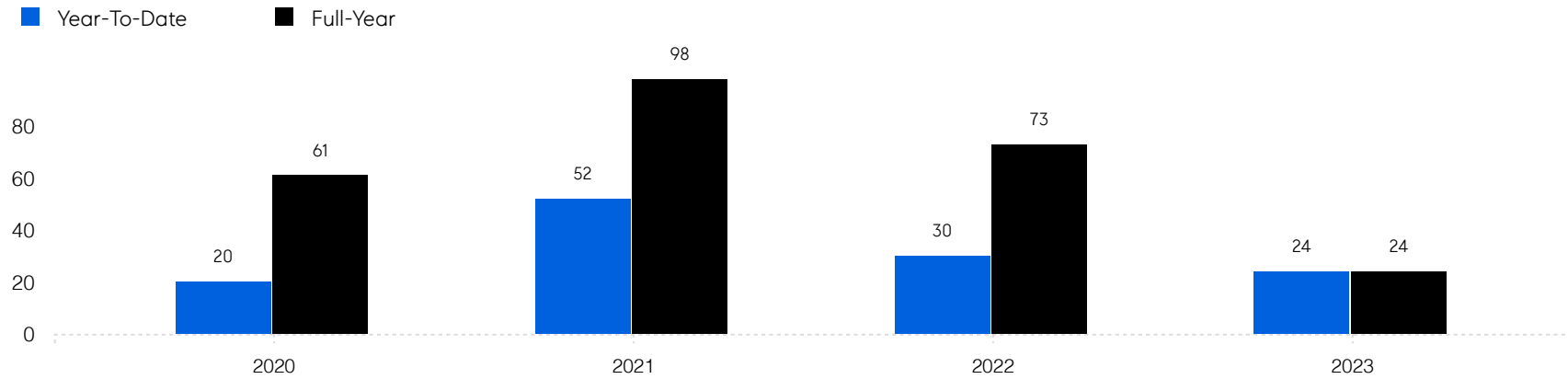


Ho-Ho-Kus

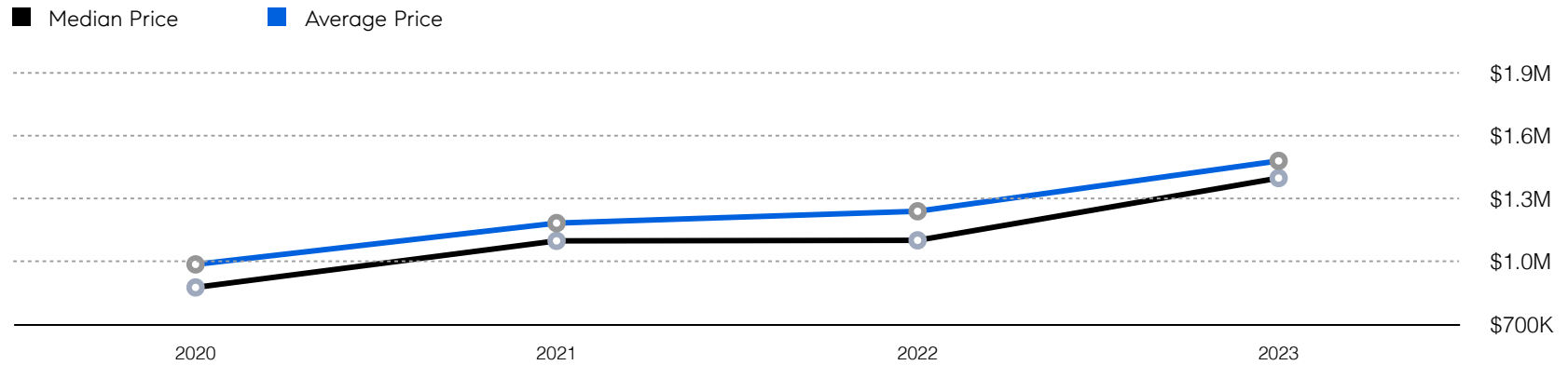
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	30	24	-20.0%
	SALES VOLUME	\$41,901,000	\$35,511,250	-15.2%
	MEDIAN PRICE	\$1,422,500	\$1,397,500	-1.8%
	AVERAGE PRICE	\$1,396,700	\$1,479,635	5.9%
	AVERAGE DOM	16	49	206.3%
	# OF CONTRACTS	52	33	-36.5%
	# NEW LISTINGS	61	34	-44.3%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	1	0	0.0%

Ho-Ho-Kus

Historic Sales



Historic Sales Prices

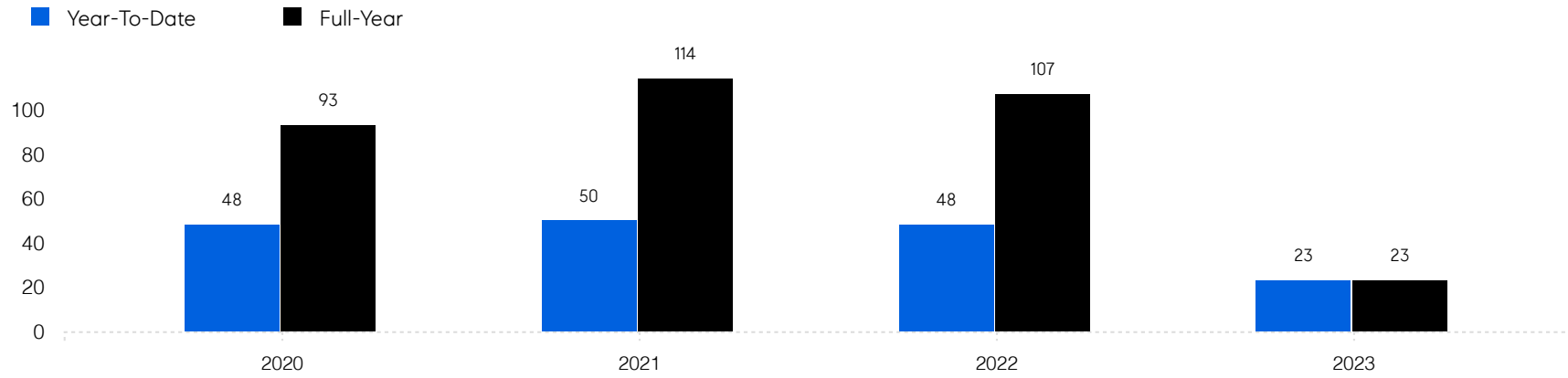


Leonia

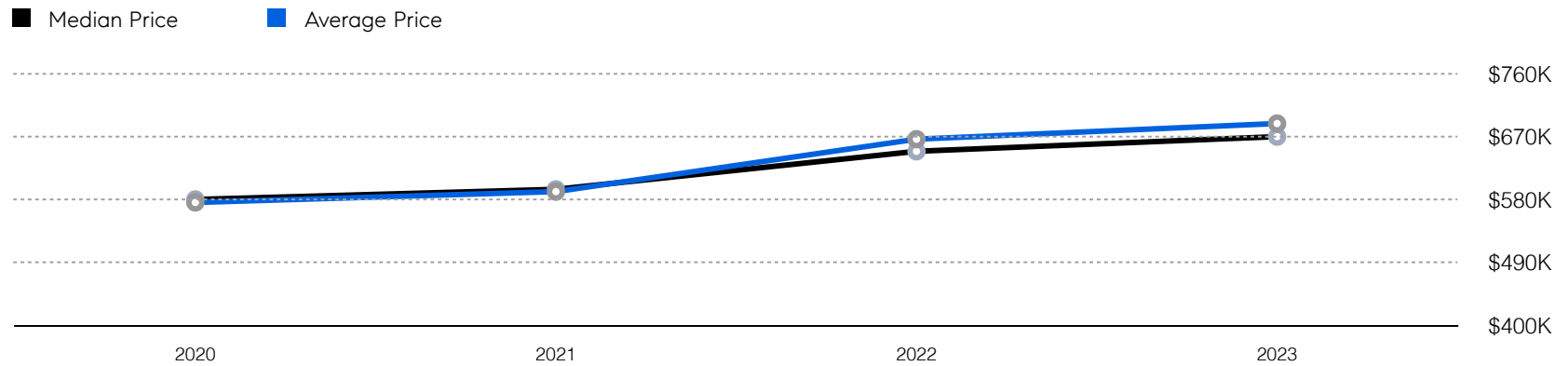
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	40	17	-57.5%
	SALES VOLUME	\$27,770,801	\$13,287,212	-52.2%
	MEDIAN PRICE	\$639,500	\$725,000	13.4%
	AVERAGE PRICE	\$694,270	\$781,601	12.6%
	AVERAGE DOM	57	38	-33.3%
	# OF CONTRACTS	43	22	-48.8%
	# NEW LISTINGS	48	31	-35.4%
Condo/Co-op/Townhouse	# OF SALES	8	6	-25.0%
	SALES VOLUME	\$2,746,000	\$2,555,000	-7.0%
	MEDIAN PRICE	\$329,500	\$375,000	13.8%
	AVERAGE PRICE	\$343,250	\$425,833	24.1%
	AVERAGE DOM	36	33	-8.3%
	# OF CONTRACTS	9	5	-44.4%
	# NEW LISTINGS	6	4	-33.3%

Leonia

Historic Sales



Historic Sales Prices

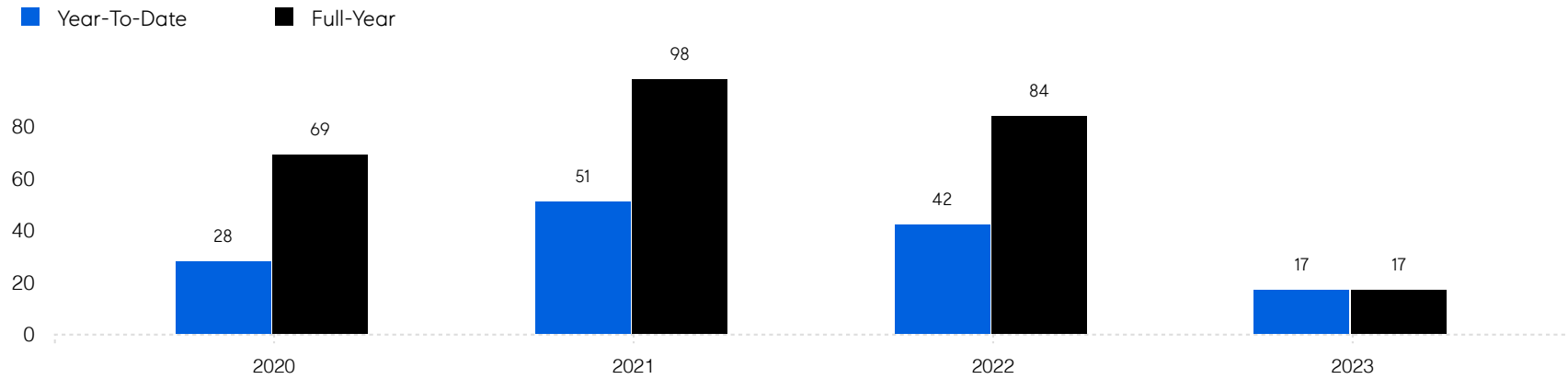


Little Ferry

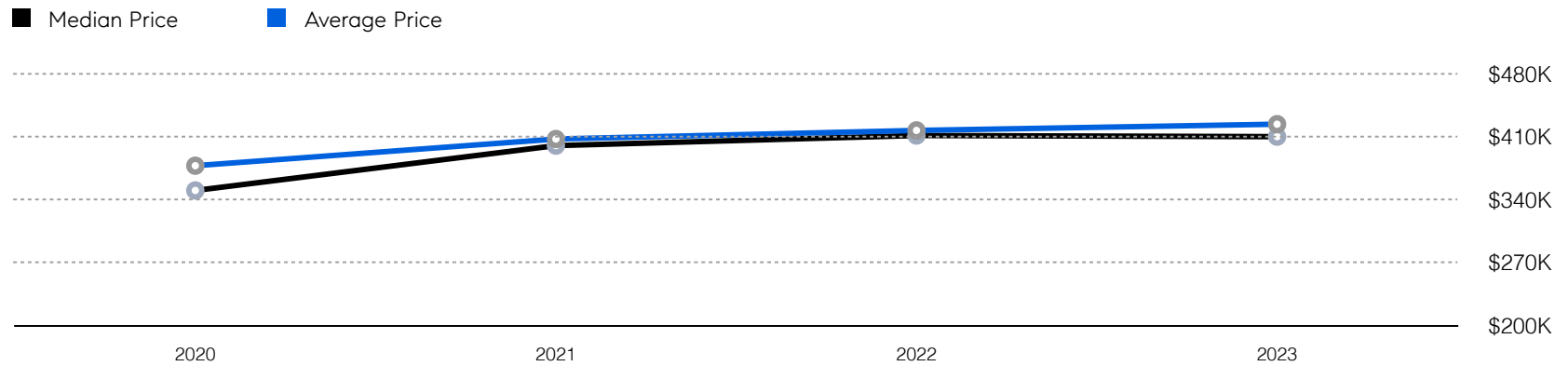
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	27	12	-55.6%
	SALES VOLUME	\$13,173,000	\$5,770,000	-56.2%
	MEDIAN PRICE	\$500,000	\$440,000	-12.0%
	AVERAGE PRICE	\$487,889	\$480,833	-1.4%
	AVERAGE DOM	45	40	-11.1%
	# OF CONTRACTS	38	24	-36.8%
	# NEW LISTINGS	35	27	-22.9%
Condo/Co-op/Townhouse	# OF SALES	15	5	-66.7%
	SALES VOLUME	\$4,189,599	\$1,436,000	-65.7%
	MEDIAN PRICE	\$275,000	\$281,000	2.2%
	AVERAGE PRICE	\$279,307	\$287,200	2.8%
	AVERAGE DOM	27	41	51.9%
	# OF CONTRACTS	14	10	-28.6%
	# NEW LISTINGS	16	8	-50.0%

Little Ferry

Historic Sales



Historic Sales Prices

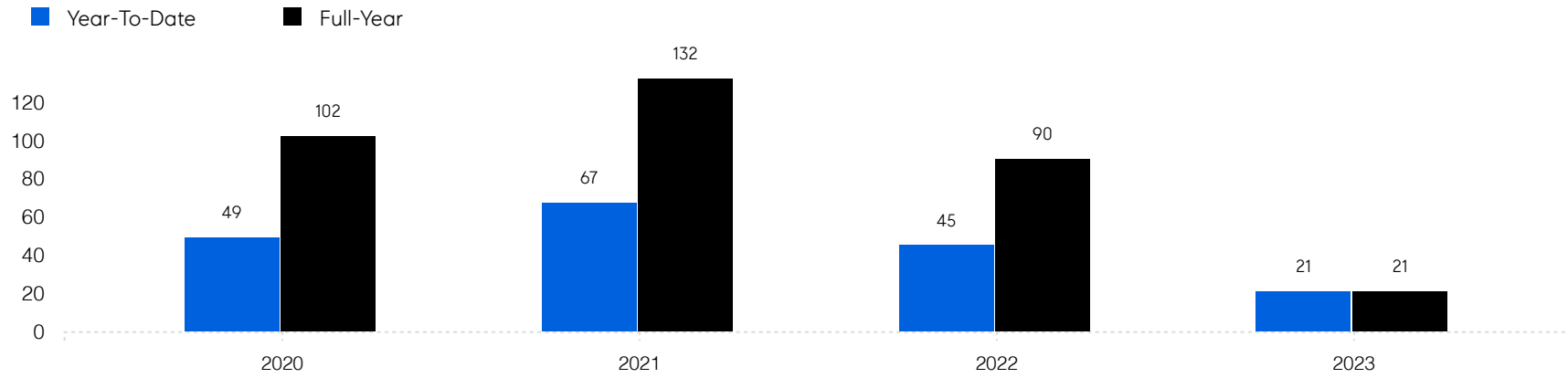


Lodi

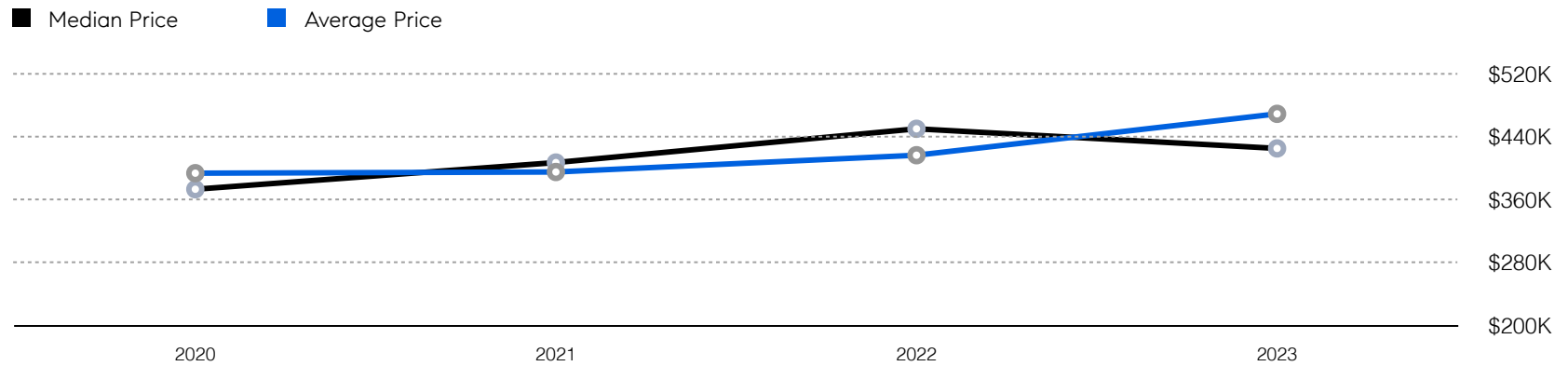
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	33	18	-45.5%
	SALES VOLUME	\$15,325,791	\$9,145,000	-40.3%
	MEDIAN PRICE	\$465,000	\$482,500	3.8%
	AVERAGE PRICE	\$464,418	\$508,056	9.4%
	AVERAGE DOM	32	38	18.8%
	# OF CONTRACTS	33	24	-27.3%
	# NEW LISTINGS	36	24	-33.3%
Condo/Co-op/Townhouse	# OF SALES	12	3	-75.0%
	SALES VOLUME	\$2,779,000	\$705,000	-74.6%
	MEDIAN PRICE	\$191,750	\$215,000	12.1%
	AVERAGE PRICE	\$231,583	\$235,000	1.5%
	AVERAGE DOM	25	20	-20.0%
	# OF CONTRACTS	14	6	-57.1%
	# NEW LISTINGS	18	7	-61.1%

Lodi

Historic Sales



Historic Sales Prices

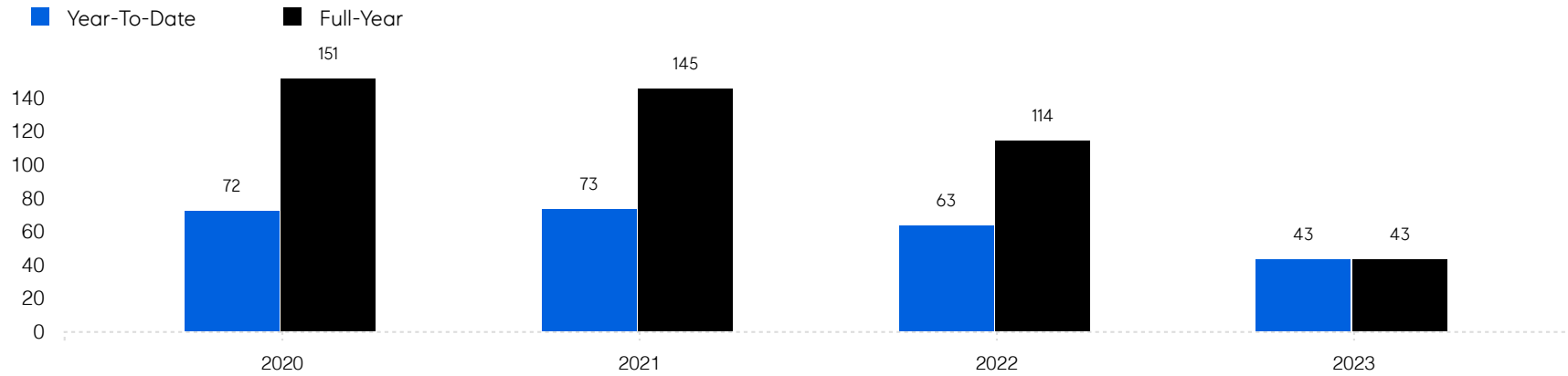


Lyndhurst

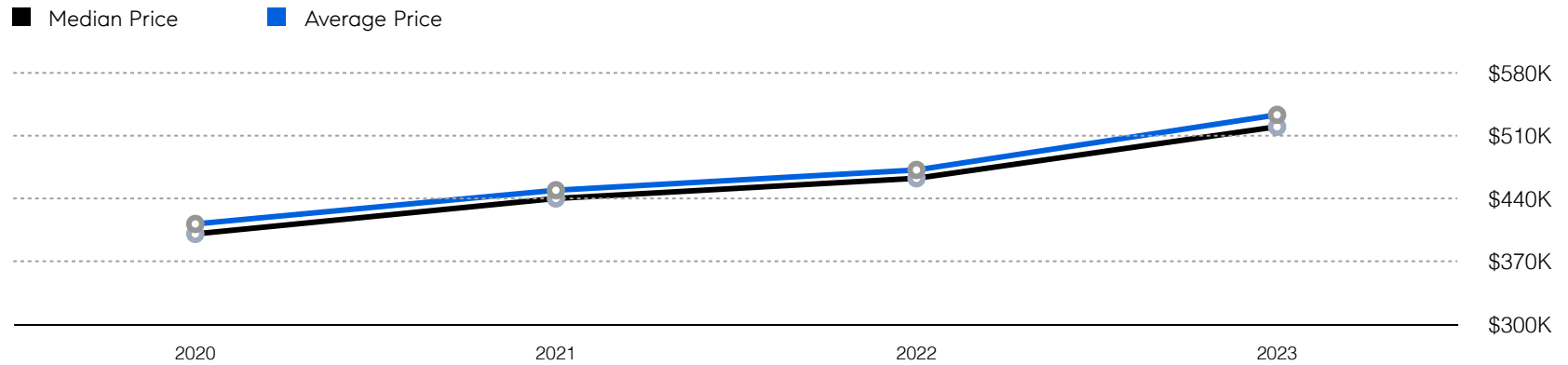
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	52	37	-28.8%
	SALES VOLUME	\$26,086,670	\$20,180,300	-22.6%
	MEDIAN PRICE	\$470,000	\$523,500	11.4%
	AVERAGE PRICE	\$501,667	\$545,414	8.7%
	AVERAGE DOM	28	28	0.0%
	# OF CONTRACTS	58	58	0.0%
	# NEW LISTINGS	78	57	-26.9%
Condo/Co-op/Townhouse	# OF SALES	11	6	-45.5%
	SALES VOLUME	\$3,088,000	\$2,749,000	-11.0%
	MEDIAN PRICE	\$270,000	\$400,000	48.1%
	AVERAGE PRICE	\$280,727	\$458,167	63.2%
	AVERAGE DOM	71	32	-54.9%
	# OF CONTRACTS	12	6	-50.0%
	# NEW LISTINGS	7	8	14.3%

Lyndhurst

Historic Sales



Historic Sales Prices

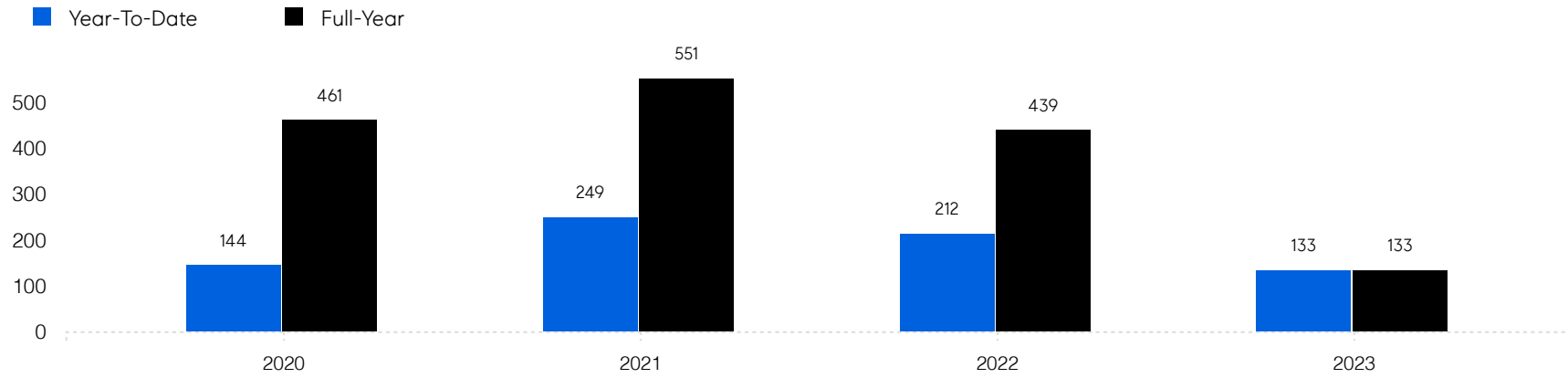


Mahwah

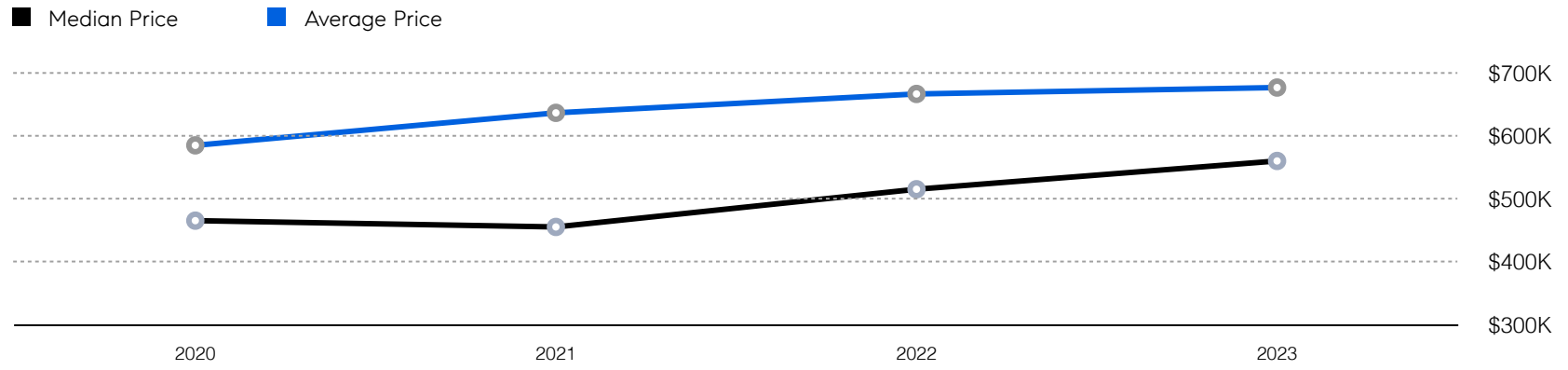
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	84	54	-35.7%
	SALES VOLUME	\$88,833,086	\$52,464,858	-40.9%
	MEDIAN PRICE	\$999,000	\$821,000	-17.8%
	AVERAGE PRICE	\$1,057,537	\$971,571	-8.1%
	AVERAGE DOM	40	46	15.0%
	# OF CONTRACTS	99	81	-18.2%
	# NEW LISTINGS	125	82	-34.4%
Condo/Co-op/Townhouse	# OF SALES	128	79	-38.3%
	SALES VOLUME	\$58,159,418	\$37,549,327	-35.4%
	MEDIAN PRICE	\$415,000	\$452,000	8.9%
	AVERAGE PRICE	\$454,370	\$475,308	4.6%
	AVERAGE DOM	29	28	-3.4%
	# OF CONTRACTS	145	103	-29.0%
	# NEW LISTINGS	151	101	-33.1%

Mahwah

Historic Sales



Historic Sales Prices

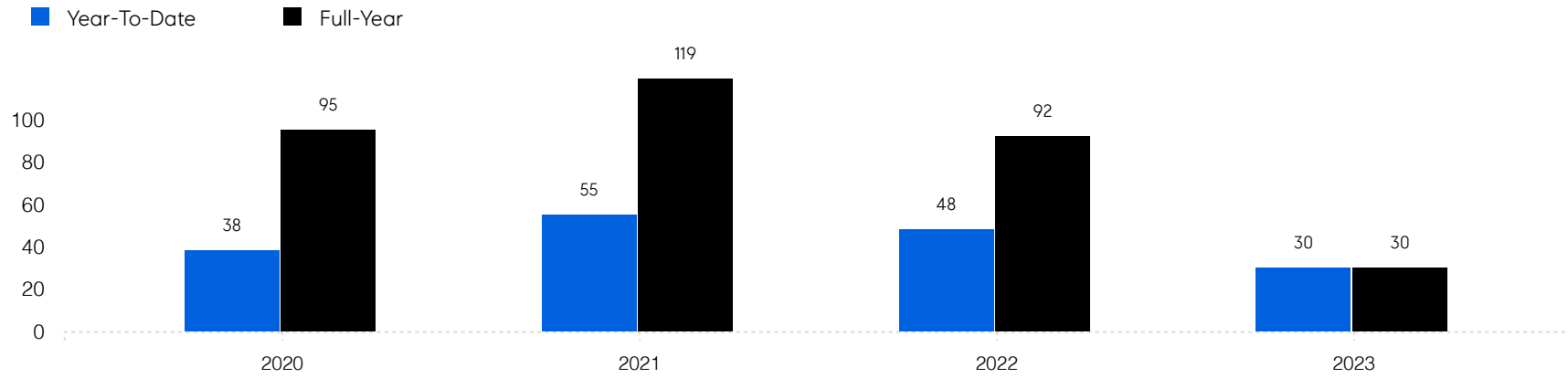


Maywood

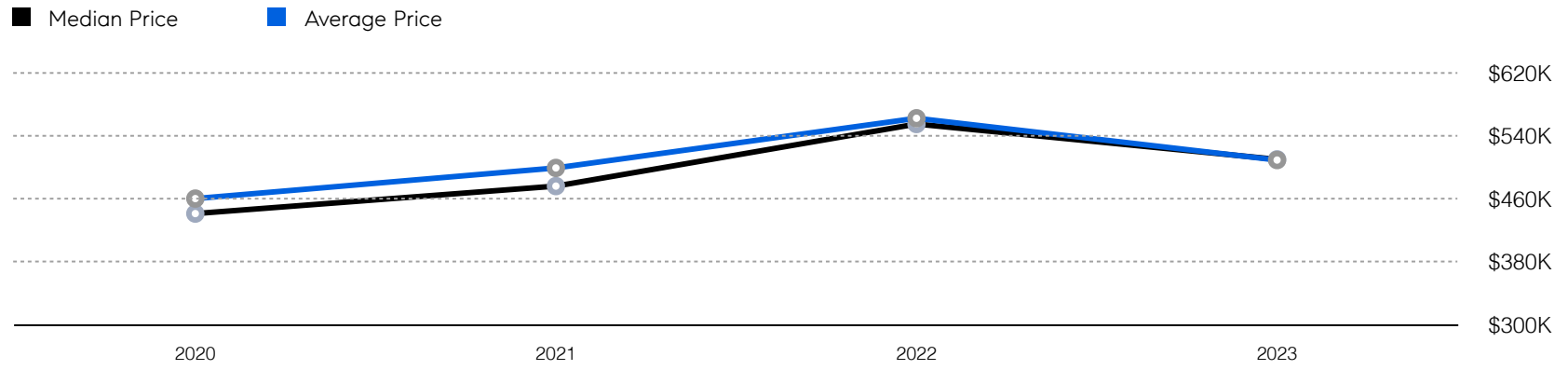
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	48	30	-37.5%
	SALES VOLUME	\$26,958,033	\$15,274,288	-43.3%
	MEDIAN PRICE	\$552,500	\$510,000	-7.7%
	AVERAGE PRICE	\$561,626	\$509,143	-9.3%
	AVERAGE DOM	27	33	22.2%
	# OF CONTRACTS	56	43	-23.2%
	# NEW LISTINGS	62	39	-37.1%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	0	0	0.0%

Maywood

Historic Sales



Historic Sales Prices

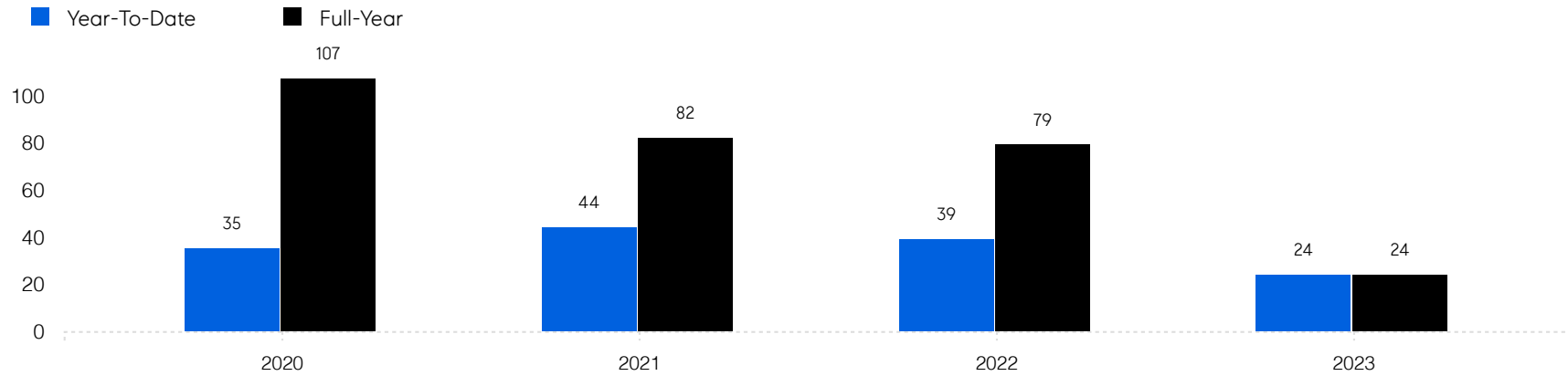


Midland Park

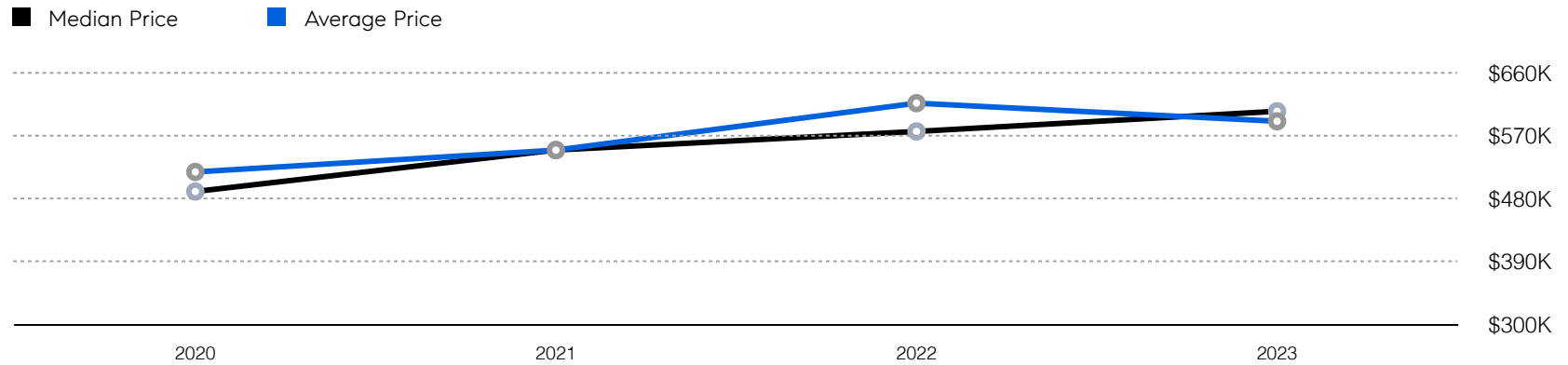
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	37	23	-37.8%
	SALES VOLUME	\$22,481,356	\$13,883,400	-38.2%
	MEDIAN PRICE	\$587,500	\$605,000	3.0%
	AVERAGE PRICE	\$607,604	\$603,626	-0.7%
	AVERAGE DOM	41	28	-31.7%
	# OF CONTRACTS	45	36	-20.0%
	# NEW LISTINGS	44	32	-27.3%
Condo/Co-op/Townhouse	# OF SALES	2	1	-50.0%
	SALES VOLUME	\$500,000	\$293,000	-41.4%
	MEDIAN PRICE	\$250,000	\$293,000	17.2%
	AVERAGE PRICE	\$250,000	\$293,000	17.2%
	AVERAGE DOM	28	7	-75.0%
	# OF CONTRACTS	2	1	-50.0%
	# NEW LISTINGS	2	1	-50.0%

Midland Park

Historic Sales



Historic Sales Prices

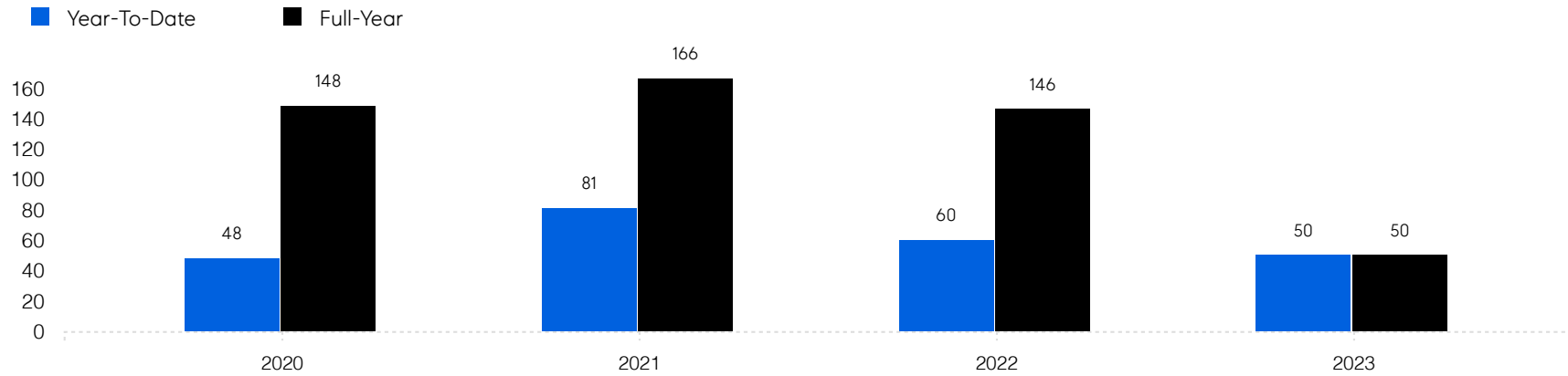


Montvale

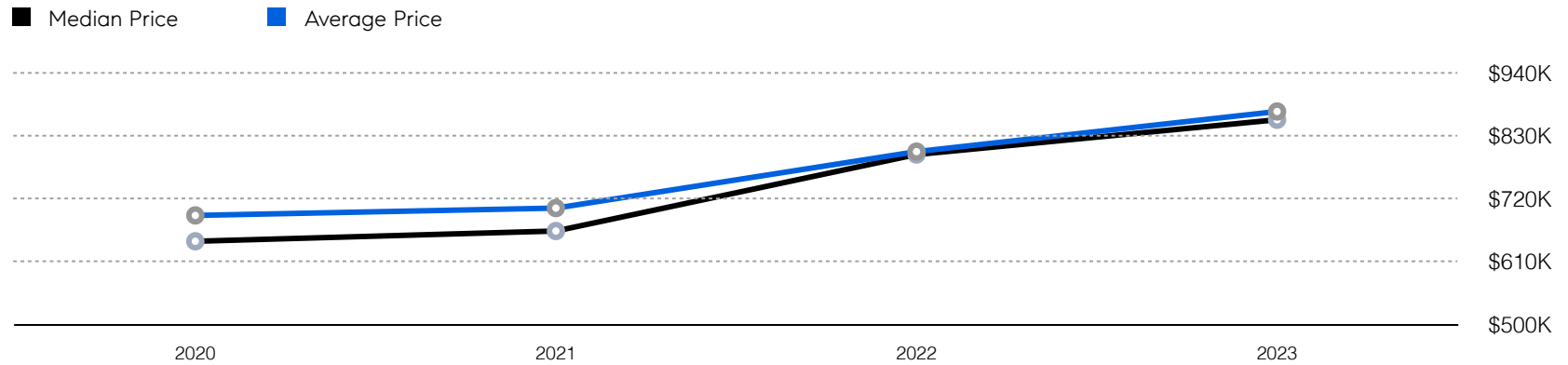
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	32	24	-25.0%
	SALES VOLUME	\$25,425,400	\$22,627,600	-11.0%
	MEDIAN PRICE	\$690,000	\$880,500	27.6%
	AVERAGE PRICE	\$794,544	\$942,817	18.7%
	AVERAGE DOM	27	35	29.6%
	# OF CONTRACTS	50	32	-36.0%
	# NEW LISTINGS	63	41	-34.9%
Condo/Co-op/Townhouse	# OF SALES	28	26	-7.1%
	SALES VOLUME	\$25,463,404	\$20,992,188	-17.6%
	MEDIAN PRICE	\$946,685	\$828,200	-12.5%
	AVERAGE PRICE	\$909,407	\$807,392	-11.2%
	AVERAGE DOM	108	55	-49.1%
	# OF CONTRACTS	39	35	-10.3%
	# NEW LISTINGS	41	52	26.8%

Montvale

Historic Sales



Historic Sales Prices

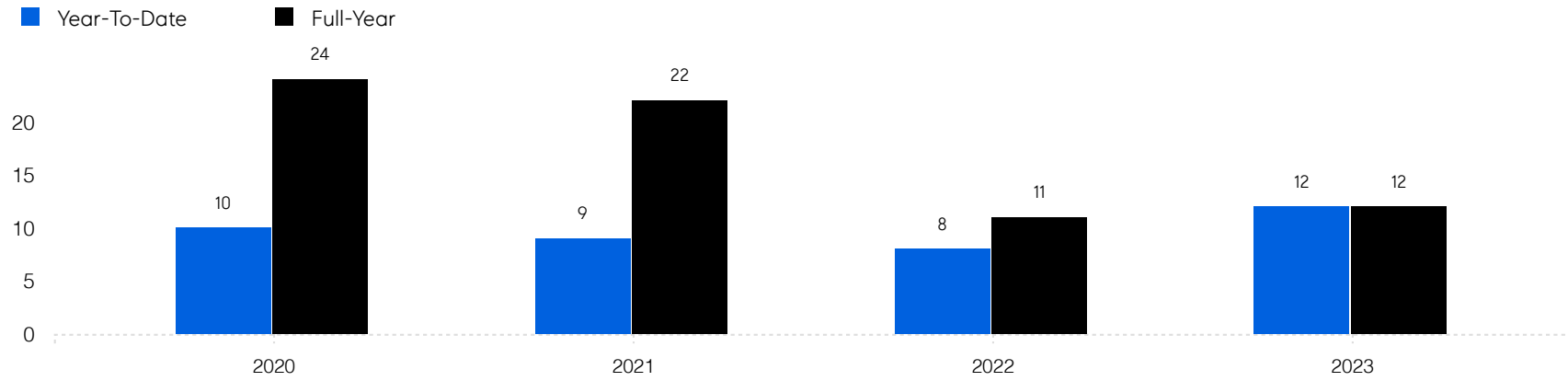


Moonachie

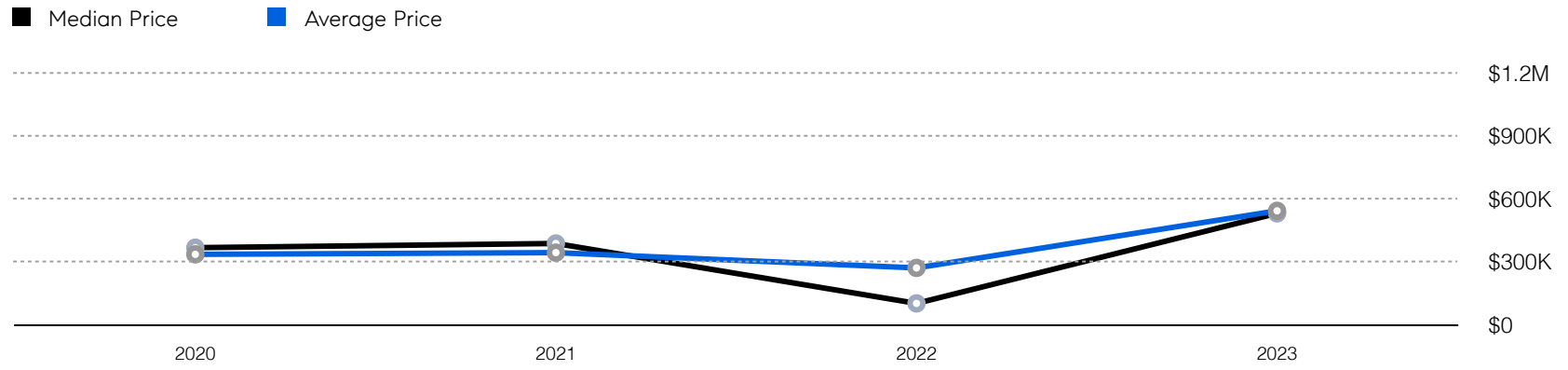
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	8	12	50.0%
	SALES VOLUME	\$2,398,900	\$6,503,800	171.1%
	MEDIAN PRICE	\$230,000	\$529,900	130.4%
	AVERAGE PRICE	\$299,863	\$541,983	80.7%
	AVERAGE DOM	50	79	58.0%
	# OF CONTRACTS	10	17	70.0%
	# NEW LISTINGS	17	25	47.1%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	0	0	0.0%

Moonachie

Historic Sales



Historic Sales Prices

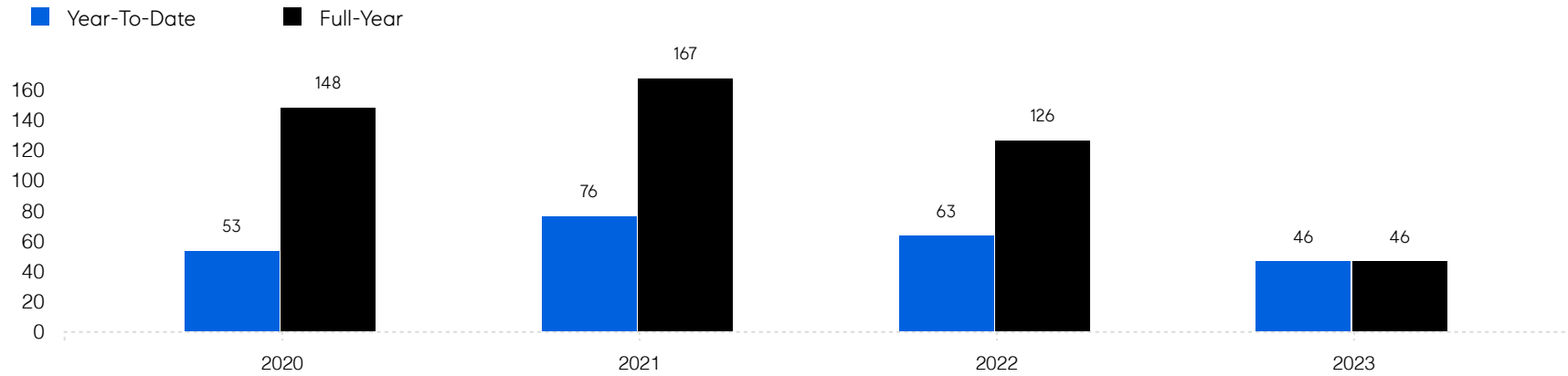


New Milford

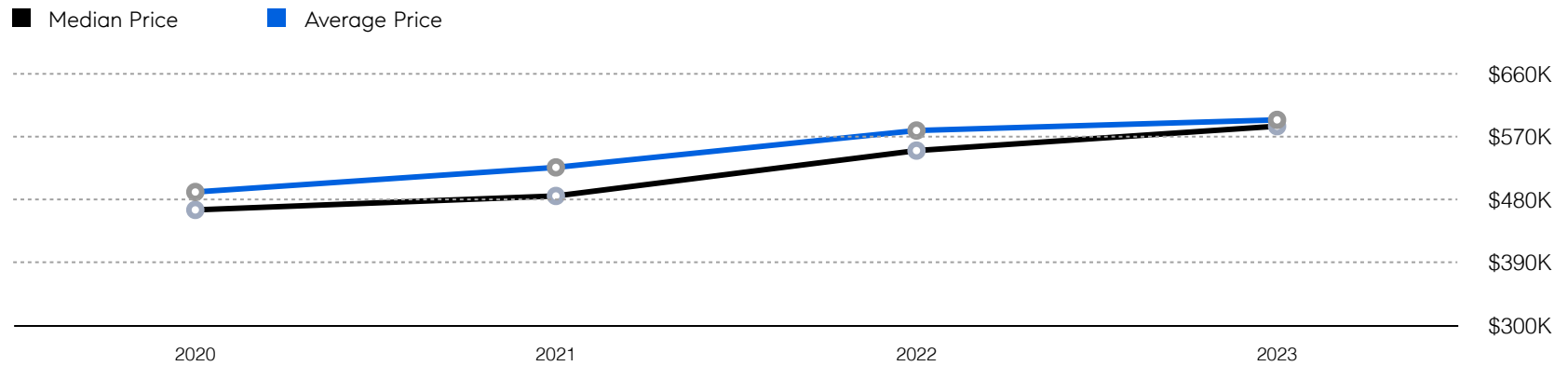
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	56	44	-21.4%
	SALES VOLUME	\$31,482,502	\$26,375,268	-16.2%
	MEDIAN PRICE	\$555,000	\$586,250	5.6%
	AVERAGE PRICE	\$562,188	\$599,438	6.6%
	AVERAGE DOM	30	46	53.3%
	# OF CONTRACTS	75	55	-26.7%
	# NEW LISTINGS	96	55	-42.7%
Condo/Co-op/Townhouse	# OF SALES	7	2	-71.4%
	SALES VOLUME	\$3,051,338	\$950,000	-68.9%
	MEDIAN PRICE	\$515,000	\$475,000	-7.8%
	AVERAGE PRICE	\$435,905	\$475,000	9.0%
	AVERAGE DOM	50	48	-4.0%
	# OF CONTRACTS	8	2	-75.0%
	# NEW LISTINGS	7	4	-42.9%

New Milford

Historic Sales



Historic Sales Prices

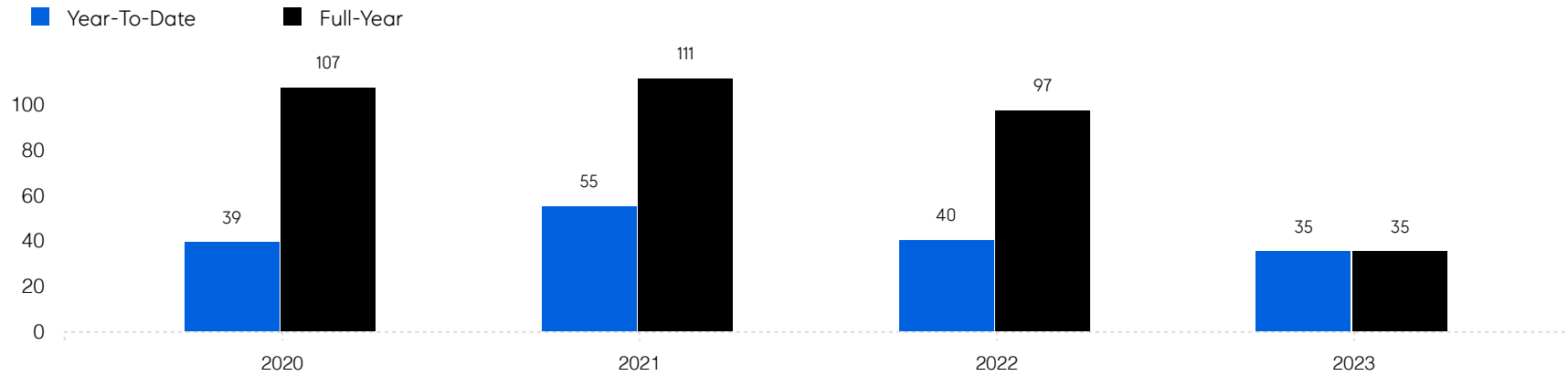


North Arlington

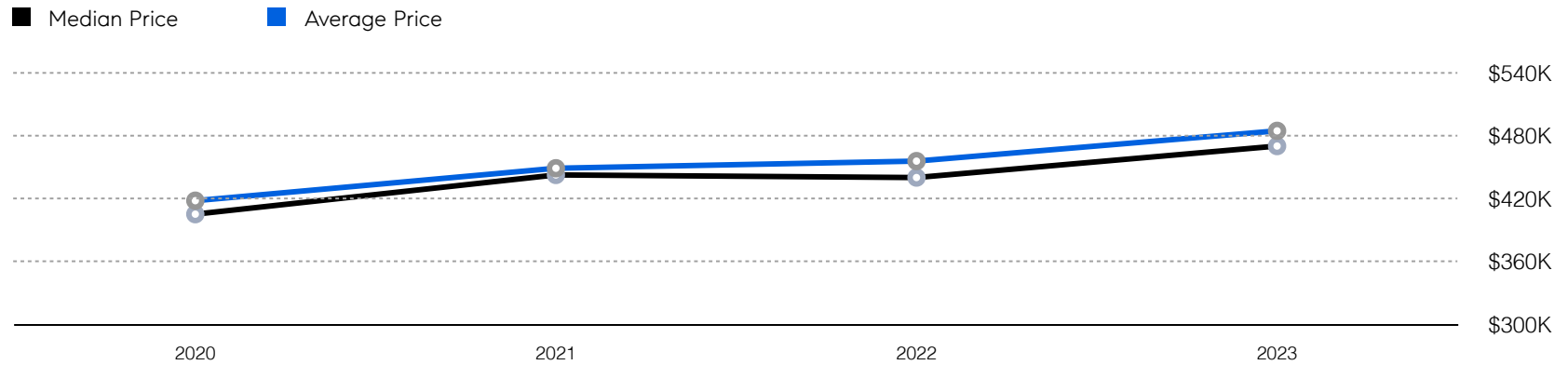
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	37	33	-10.8%
	SALES VOLUME	\$17,247,800	\$16,216,711	-6.0%
	MEDIAN PRICE	\$440,000	\$474,000	7.7%
	AVERAGE PRICE	\$466,157	\$491,415	5.4%
	AVERAGE DOM	42	33	-21.4%
	# OF CONTRACTS	38	44	15.8%
	# NEW LISTINGS	65	47	-27.7%
Condo/Co-op/Townhouse	# OF SALES	3	2	-33.3%
	SALES VOLUME	\$805,000	\$745,000	-7.5%
	MEDIAN PRICE	\$285,000	\$372,500	30.7%
	AVERAGE PRICE	\$268,333	\$372,500	38.8%
	AVERAGE DOM	47	51	8.5%
	# OF CONTRACTS	2	3	50.0%
	# NEW LISTINGS	6	3	-50.0%

North Arlington

Historic Sales



Historic Sales Prices

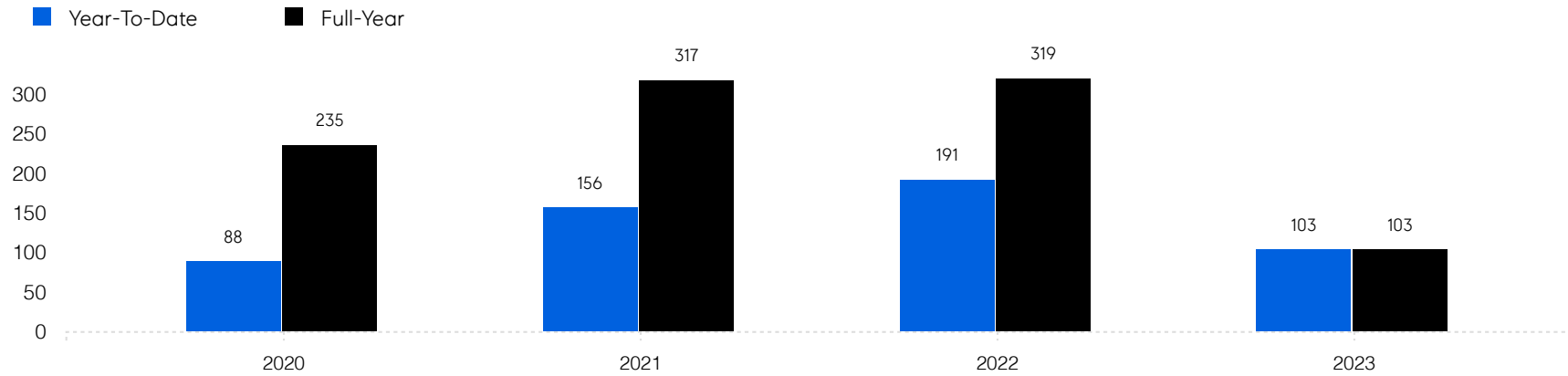


North Bergen

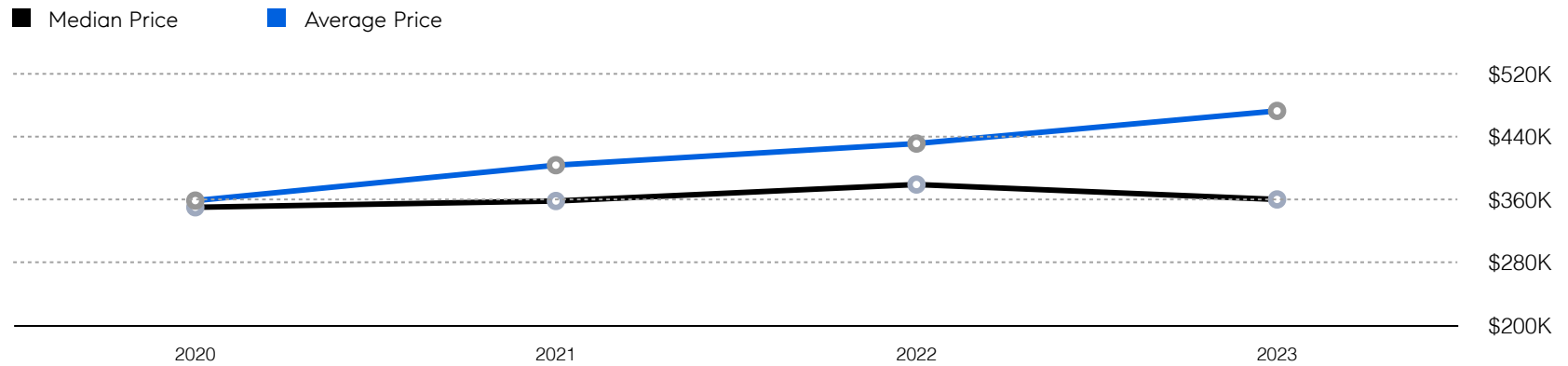
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	60	31	-48.3%
	SALES VOLUME	\$32,502,661	\$16,035,900	-50.7%
	MEDIAN PRICE	\$525,500	\$515,000	-2.0%
	AVERAGE PRICE	\$541,711	\$517,287	-4.5%
	AVERAGE DOM	40	43	7.5%
	# OF CONTRACTS	44	41	-6.8%
	# NEW LISTINGS	72	53	-26.4%
Condo/Co-op/Townhouse	# OF SALES	131	72	-45.0%
	SALES VOLUME	\$51,648,688	\$32,662,988	-36.8%
	MEDIAN PRICE	\$320,000	\$312,500	-2.3%
	AVERAGE PRICE	\$394,265	\$453,653	15.1%
	AVERAGE DOM	48	38	-20.8%
	# OF CONTRACTS	124	90	-27.4%
	# NEW LISTINGS	230	141	-38.7%

North Bergen

Historic Sales



Historic Sales Prices

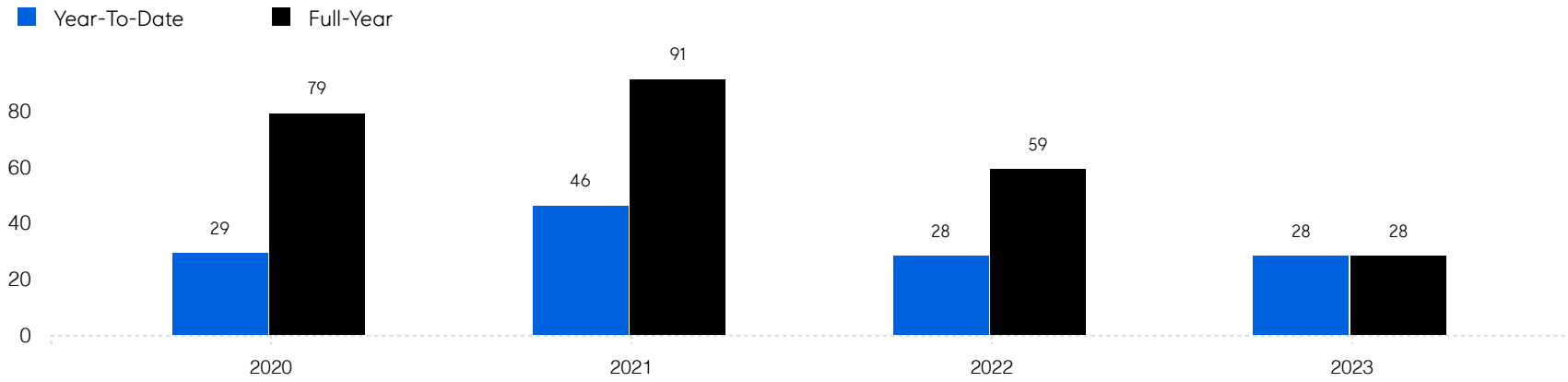


Northvale

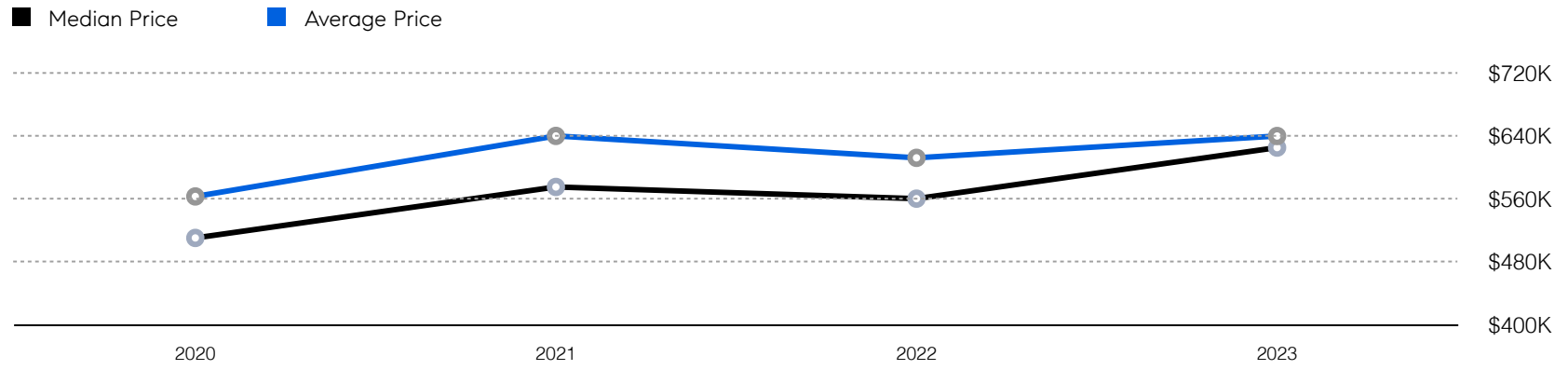
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	28	13	-53.6%
	SALES VOLUME	\$17,082,000	\$8,808,000	-48.4%
	MEDIAN PRICE	\$575,000	\$625,000	8.7%
	AVERAGE PRICE	\$610,071	\$677,538	11.1%
	AVERAGE DOM	46	56	21.7%
	# OF CONTRACTS	31	18	-41.9%
	# NEW LISTINGS	36	19	-47.2%
Condo/Co-op/Townhouse	# OF SALES	0	15	0.0%
	SALES VOLUME	-	\$9,105,000	-
	MEDIAN PRICE	-	\$625,000	-
	AVERAGE PRICE	-	\$607,000	-
	AVERAGE DOM	-	80	-
	# OF CONTRACTS	19	10	-47.4%
	# NEW LISTINGS	22	7	-68.2%

Northvale

Historic Sales



Historic Sales Prices

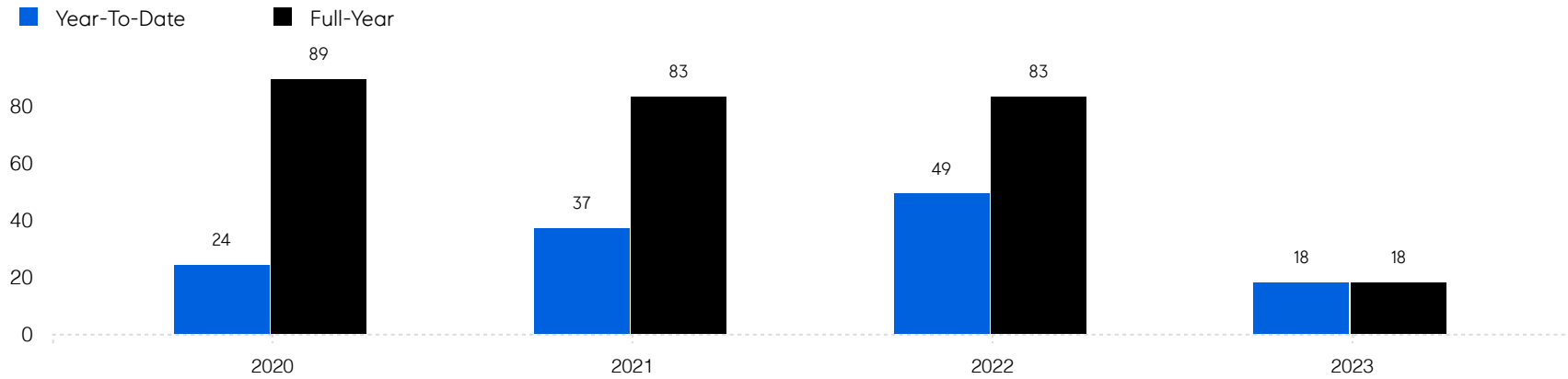


Norwood

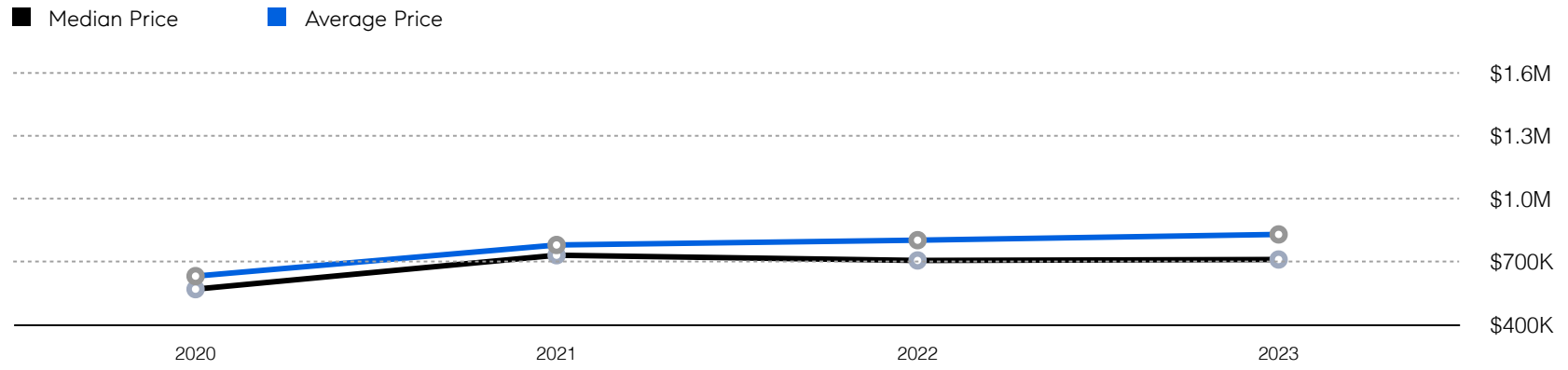
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	38	11	-71.1%
	SALES VOLUME	\$31,064,554	\$10,370,000	-66.6%
	MEDIAN PRICE	\$740,000	\$795,000	7.4%
	AVERAGE PRICE	\$817,488	\$942,727	15.3%
	AVERAGE DOM	23	82	256.5%
	# OF CONTRACTS	39	16	-59.0%
	# NEW LISTINGS	50	19	-62.0%
Condo/Co-op/Townhouse	# OF SALES	11	7	-36.4%
	SALES VOLUME	\$7,602,990	\$4,556,593	-40.1%
	MEDIAN PRICE	\$700,000	\$670,000	-4.3%
	AVERAGE PRICE	\$691,181	\$650,942	-5.8%
	AVERAGE DOM	35	19	-45.7%
	# OF CONTRACTS	10	10	0.0%
	# NEW LISTINGS	14	16	14.3%

Norwood

Historic Sales



Historic Sales Prices

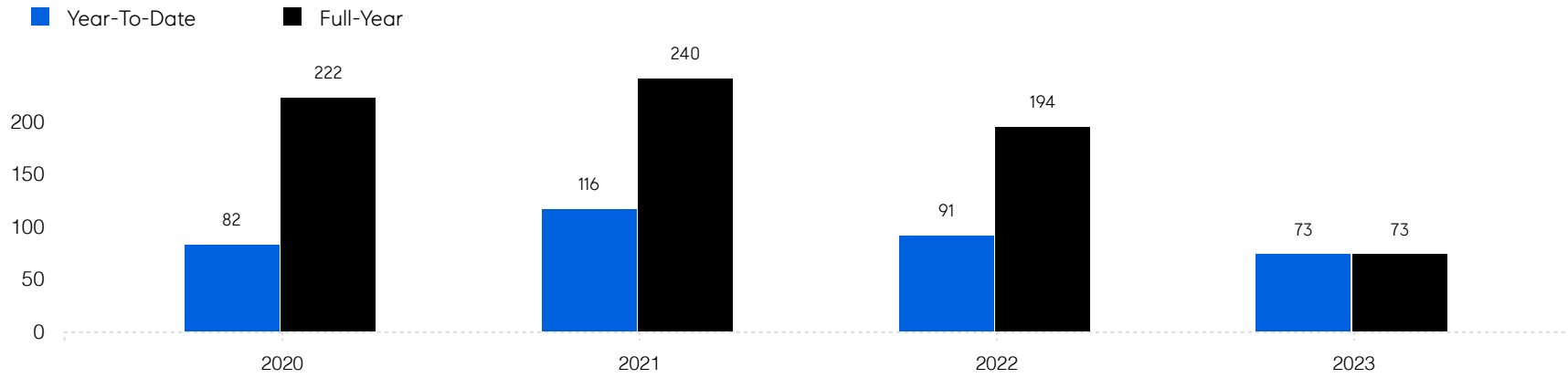


Oakland

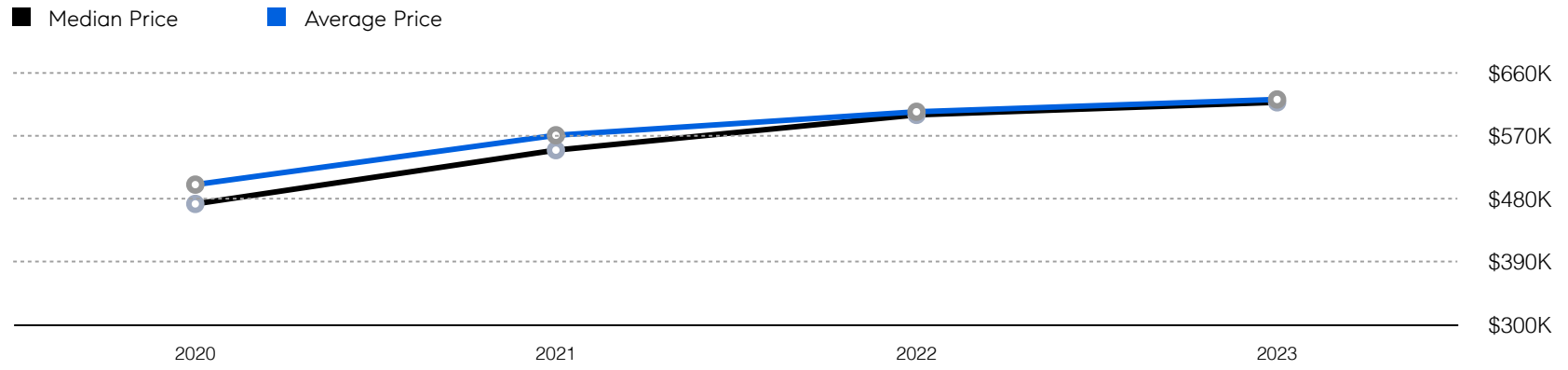
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	82	69	-15.9%
	SALES VOLUME	\$48,230,958	\$43,674,924	-9.4%
	MEDIAN PRICE	\$578,000	\$621,000	7.4%
	AVERAGE PRICE	\$588,182	\$632,970	7.6%
	AVERAGE DOM	26	37	42.3%
	# OF CONTRACTS	90	98	8.9%
	# NEW LISTINGS	115	120	4.3%
Condo/Co-op/Townhouse	# OF SALES	9	4	-55.6%
	SALES VOLUME	\$5,171,668	\$1,736,726	-66.4%
	MEDIAN PRICE	\$635,000	\$434,157	-31.6%
	AVERAGE PRICE	\$574,630	\$434,182	-24.4%
	AVERAGE DOM	26	24	-7.7%
	# OF CONTRACTS	7	5	-28.6%
	# NEW LISTINGS	8	6	-25.0%

Oakland

Historic Sales



Historic Sales Prices

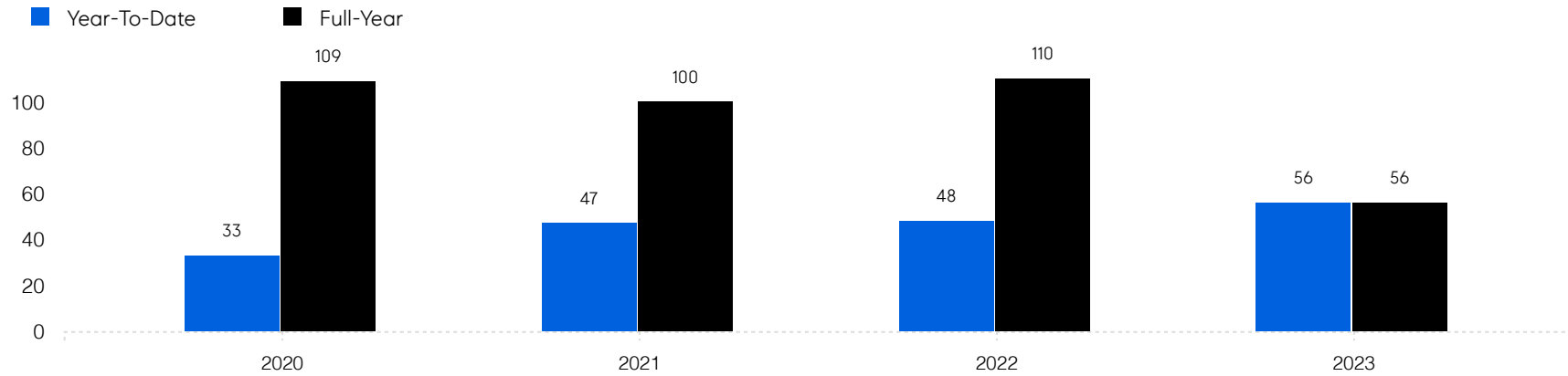


Old Tappan

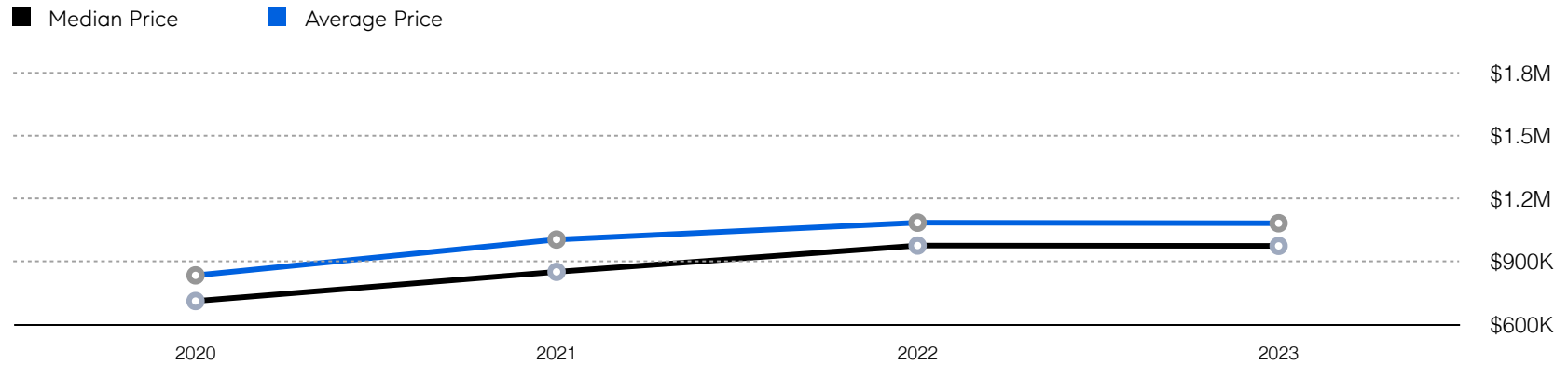
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	40	22	-45.0%
	SALES VOLUME	\$48,684,694	\$27,183,277	-44.2%
	MEDIAN PRICE	\$1,203,514	\$1,264,500	5.1%
	AVERAGE PRICE	\$1,217,117	\$1,235,604	1.5%
	AVERAGE DOM	39	37	-5.1%
	# OF CONTRACTS	39	31	-20.5%
	# NEW LISTINGS	55	40	-27.3%
Condo/Co-op/Townhouse	# OF SALES	8	34	325.0%
	SALES VOLUME	\$5,269,296	\$33,393,401	533.7%
	MEDIAN PRICE	\$752,500	\$943,430	25.4%
	AVERAGE PRICE	\$658,662	\$982,159	49.1%
	AVERAGE DOM	41	59	43.9%
	# OF CONTRACTS	34	30	-11.8%
	# NEW LISTINGS	46	20	-56.5%

Old Tappan

Historic Sales



Historic Sales Prices

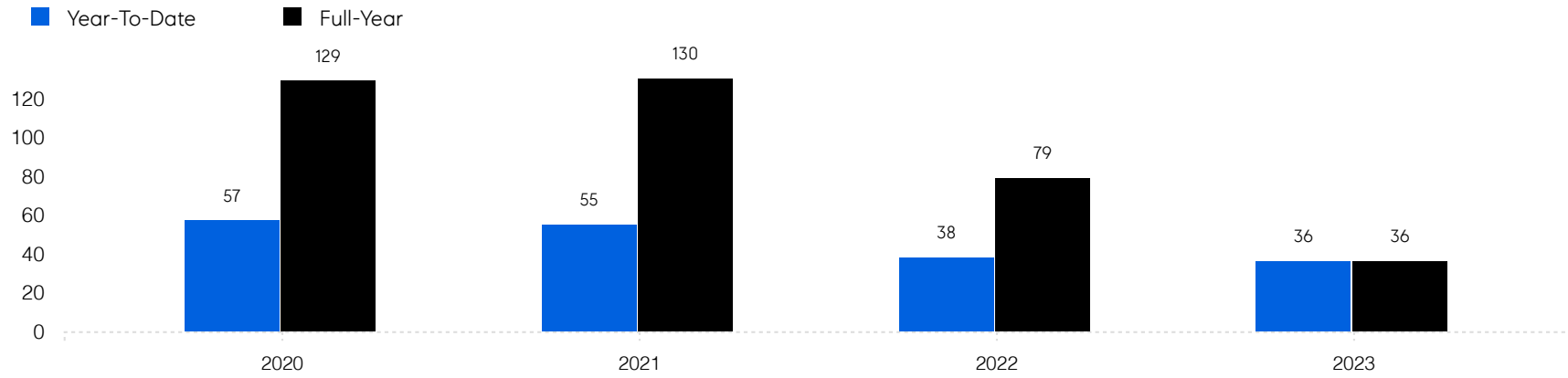


Oradell

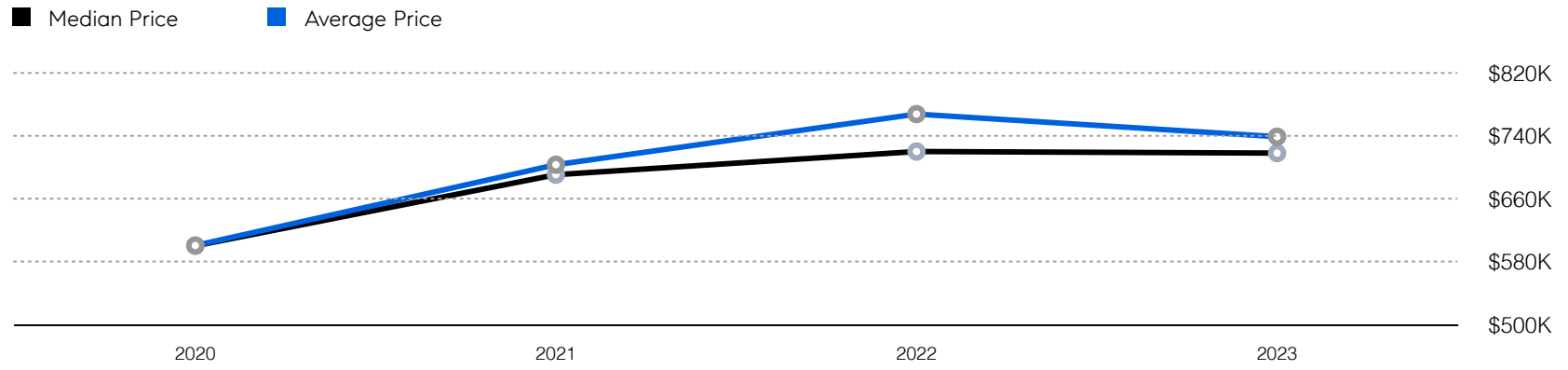
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	38	36	-5.3%
	SALES VOLUME	\$30,327,888	\$26,599,999	-12.3%
	MEDIAN PRICE	\$742,500	\$718,000	-3.3%
	AVERAGE PRICE	\$798,102	\$738,889	-7.4%
	AVERAGE DOM	26	24	-7.7%
	# OF CONTRACTS	46	43	-6.5%
	# NEW LISTINGS	66	42	-36.4%
Condo/Co-op/Townhouse	# OF SALES	0	0	0.0%
	SALES VOLUME	-	-	-
	MEDIAN PRICE	-	-	-
	AVERAGE PRICE	-	-	-
	AVERAGE DOM	-	-	-
	# OF CONTRACTS	0	0	0.0%
	# NEW LISTINGS	0	0	0.0%

Oradell

Historic Sales



Historic Sales Prices

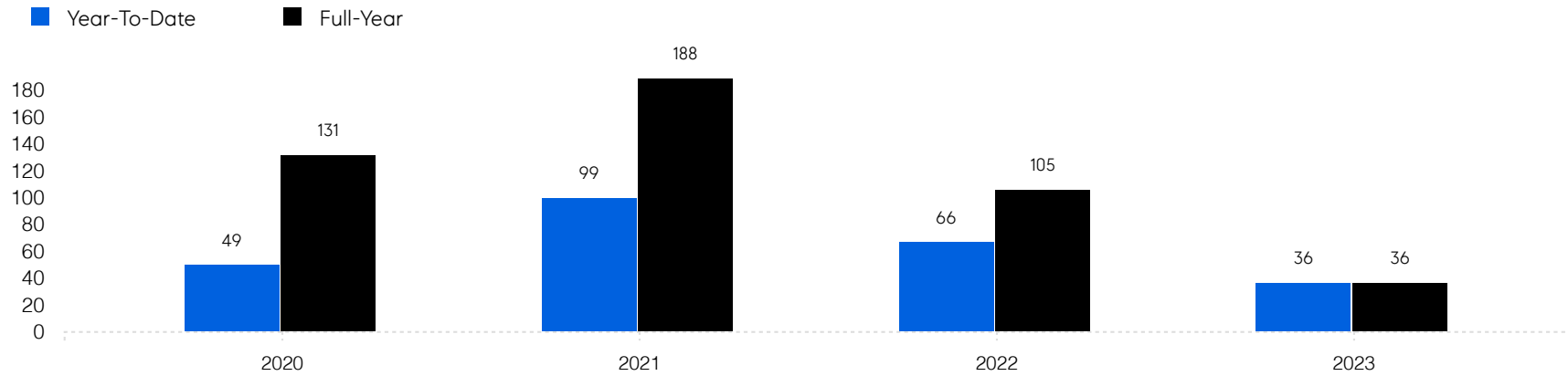


Palisades Park

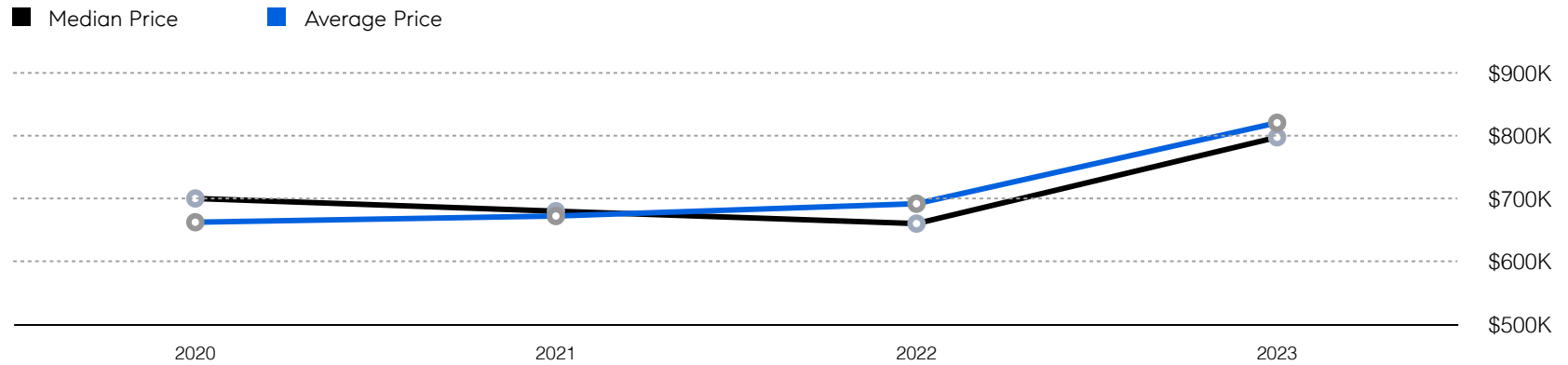
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	9	5	-44.4%
	SALES VOLUME	\$6,539,300	\$4,015,000	-38.6%
	MEDIAN PRICE	\$620,000	\$650,000	4.8%
	AVERAGE PRICE	\$726,589	\$803,000	10.5%
	AVERAGE DOM	74	76	2.7%
	# OF CONTRACTS	11	10	-9.1%
	# NEW LISTINGS	9	10	11.1%
Condo/Co-op/Townhouse	# OF SALES	57	31	-45.6%
	SALES VOLUME	\$39,633,901	\$25,525,580	-35.6%
	MEDIAN PRICE	\$670,000	\$800,000	19.4%
	AVERAGE PRICE	\$695,332	\$823,406	18.4%
	AVERAGE DOM	48	37	-22.9%
	# OF CONTRACTS	52	48	-7.7%
	# NEW LISTINGS	69	80	15.9%

Palisades Park

Historic Sales



Historic Sales Prices

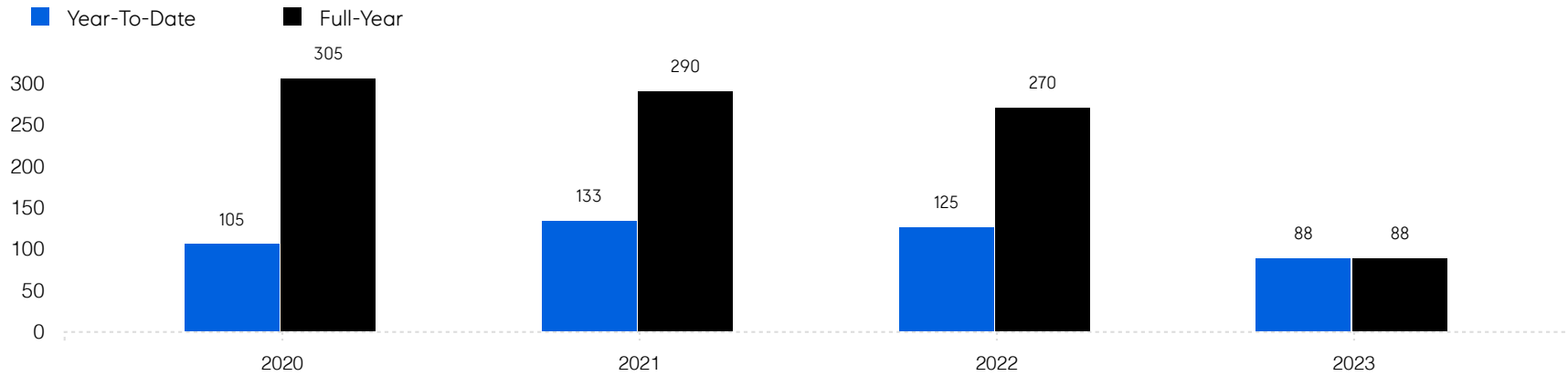


Paramus

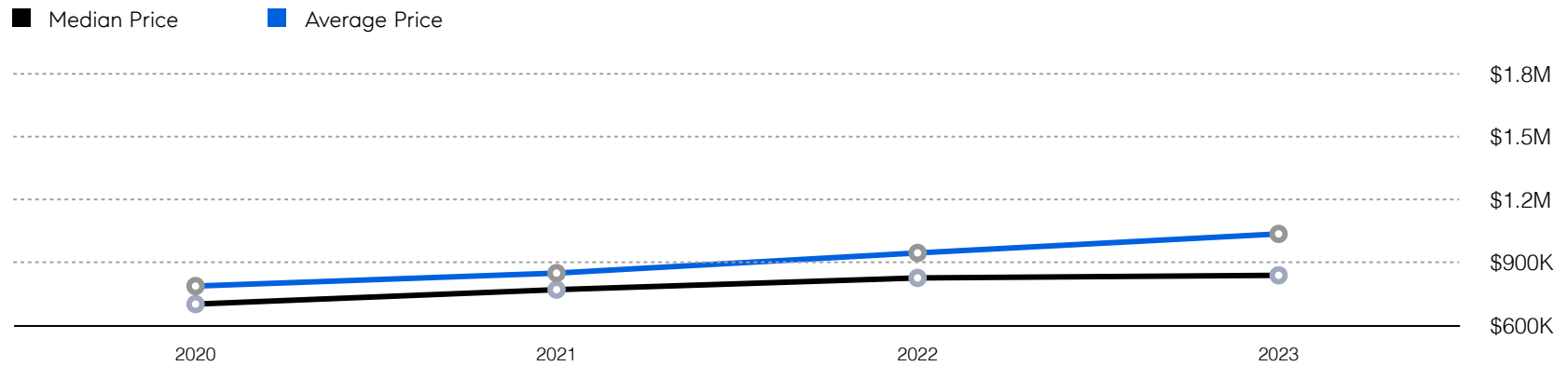
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	114	86	-24.6%
	SALES VOLUME	\$113,050,038	\$89,222,622	-21.1%
	MEDIAN PRICE	\$850,500	\$827,500	-2.7%
	AVERAGE PRICE	\$991,667	\$1,037,472	4.6%
	AVERAGE DOM	35	40	14.3%
	# OF CONTRACTS	156	125	-19.9%
	# NEW LISTINGS	181	130	-28.2%
Condo/Co-op/Townhouse	# OF SALES	11	2	-81.8%
	SALES VOLUME	\$7,959,795	\$1,885,000	-76.3%
	MEDIAN PRICE	\$910,000	\$942,500	3.6%
	AVERAGE PRICE	\$723,618	\$942,500	30.2%
	AVERAGE DOM	59	11	-81.4%
	# OF CONTRACTS	11	4	-63.6%
	# NEW LISTINGS	9	4	-55.6%

Paramus

Historic Sales



Historic Sales Prices

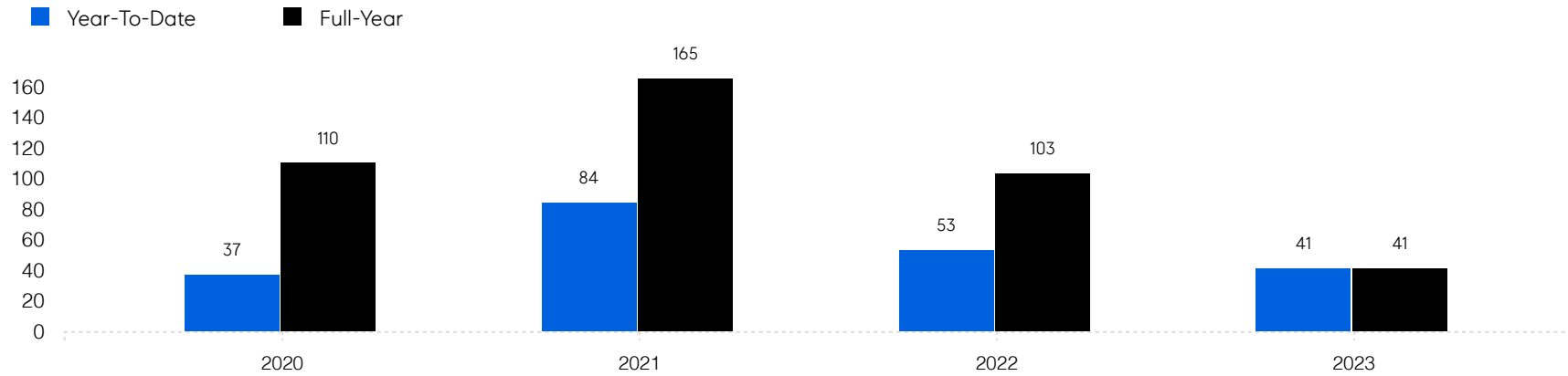


Park Ridge

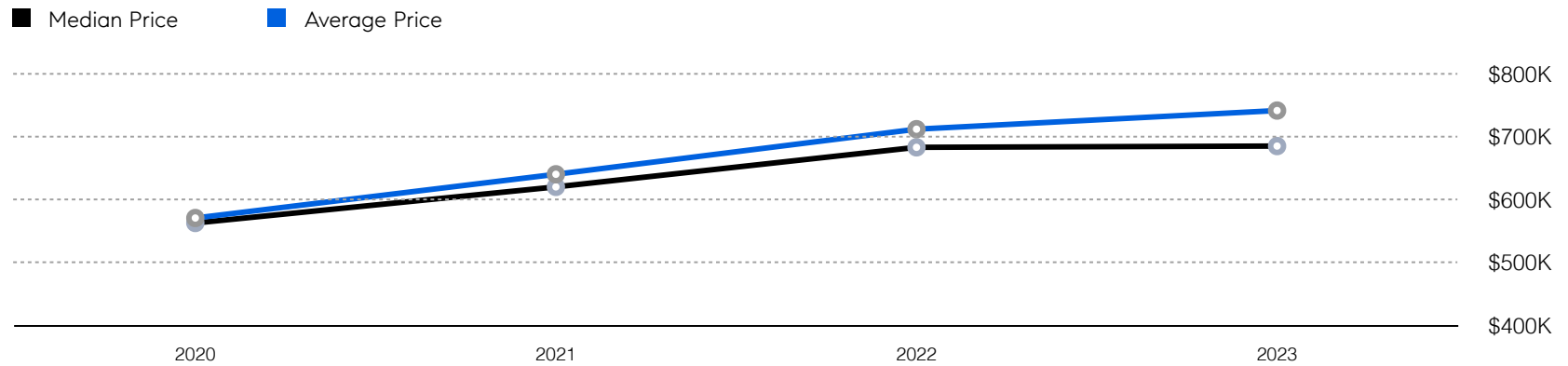
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	40	36	-10.0%
	SALES VOLUME	\$27,801,499	\$27,862,000	0.2%
	MEDIAN PRICE	\$667,000	\$690,750	3.6%
	AVERAGE PRICE	\$695,037	\$773,944	11.4%
	AVERAGE DOM	28	26	-7.1%
	# OF CONTRACTS	43	51	18.6%
	# NEW LISTINGS	60	53	-11.7%
Condo/Co-op/Townhouse	# OF SALES	13	5	-61.5%
	SALES VOLUME	\$7,491,000	\$2,541,500	-66.1%
	MEDIAN PRICE	\$536,000	\$420,000	-21.6%
	AVERAGE PRICE	\$576,231	\$508,300	-11.8%
	AVERAGE DOM	17	20	17.6%
	# OF CONTRACTS	14	8	-42.9%
	# NEW LISTINGS	20	8	-60.0%

Park Ridge

Historic Sales



Historic Sales Prices

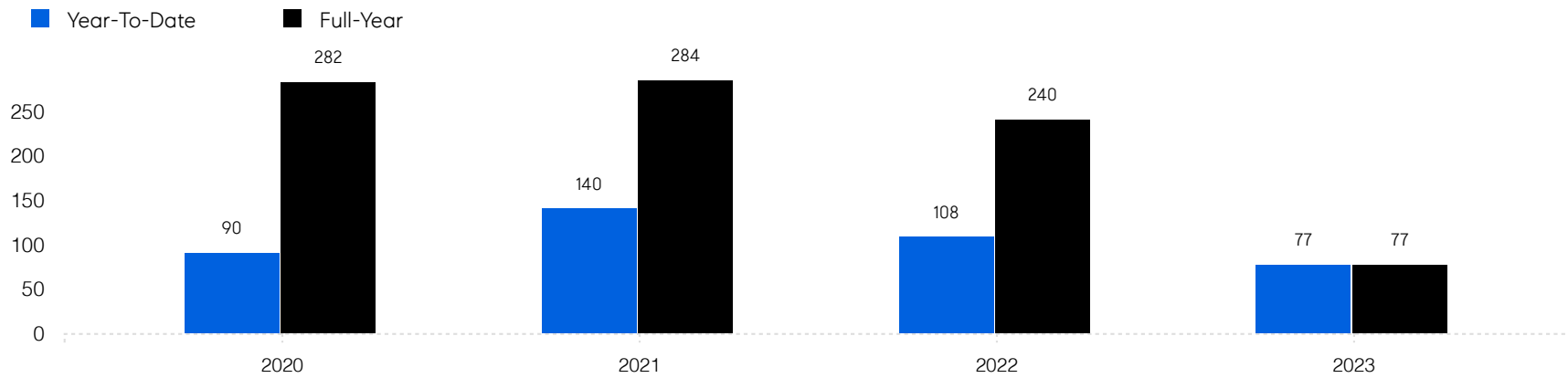


Ramsey

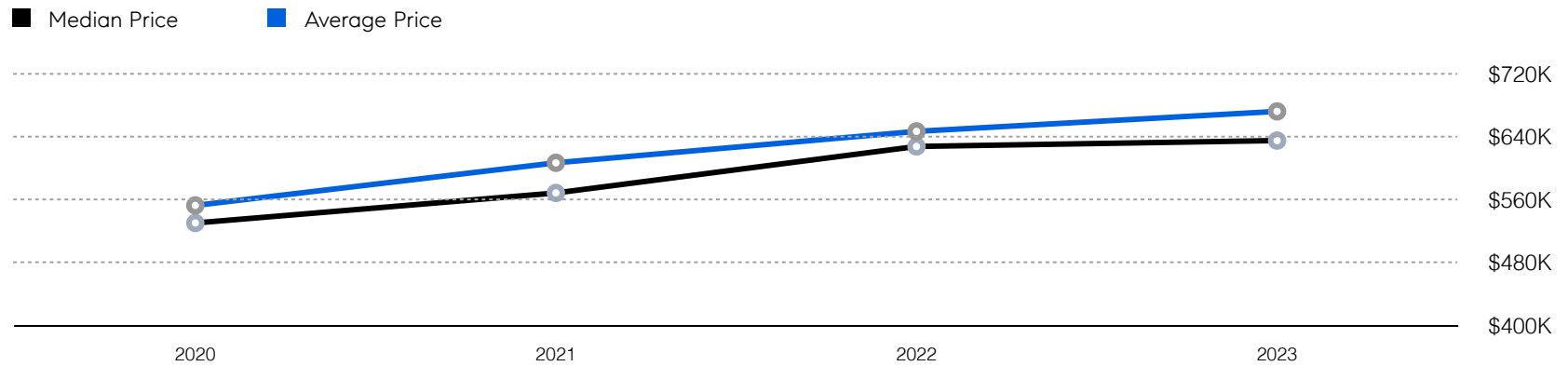
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	64	48	-25.0%
	SALES VOLUME	\$53,582,423	\$38,522,010	-28.1%
	MEDIAN PRICE	\$791,250	\$725,000	-8.4%
	AVERAGE PRICE	\$837,225	\$802,542	-4.1%
	AVERAGE DOM	29	21	-27.6%
	# OF CONTRACTS	90	71	-21.1%
	# NEW LISTINGS	119	80	-32.8%
Condo/Co-op/Townhouse	# OF SALES	44	29	-34.1%
	SALES VOLUME	\$18,326,226	\$13,233,400	-27.8%
	MEDIAN PRICE	\$422,500	\$467,500	10.7%
	AVERAGE PRICE	\$416,505	\$456,324	9.6%
	AVERAGE DOM	21	23	9.5%
	# OF CONTRACTS	47	30	-36.2%
	# NEW LISTINGS	56	31	-44.6%

Ramsey

Historic Sales



Historic Sales Prices

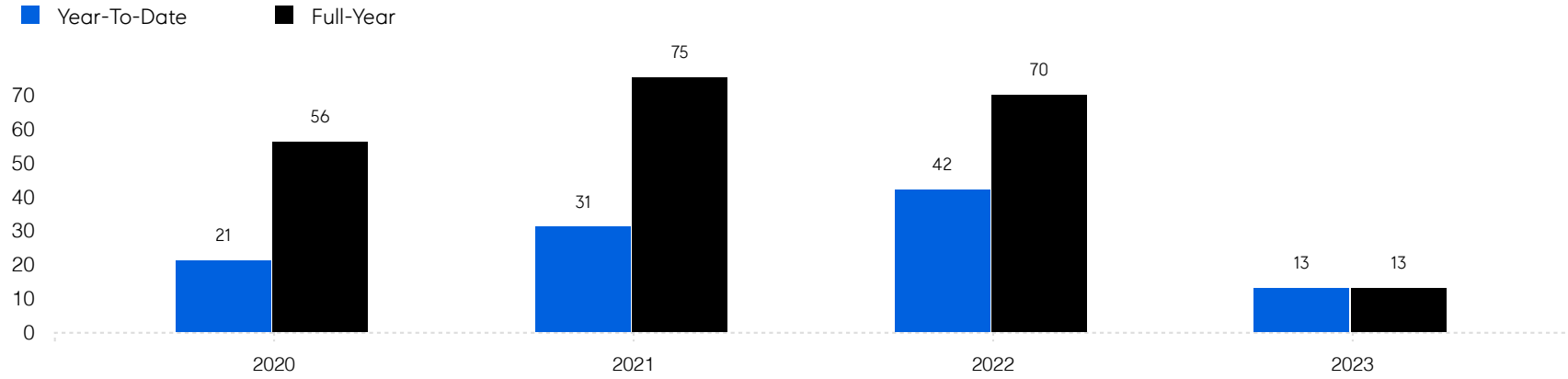


Ridgefield

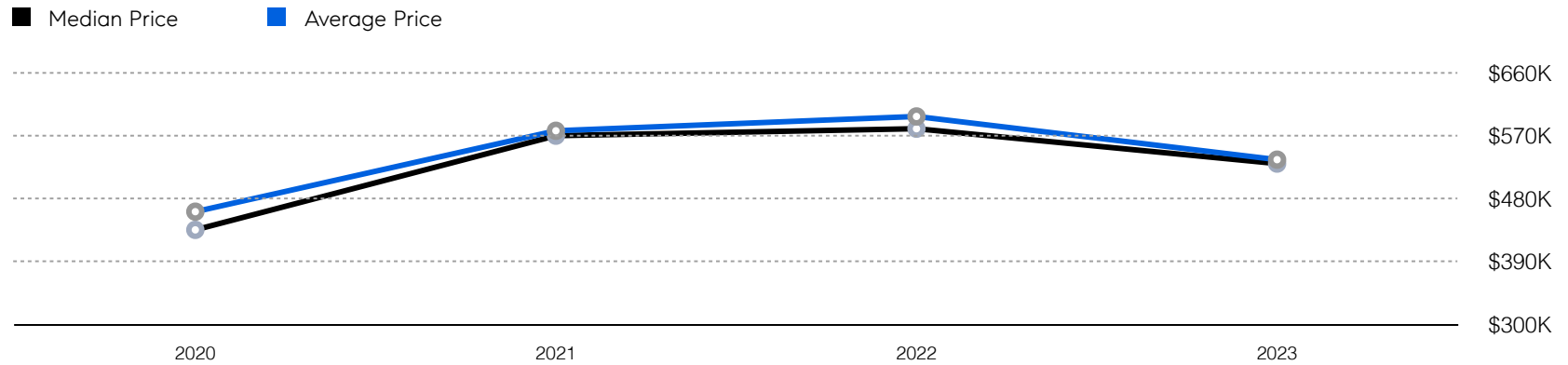
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	39	9	-76.9%
	SALES VOLUME	\$24,849,900	\$5,644,250	-77.3%
	MEDIAN PRICE	\$603,000	\$580,000	-3.8%
	AVERAGE PRICE	\$637,177	\$627,139	-1.6%
	AVERAGE DOM	50	150	200.0%
	# OF CONTRACTS	39	24	-38.5%
	# NEW LISTINGS	48	26	-45.8%
Condo/Co-op/Townhouse	# OF SALES	3	4	33.3%
	SALES VOLUME	\$1,262,000	\$1,319,000	4.5%
	MEDIAN PRICE	\$340,000	\$264,500	-22.2%
	AVERAGE PRICE	\$420,667	\$329,750	-21.6%
	AVERAGE DOM	57	80	40.4%
	# OF CONTRACTS	5	6	20.0%
	# NEW LISTINGS	5	4	-20.0%

Ridgefield

Historic Sales



Historic Sales Prices

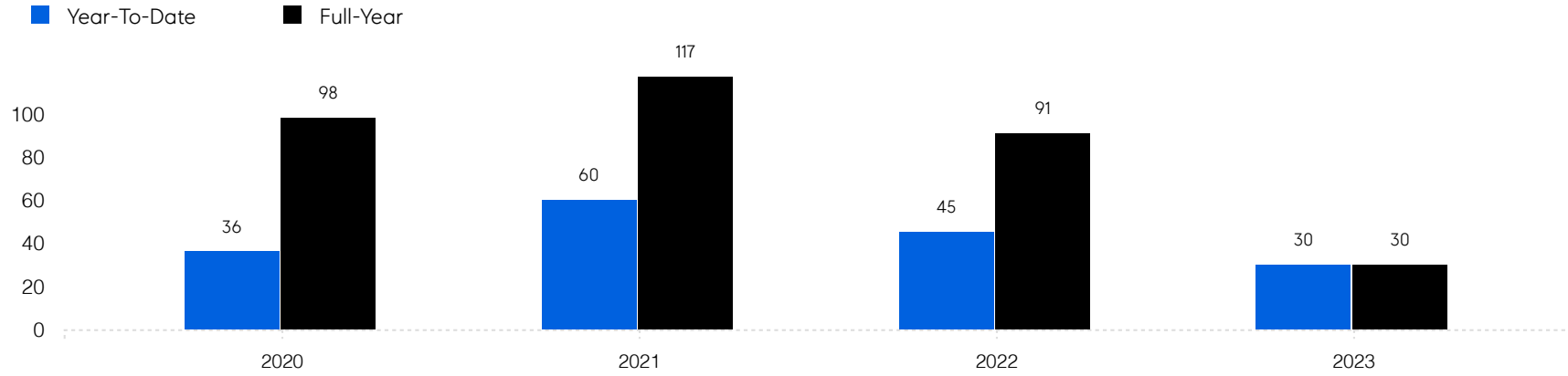


Ridgefield Park

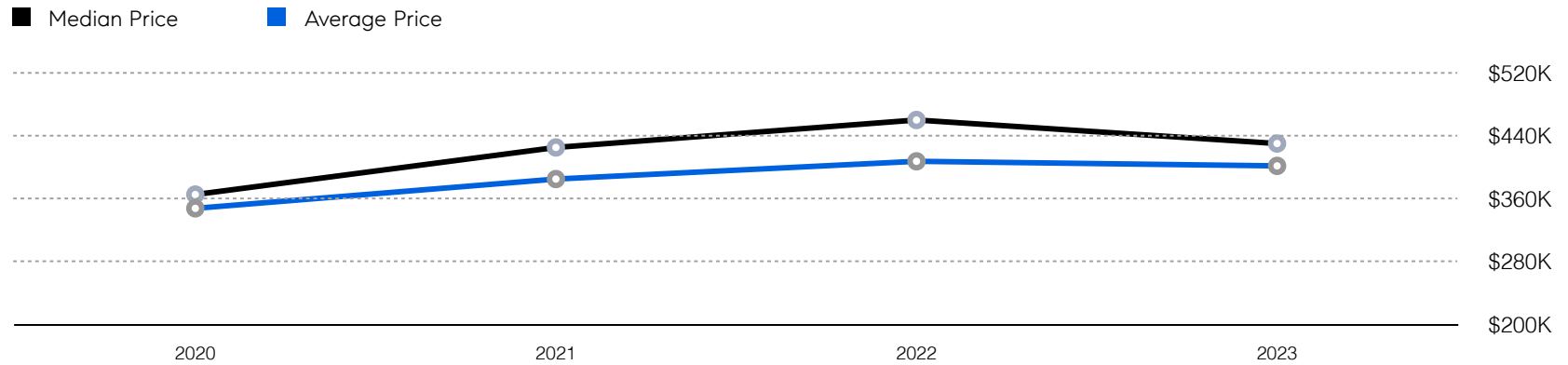
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	36	18	-50.0%
	SALES VOLUME	\$17,925,000	\$8,666,000	-51.7%
	MEDIAN PRICE	\$485,000	\$488,000	0.6%
	AVERAGE PRICE	\$497,917	\$481,444	-3.3%
	AVERAGE DOM	28	44	57.1%
	# OF CONTRACTS	41	28	-31.7%
	# NEW LISTINGS	44	26	-40.9%
Condo/Co-op/Townhouse	# OF SALES	9	12	33.3%
	SALES VOLUME	\$1,441,500	\$3,379,800	134.5%
	MEDIAN PRICE	\$200,000	\$225,000	12.5%
	AVERAGE PRICE	\$160,167	\$281,650	75.8%
	AVERAGE DOM	38	69	81.6%
	# OF CONTRACTS	13	15	15.4%
	# NEW LISTINGS	18	15	-16.7%

Ridgefield Park

Historic Sales



Historic Sales Prices

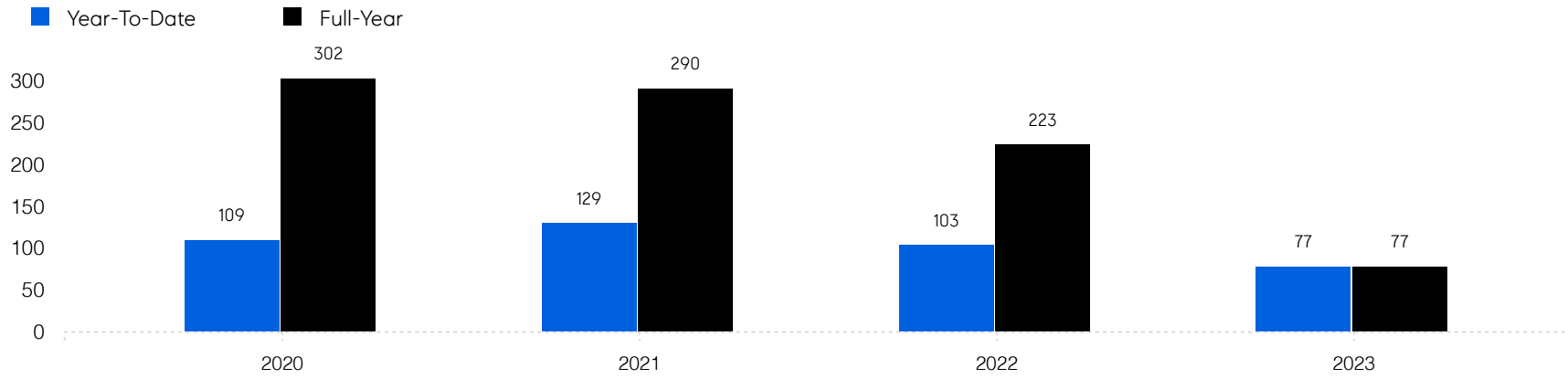


Ridgewood

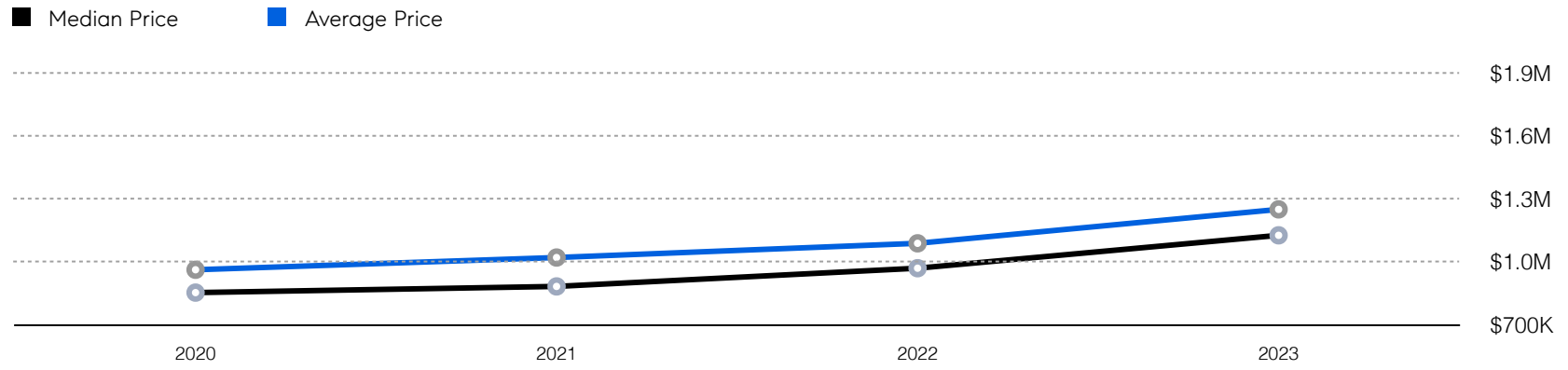
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	99	77	-22.2%
	SALES VOLUME	\$113,102,100	\$96,159,000	-15.0%
	MEDIAN PRICE	\$999,000	\$1,125,000	12.6%
	AVERAGE PRICE	\$1,142,445	\$1,248,818	9.3%
	AVERAGE DOM	28	19	-32.1%
	# OF CONTRACTS	146	113	-22.6%
	# NEW LISTINGS	159	121	-23.9%
Condo/Co-op/Townhouse	# OF SALES	4	0	0.0%
	SALES VOLUME	\$1,659,000	-	-
	MEDIAN PRICE	\$416,500	-	-
	AVERAGE PRICE	\$414,750	-	-
	AVERAGE DOM	18	-	-
	# OF CONTRACTS	3	0	0.0%
	# NEW LISTINGS	3	1	-66.7%

Ridgewood

Historic Sales



Historic Sales Prices

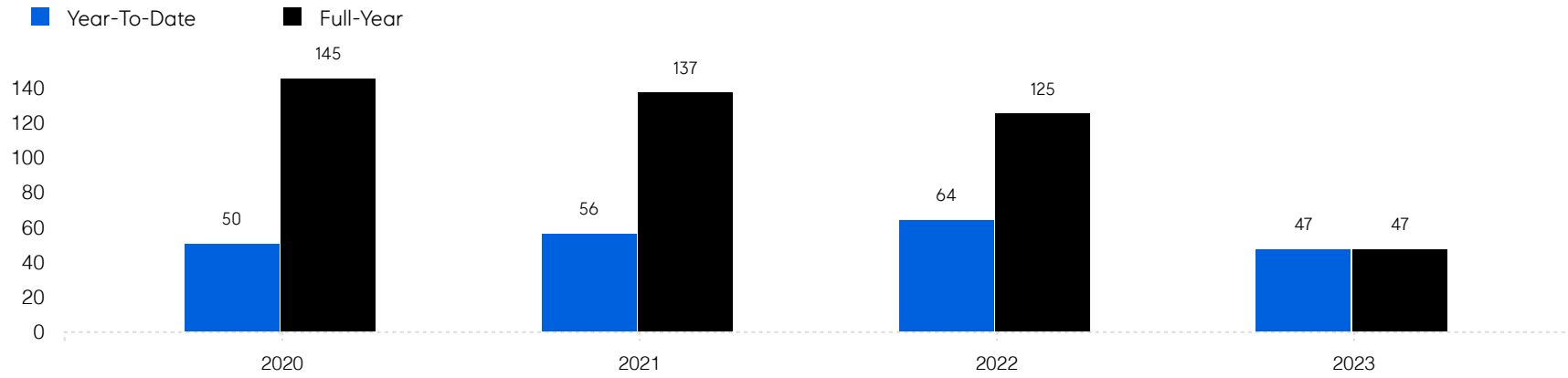


River Edge

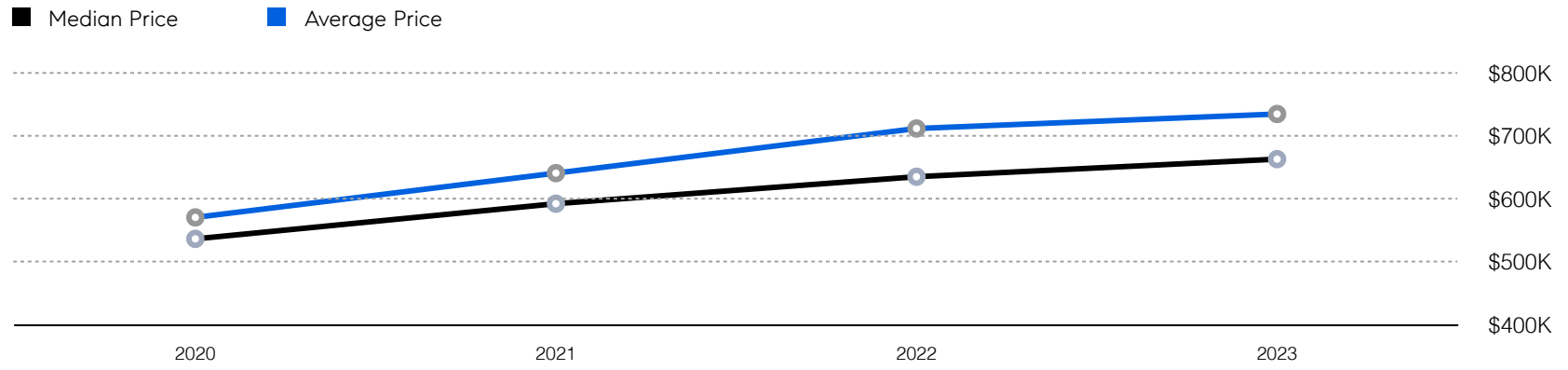
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	59	42	-28.8%
	SALES VOLUME	\$42,872,143	\$32,756,488	-23.6%
	MEDIAN PRICE	\$642,000	\$687,500	7.1%
	AVERAGE PRICE	\$726,646	\$779,916	7.3%
	AVERAGE DOM	30	23	-23.3%
	# OF CONTRACTS	66	56	-15.2%
	# NEW LISTINGS	69	56	-18.8%
Condo/Co-op/Townhouse	# OF SALES	5	5	0.0%
	SALES VOLUME	\$2,026,599	\$1,774,000	-12.5%
	MEDIAN PRICE	\$435,000	\$259,000	-40.5%
	AVERAGE PRICE	\$405,320	\$354,800	-12.5%
	AVERAGE DOM	31	28	-9.7%
	# OF CONTRACTS	7	3	-57.1%
	# NEW LISTINGS	6	2	-66.7%

River Edge

Historic Sales



Historic Sales Prices

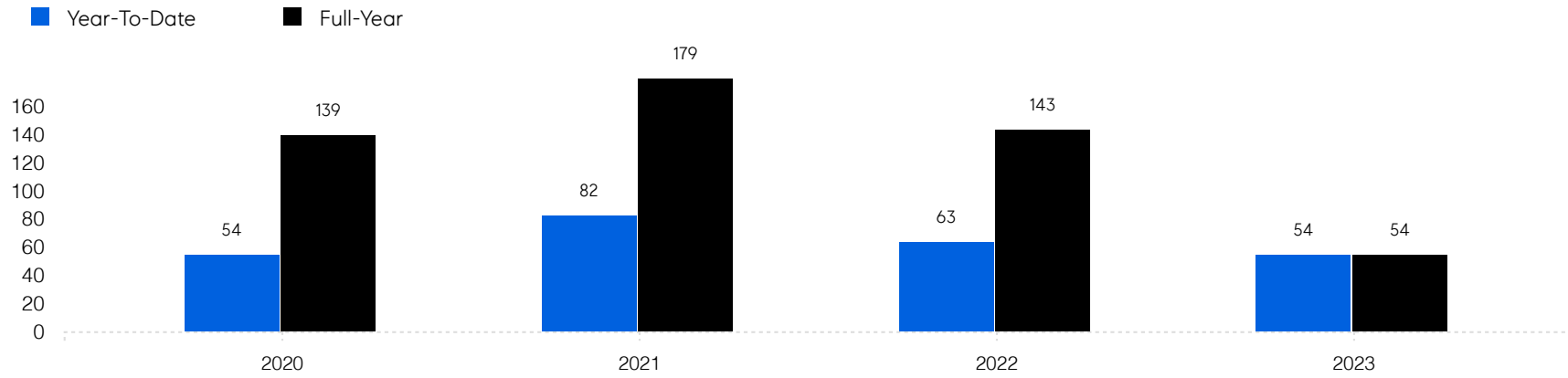


River Vale

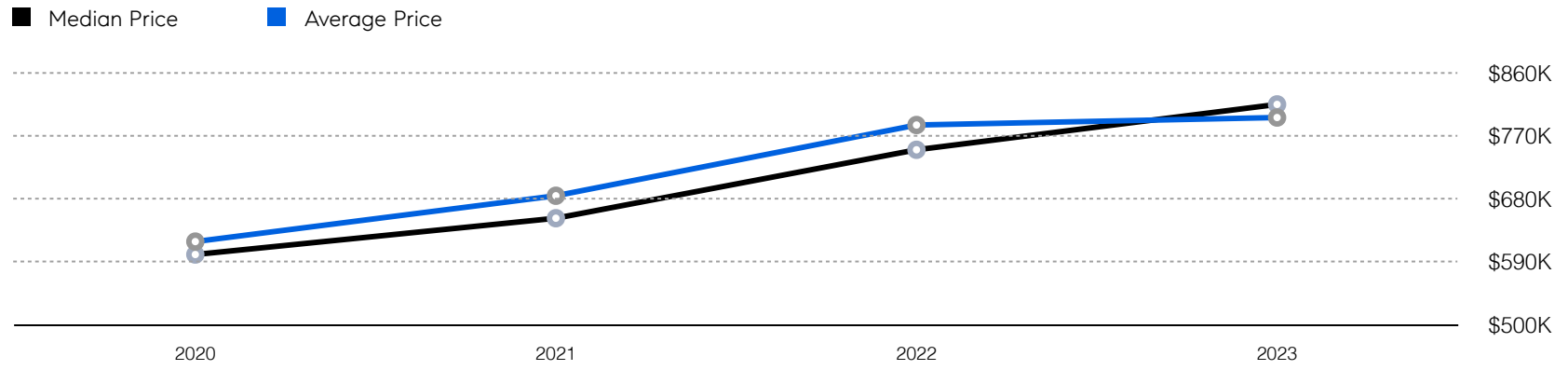
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	51	39	-23.5%
	SALES VOLUME	\$42,407,350	\$30,616,645	-27.8%
	MEDIAN PRICE	\$800,000	\$741,100	-7.4%
	AVERAGE PRICE	\$831,517	\$785,042	-5.6%
	AVERAGE DOM	33	33	0.0%
	# OF CONTRACTS	74	54	-27.0%
	# NEW LISTINGS	78	73	-6.4%
Condo/Co-op/Townhouse	# OF SALES	12	15	25.0%
	SALES VOLUME	\$8,667,255	\$12,377,540	42.8%
	MEDIAN PRICE	\$492,950	\$962,500	95.3%
	AVERAGE PRICE	\$722,271	\$825,169	14.2%
	AVERAGE DOM	85	62	-27.1%
	# OF CONTRACTS	18	14	-22.2%
	# NEW LISTINGS	17	17	0.0%

River Vale

Historic Sales



Historic Sales Prices

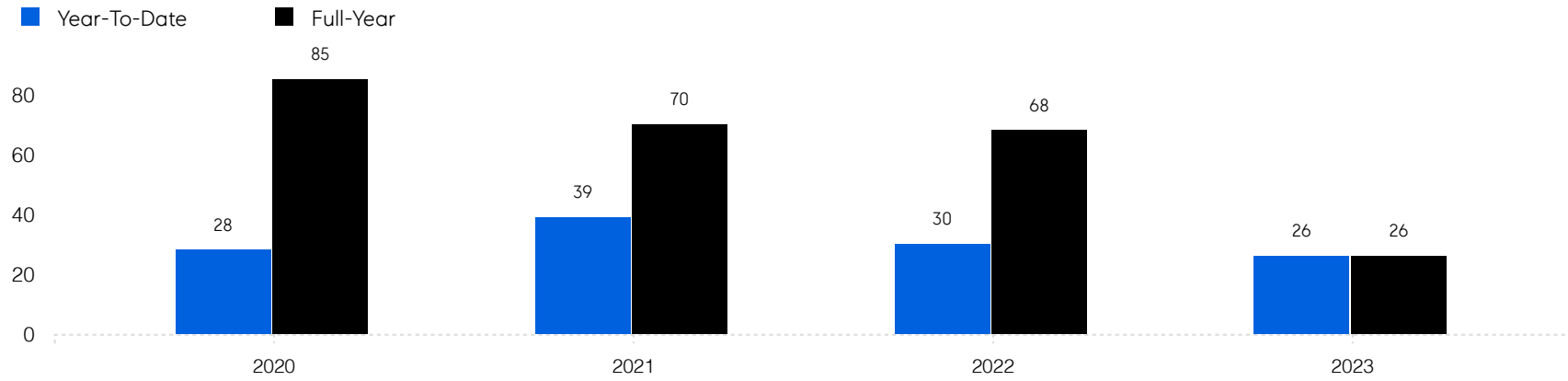


Rochelle Park

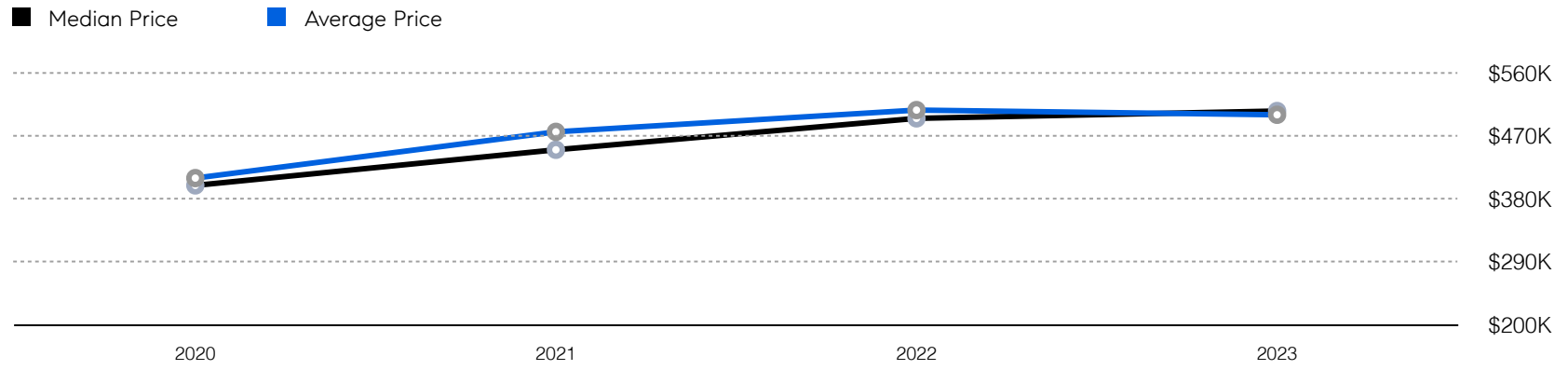
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	28	22	-21.4%
	SALES VOLUME	\$14,797,000	\$11,667,900	-21.1%
	MEDIAN PRICE	\$505,000	\$515,000	2.0%
	AVERAGE PRICE	\$528,464	\$530,359	0.4%
	AVERAGE DOM	28	30	7.1%
	# OF CONTRACTS	39	29	-25.6%
	# NEW LISTINGS	51	32	-37.3%
Condo/Co-op/Townhouse	# OF SALES	2	4	100.0%
	SALES VOLUME	\$751,000	\$1,335,000	77.8%
	MEDIAN PRICE	\$375,500	\$340,000	-9.5%
	AVERAGE PRICE	\$375,500	\$333,750	-11.1%
	AVERAGE DOM	53	49	-7.5%
	# OF CONTRACTS	3	6	100.0%
	# NEW LISTINGS	3	4	33.3%

Rochelle Park

Historic Sales



Historic Sales Prices

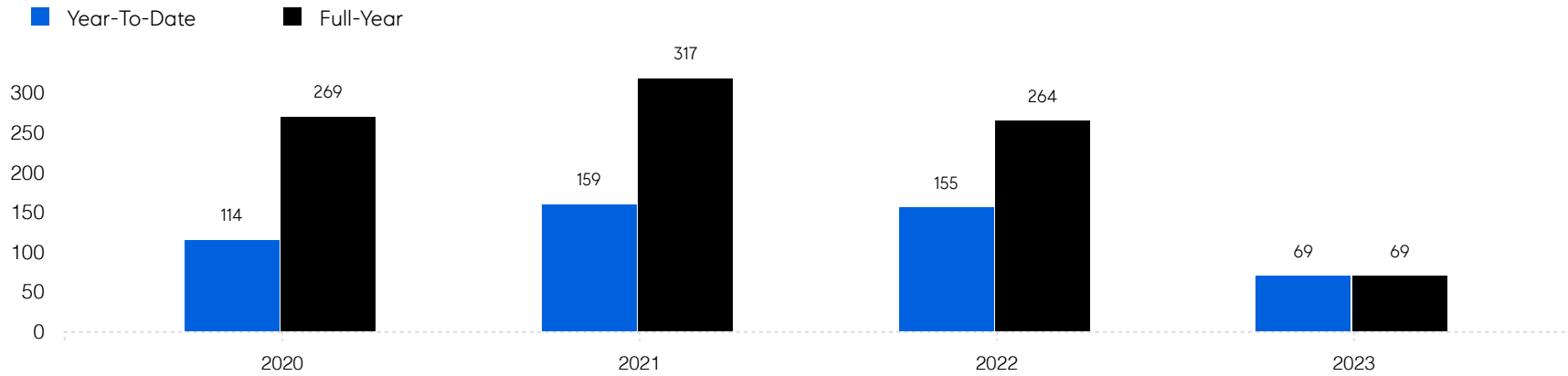


Rutherford

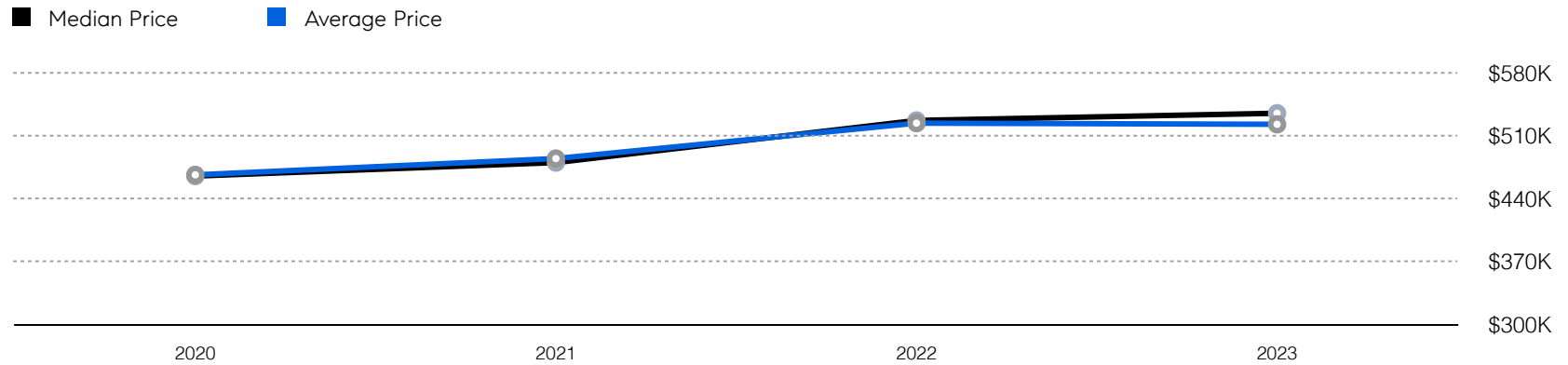
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	101	49	-51.5%
	SALES VOLUME	\$63,377,507	\$29,965,648	-52.7%
	MEDIAN PRICE	\$560,000	\$615,000	9.8%
	AVERAGE PRICE	\$627,500	\$611,544	-2.5%
	AVERAGE DOM	47	36	-23.4%
	# OF CONTRACTS	112	61	-45.5%
	# NEW LISTINGS	125	63	-49.6%
Condo/Co-op/Townhouse	# OF SALES	54	20	-63.0%
	SALES VOLUME	\$16,327,222	\$6,101,277	-62.6%
	MEDIAN PRICE	\$270,000	\$299,500	10.9%
	AVERAGE PRICE	\$302,356	\$305,064	0.9%
	AVERAGE DOM	50	33	-34.0%
	# OF CONTRACTS	52	30	-42.3%
	# NEW LISTINGS	53	26	-50.9%

Rutherford

Historic Sales



Historic Sales Prices

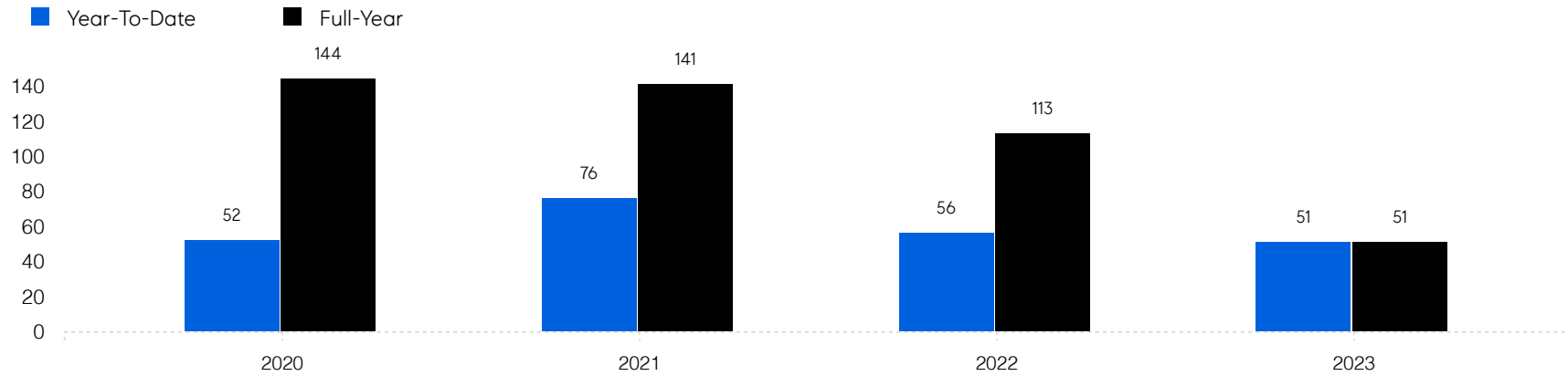


Saddle Brook

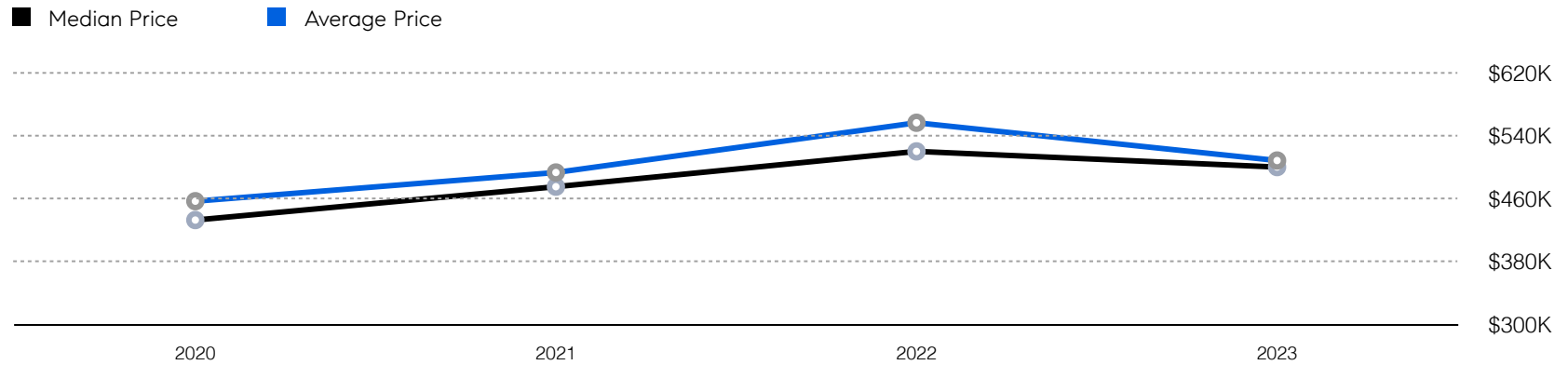
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	50	42	-16.0%
	SALES VOLUME	\$27,031,000	\$22,841,900	-15.5%
	MEDIAN PRICE	\$508,500	\$530,000	4.2%
	AVERAGE PRICE	\$540,620	\$543,855	0.6%
	AVERAGE DOM	34	35	2.9%
	# OF CONTRACTS	59	50	-15.3%
	# NEW LISTINGS	72	46	-36.1%
Condo/Co-op/Townhouse	# OF SALES	6	9	50.0%
	SALES VOLUME	\$1,940,000	\$3,084,000	59.0%
	MEDIAN PRICE	\$320,000	\$335,000	4.7%
	AVERAGE PRICE	\$323,333	\$342,667	6.0%
	AVERAGE DOM	24	35	45.8%
	# OF CONTRACTS	7	8	14.3%
	# NEW LISTINGS	9	8	-11.1%

Saddle Brook

Historic Sales



Historic Sales Prices

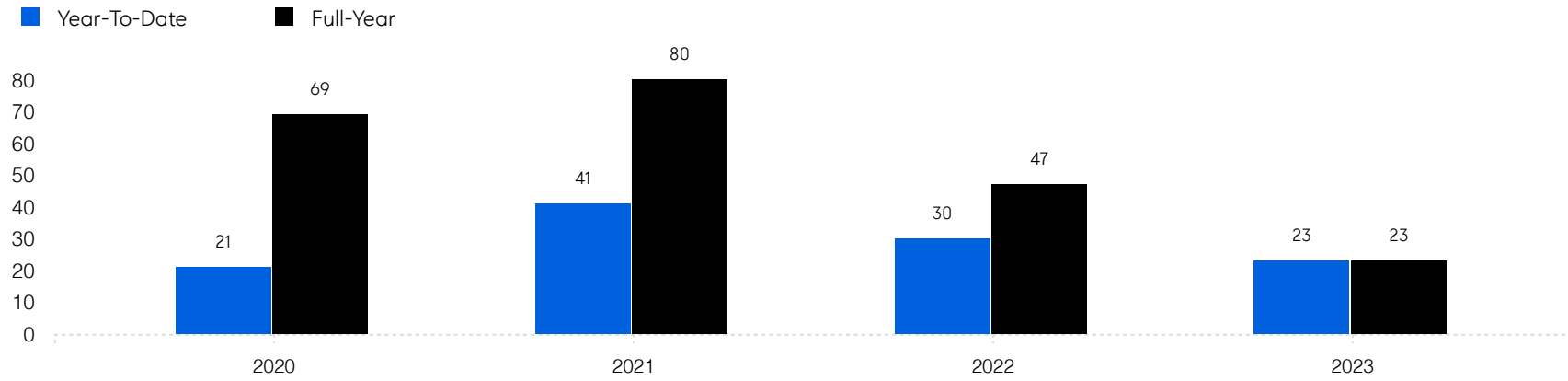


Saddle River

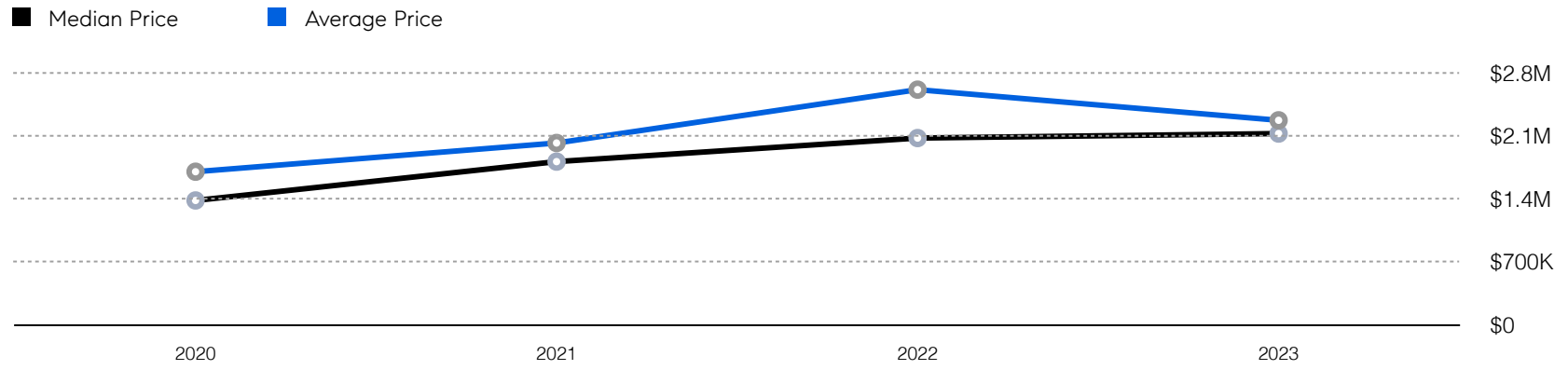
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	29	22	-24.1%
	SALES VOLUME	\$80,833,000	\$50,108,500	-38.0%
	MEDIAN PRICE	\$2,300,000	\$2,101,500	-8.6%
	AVERAGE PRICE	\$2,787,345	\$2,277,659	-18.3%
	AVERAGE DOM	80	120	50.0%
	# OF CONTRACTS	35	37	5.7%
	# NEW LISTINGS	46	35	-23.9%
Condo/Co-op/Townhouse	# OF SALES	1	1	0.0%
	SALES VOLUME	\$118,590	\$2,165,000	1,725.6%
	MEDIAN PRICE	\$118,590	\$2,165,000	1,725.6%
	AVERAGE PRICE	\$118,590	\$2,165,000	1,725.6%
	AVERAGE DOM	13	61	369.2%
	# OF CONTRACTS	1	0	0.0%
	# NEW LISTINGS	4	1	-75.0%

Saddle River

Historic Sales



Historic Sales Prices

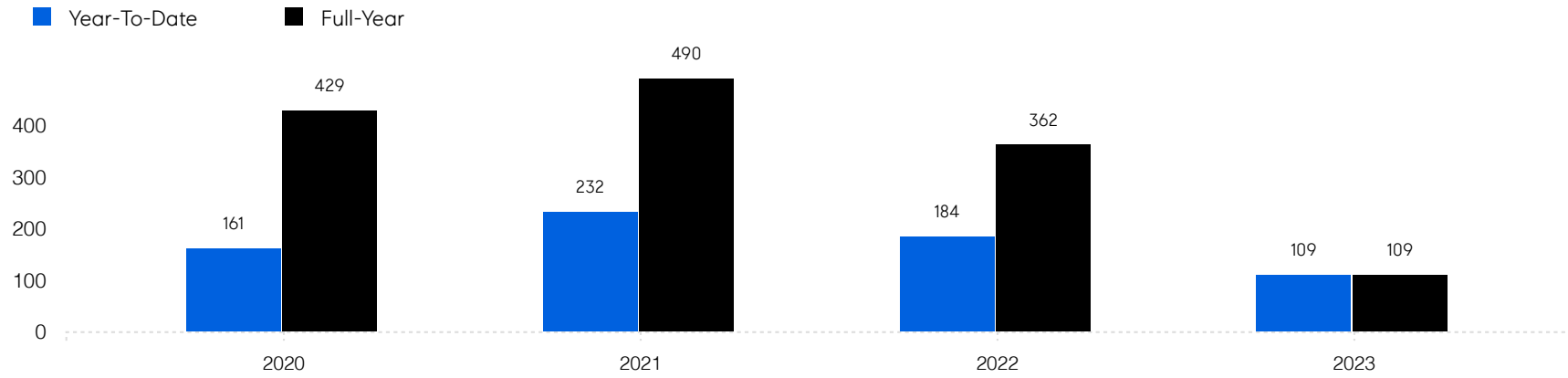


Teaneck

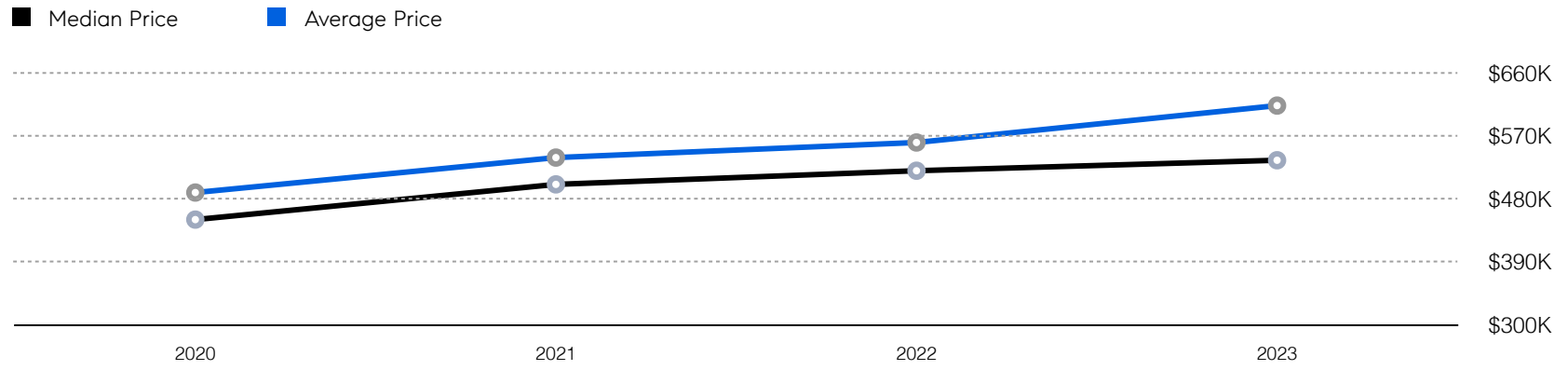
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	158	98	-38.0%
	SALES VOLUME	\$96,336,644	\$63,392,448	-34.2%
	MEDIAN PRICE	\$549,900	\$542,500	-1.3%
	AVERAGE PRICE	\$609,726	\$646,862	6.1%
	AVERAGE DOM	43	50	16.3%
	# OF CONTRACTS	188	141	-25.0%
	# NEW LISTINGS	212	150	-29.2%
Condo/Co-op/Townhouse	# OF SALES	26	11	-57.7%
	SALES VOLUME	\$7,724,999	\$3,457,000	-55.2%
	MEDIAN PRICE	\$308,500	\$307,000	-0.5%
	AVERAGE PRICE	\$297,115	\$314,273	5.8%
	AVERAGE DOM	63	43	-31.7%
	# OF CONTRACTS	41	21	-48.8%
	# NEW LISTINGS	46	28	-39.1%

Teaneck

Historic Sales



Historic Sales Prices

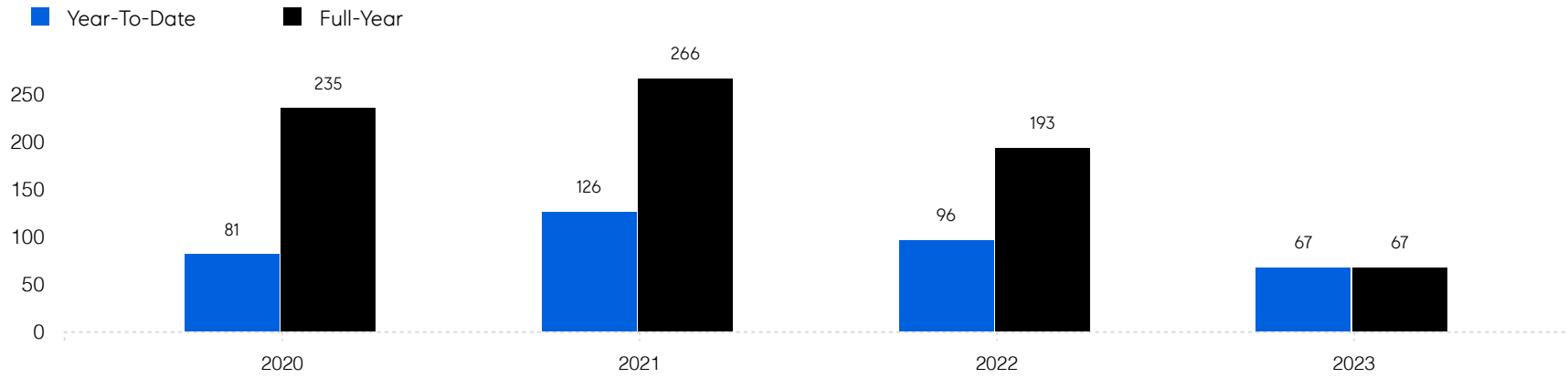


Tenafly

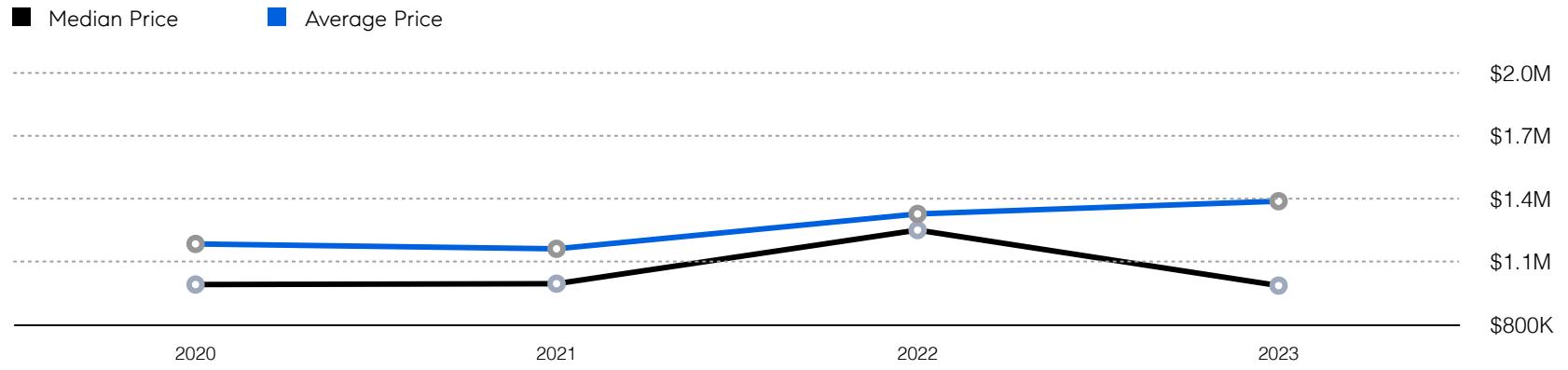
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	84	61	-27.4%
	SALES VOLUME	\$117,693,499	\$90,949,500	-22.7%
	MEDIAN PRICE	\$1,287,500	\$1,150,000	-10.7%
	AVERAGE PRICE	\$1,401,113	\$1,490,975	6.4%
	AVERAGE DOM	41	54	31.7%
	# OF CONTRACTS	102	82	-19.6%
	# NEW LISTINGS	135	103	-23.7%
Condo/Co-op/Townhouse	# OF SALES	12	6	-50.0%
	SALES VOLUME	\$5,189,000	\$2,035,000	-60.8%
	MEDIAN PRICE	\$230,500	\$337,500	46.4%
	AVERAGE PRICE	\$432,417	\$339,167	-21.6%
	AVERAGE DOM	45	85	88.9%
	# OF CONTRACTS	20	11	-45.0%
	# NEW LISTINGS	27	14	-48.1%

Tenaflly

Historic Sales



Historic Sales Prices

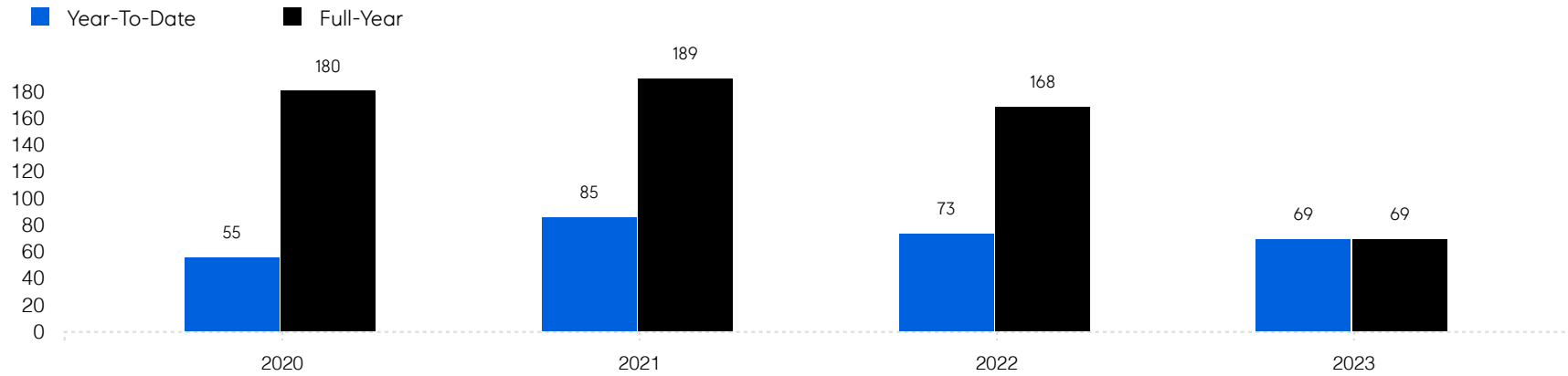


Upper Saddle River

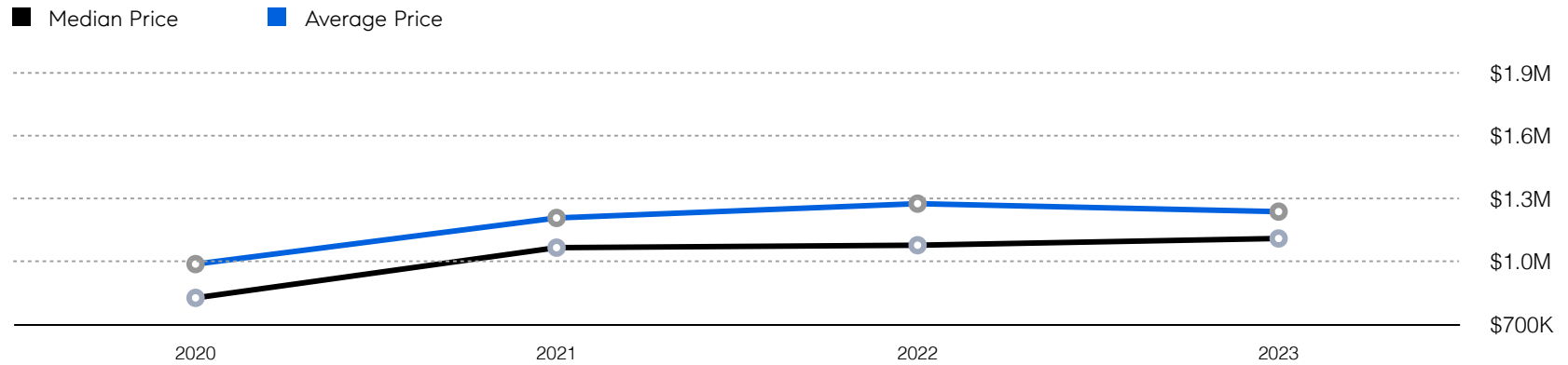
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	54	42	-22.2%
	SALES VOLUME	\$74,165,947	\$56,369,639	-24.0%
	MEDIAN PRICE	\$1,199,500	\$1,284,500	7.1%
	AVERAGE PRICE	\$1,373,443	\$1,342,134	-2.3%
	AVERAGE DOM	48	42	-12.5%
	# OF CONTRACTS	73	52	-28.8%
	# NEW LISTINGS	98	52	-46.9%
Condo/Co-op/Townhouse	# OF SALES	19	27	42.1%
	SALES VOLUME	\$17,862,891	\$28,992,232	62.3%
	MEDIAN PRICE	\$969,693	\$1,072,500	10.6%
	AVERAGE PRICE	\$940,152	\$1,073,786	14.2%
	AVERAGE DOM	34	60	76.5%
	# OF CONTRACTS	19	24	26.3%
	# NEW LISTINGS	19	36	89.5%

Upper Saddle River

Historic Sales



Historic Sales Prices

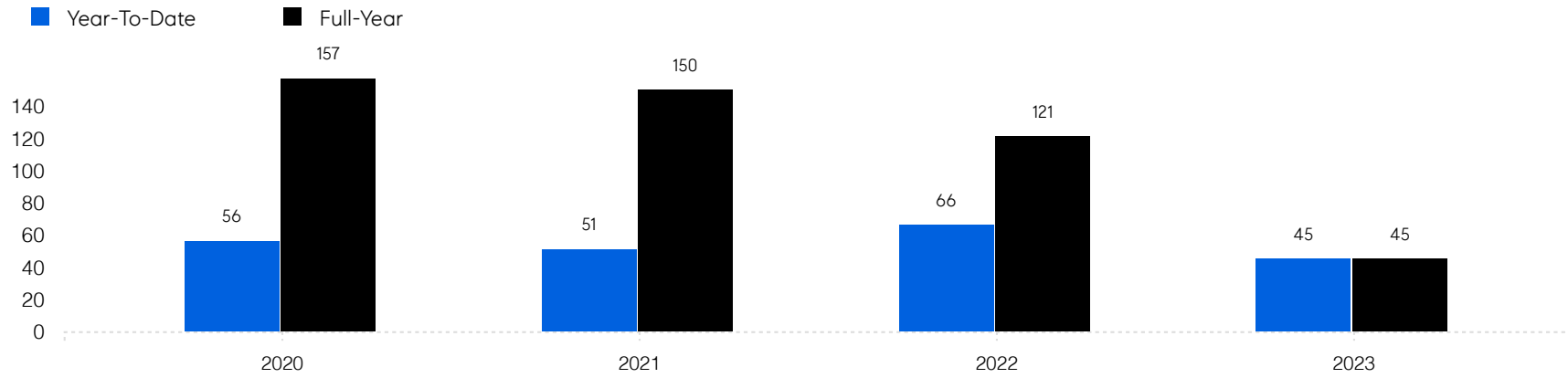


Waldwick

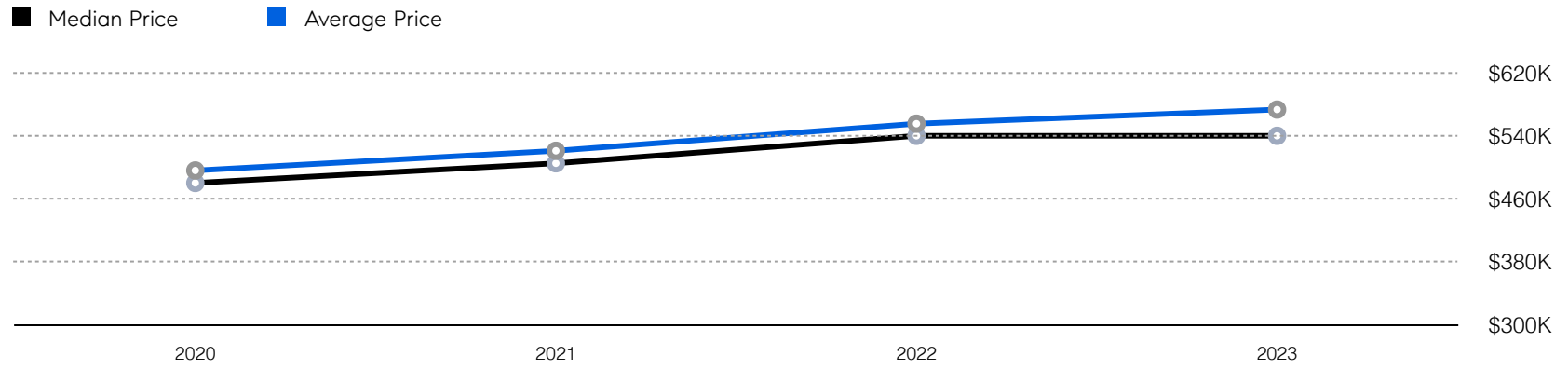
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	57	35	-38.6%
	SALES VOLUME	\$31,452,870	\$20,398,099	-35.1%
	MEDIAN PRICE	\$535,000	\$555,000	3.7%
	AVERAGE PRICE	\$551,805	\$582,803	5.6%
	AVERAGE DOM	20	24	20.0%
	# OF CONTRACTS	63	55	-12.7%
	# NEW LISTINGS	74	63	-14.9%
Condo/Co-op/Townhouse	# OF SALES	9	10	11.1%
	SALES VOLUME	\$3,911,900	\$5,405,000	38.2%
	MEDIAN PRICE	\$391,000	\$470,000	20.2%
	AVERAGE PRICE	\$434,656	\$540,500	24.4%
	AVERAGE DOM	11	10	-9.1%
	# OF CONTRACTS	5	12	140.0%
	# NEW LISTINGS	7	13	85.7%

Waldwick

Historic Sales



Historic Sales Prices

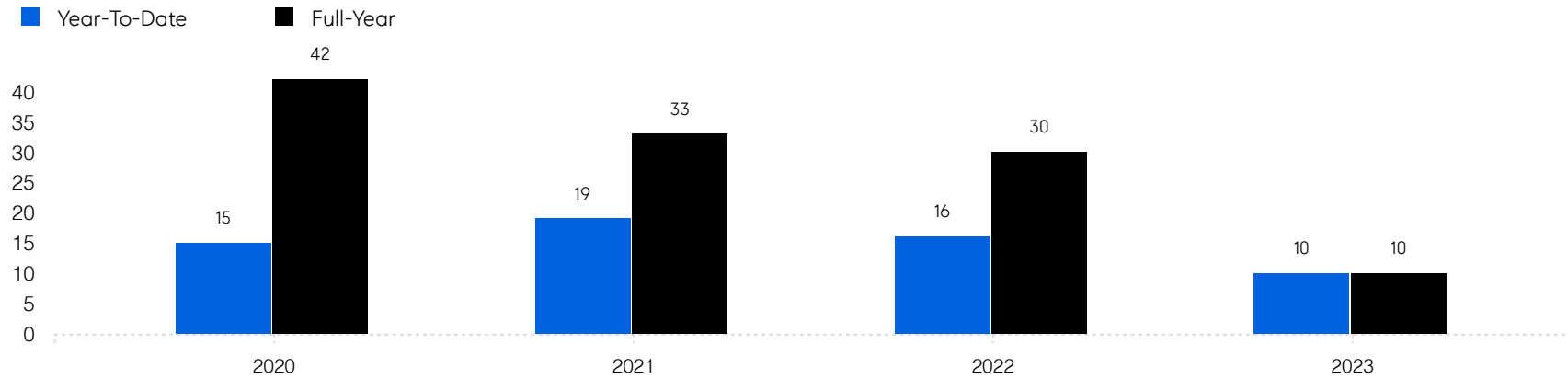


Wallington

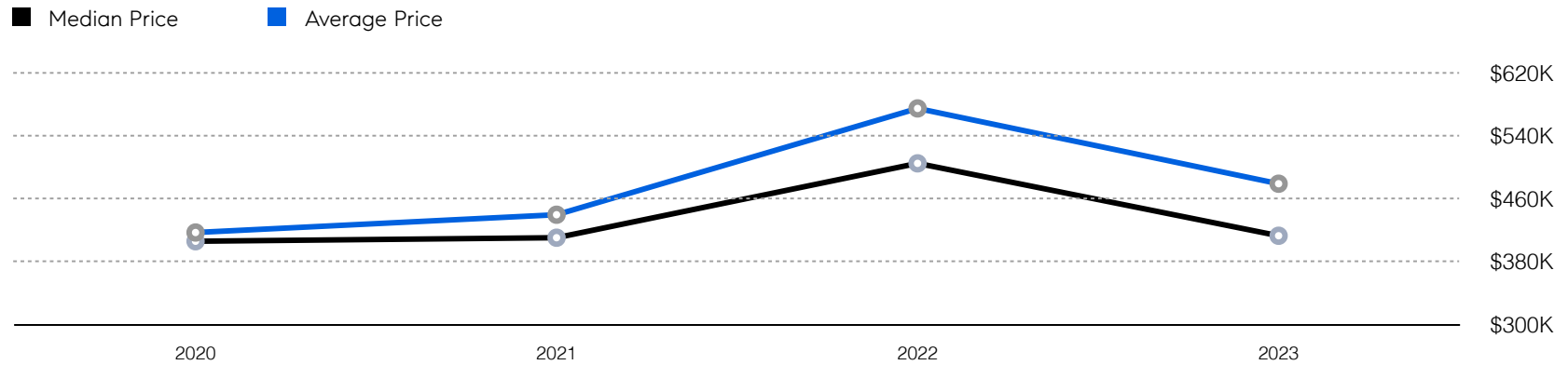
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	16	8	-50.0%
	SALES VOLUME	\$10,077,800	\$3,963,000	-60.7%
	MEDIAN PRICE	\$669,500	\$409,500	-38.8%
	AVERAGE PRICE	\$629,863	\$495,375	-21.4%
	AVERAGE DOM	40	61	52.5%
	# OF CONTRACTS	15	11	-26.7%
	# NEW LISTINGS	19	18	-5.3%
Condo/Co-op/Townhouse	# OF SALES	0	2	0.0%
	SALES VOLUME	-	\$825,000	-
	MEDIAN PRICE	-	\$412,500	-
	AVERAGE PRICE	-	\$412,500	-
	AVERAGE DOM	-	10	-
	# OF CONTRACTS	0	1	0.0%
	# NEW LISTINGS	1	1	0.0%

Wallington

Historic Sales



Historic Sales Prices

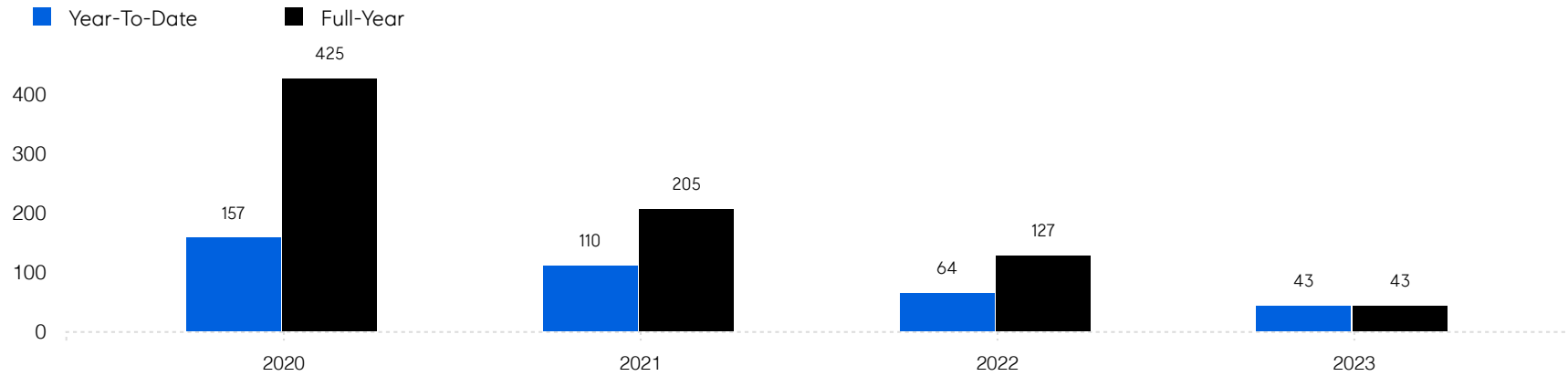


Washington Township

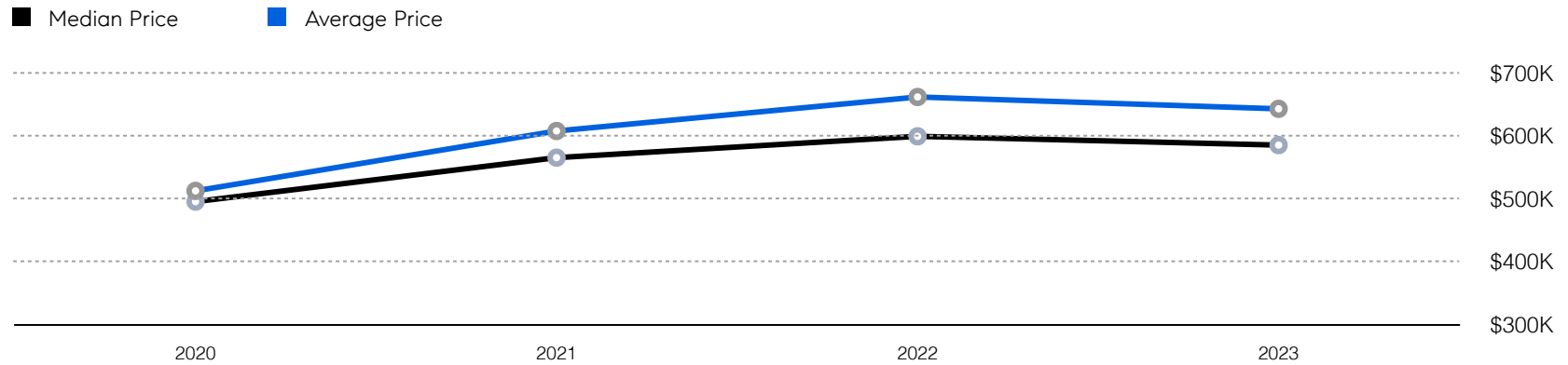
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	46	32	-30.4%
	SALES VOLUME	\$29,177,369	\$21,719,931	-25.6%
	MEDIAN PRICE	\$597,000	\$641,000	7.4%
	AVERAGE PRICE	\$634,291	\$678,748	7.0%
	AVERAGE DOM	43	25	-41.9%
	# OF CONTRACTS	63	41	-34.9%
	# NEW LISTINGS	63	47	-25.4%
Condo/Co-op/Townhouse	# OF SALES	18	11	-38.9%
	SALES VOLUME	\$10,170,000	\$5,920,000	-41.8%
	MEDIAN PRICE	\$562,500	\$500,000	-11.1%
	AVERAGE PRICE	\$565,000	\$538,182	-4.7%
	AVERAGE DOM	22	44	100.0%
	# OF CONTRACTS	19	16	-15.8%
	# NEW LISTINGS	20	14	-30.0%

Washington Township

Historic Sales



Historic Sales Prices

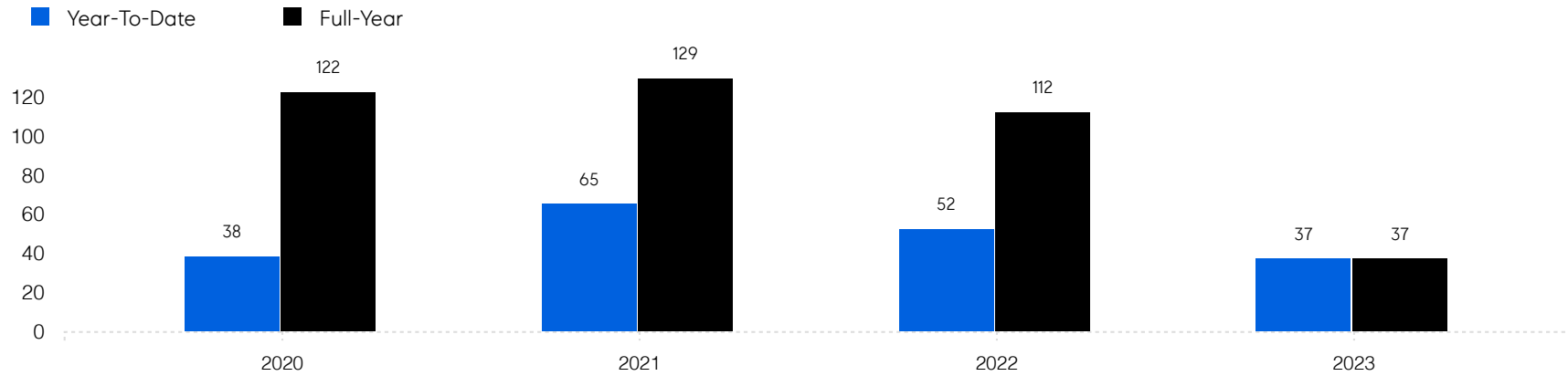


Westwood

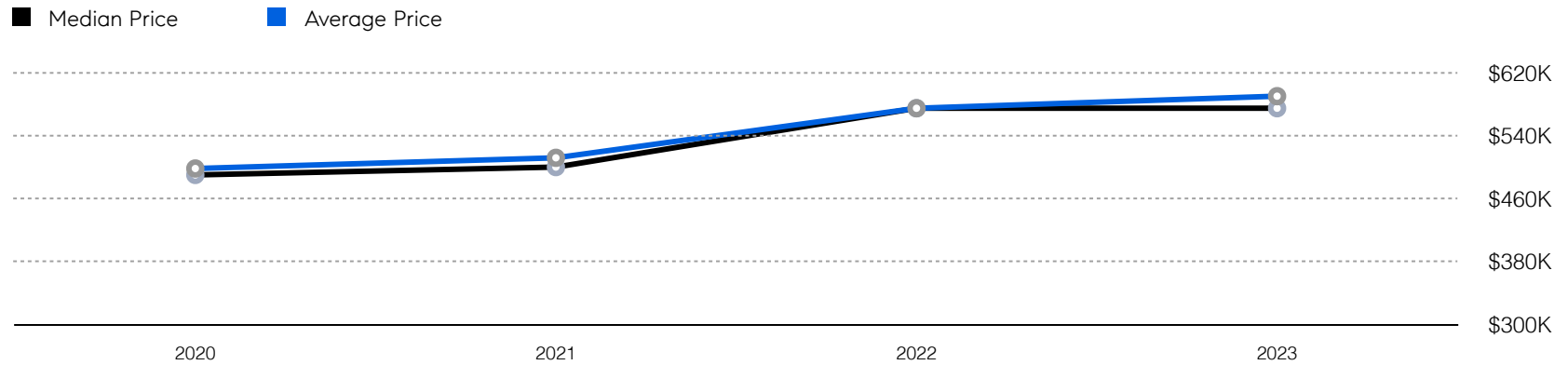
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	46	34	-26.1%
	SALES VOLUME	\$26,463,000	\$21,095,000	-20.3%
	MEDIAN PRICE	\$573,000	\$577,500	0.8%
	AVERAGE PRICE	\$575,283	\$620,441	7.8%
	AVERAGE DOM	34	36	5.9%
	# OF CONTRACTS	57	42	-26.3%
	# NEW LISTINGS	69	46	-33.3%
Condo/Co-op/Townhouse	# OF SALES	6	3	-50.0%
	SALES VOLUME	\$1,320,250	\$748,000	-43.3%
	MEDIAN PRICE	\$225,000	\$258,000	14.7%
	AVERAGE PRICE	\$220,042	\$249,333	13.3%
	AVERAGE DOM	47	15	-68.1%
	# OF CONTRACTS	8	8	0.0%
	# NEW LISTINGS	6	7	16.7%

Westwood

Historic Sales



Historic Sales Prices

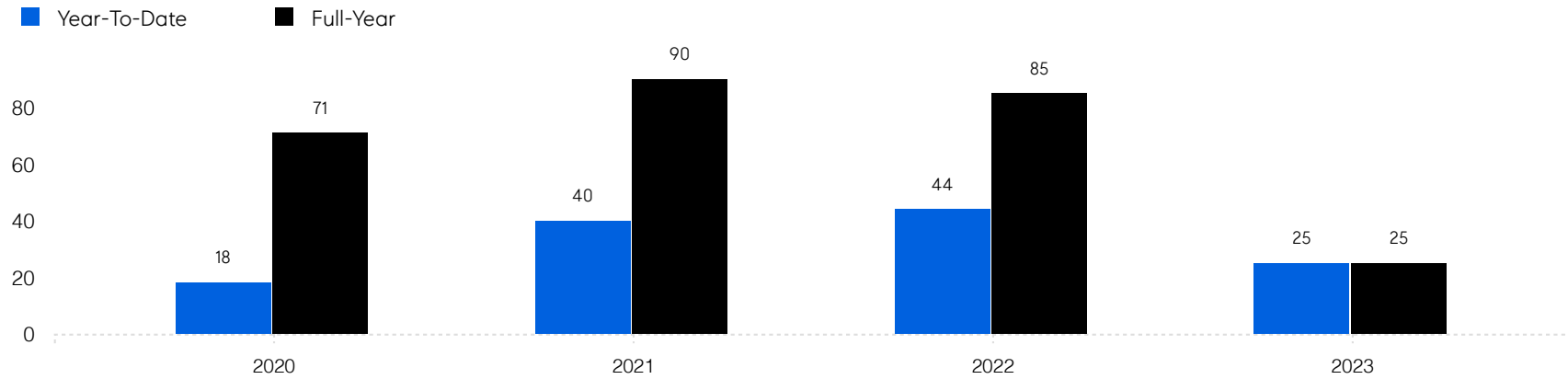


Woodcliff Lake

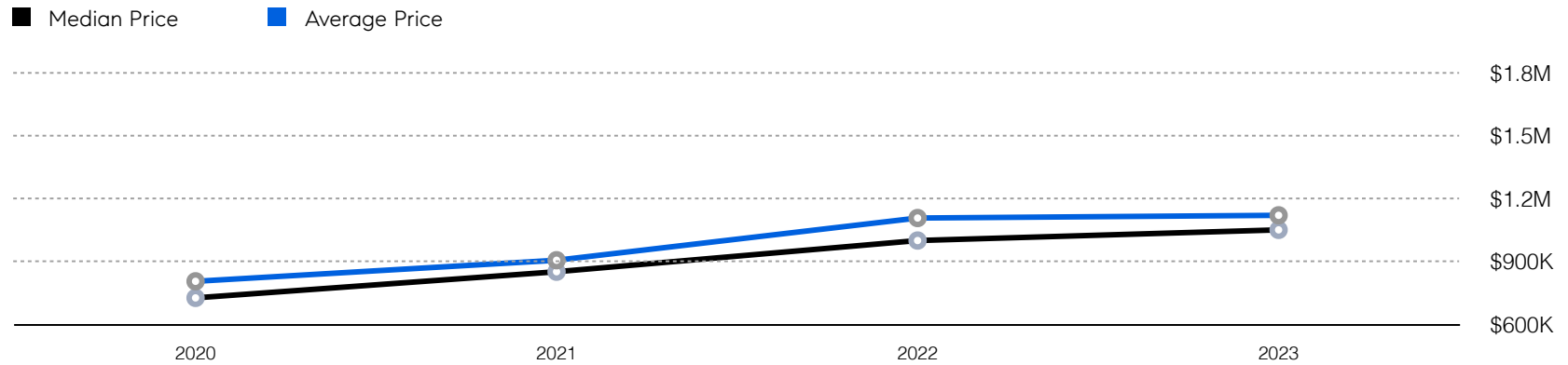
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	41	25	-39.0%
	SALES VOLUME	\$45,984,977	\$27,987,188	-39.1%
	MEDIAN PRICE	\$1,110,000	\$1,050,000	-5.4%
	AVERAGE PRICE	\$1,121,585	\$1,119,488	-0.2%
	AVERAGE DOM	27	51	88.9%
	# OF CONTRACTS	50	39	-22.0%
	# NEW LISTINGS	69	42	-39.1%
Condo/Co-op/Townhouse	# OF SALES	3	0	0.0%
	SALES VOLUME	\$2,521,000	-	-
	MEDIAN PRICE	\$845,000	-	-
	AVERAGE PRICE	\$840,333	-	-
	AVERAGE DOM	8	-	-
	# OF CONTRACTS	5	2	-60.0%
	# NEW LISTINGS	7	2	-71.4%

Woodcliff Lake

Historic Sales



Historic Sales Prices

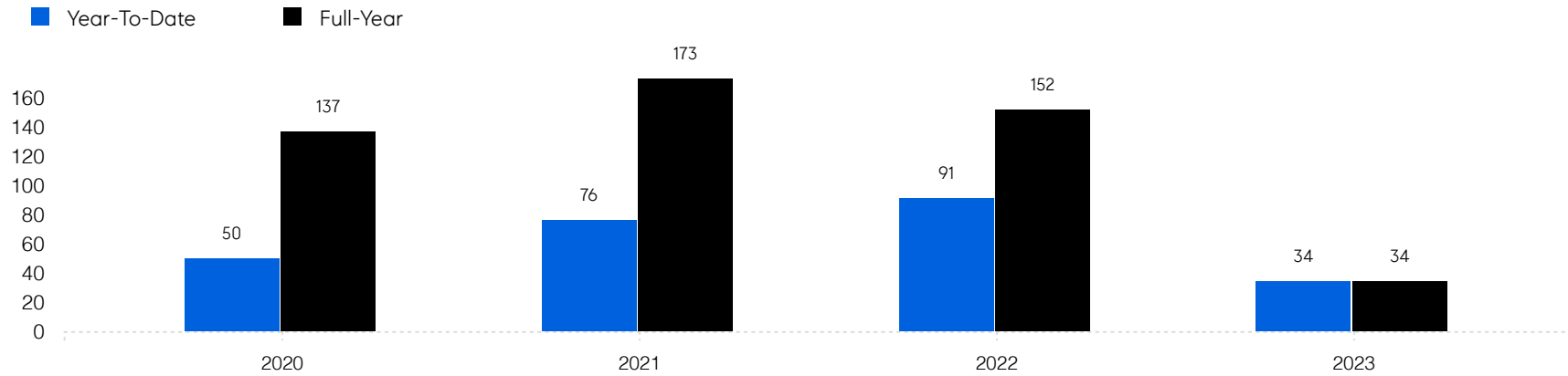


Wood-Ridge

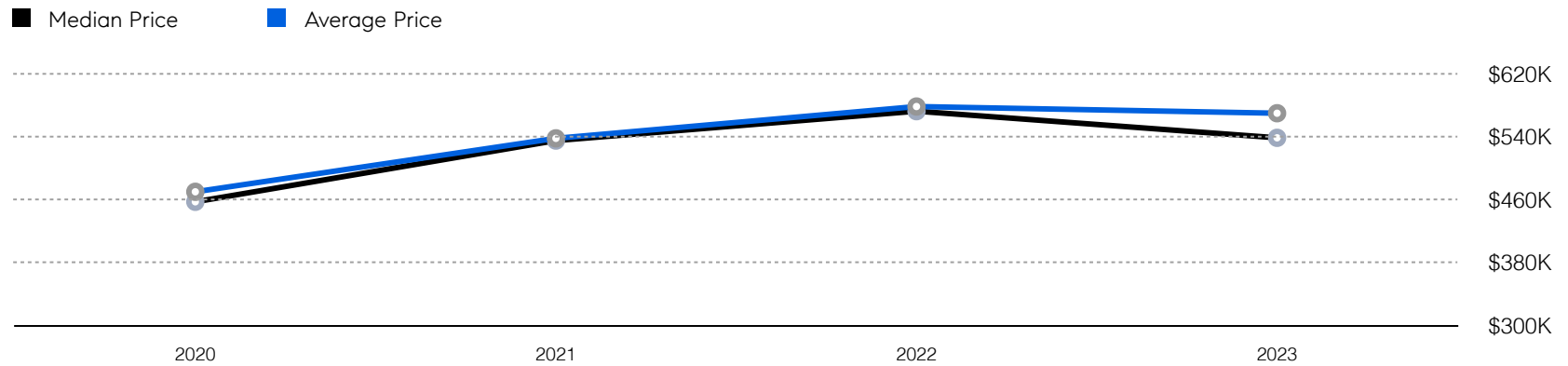
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	43	13	-69.8%
	SALES VOLUME	\$23,746,577	\$7,739,000	-67.4%
	MEDIAN PRICE	\$543,000	\$510,000	-6.1%
	AVERAGE PRICE	\$552,246	\$595,308	7.8%
	AVERAGE DOM	29	32	10.3%
	# OF CONTRACTS	55	19	-65.5%
	# NEW LISTINGS	64	22	-65.6%
Condo/Co-op/Townhouse	# OF SALES	48	21	-56.2%
	SALES VOLUME	\$28,598,192	\$11,635,201	-59.3%
	MEDIAN PRICE	\$643,528	\$550,000	-14.5%
	AVERAGE PRICE	\$595,796	\$554,057	-7.0%
	AVERAGE DOM	34	16	-52.9%
	# OF CONTRACTS	40	21	-47.5%
	# NEW LISTINGS	45	30	-33.3%

Wood-Ridge

Historic Sales



Historic Sales Prices

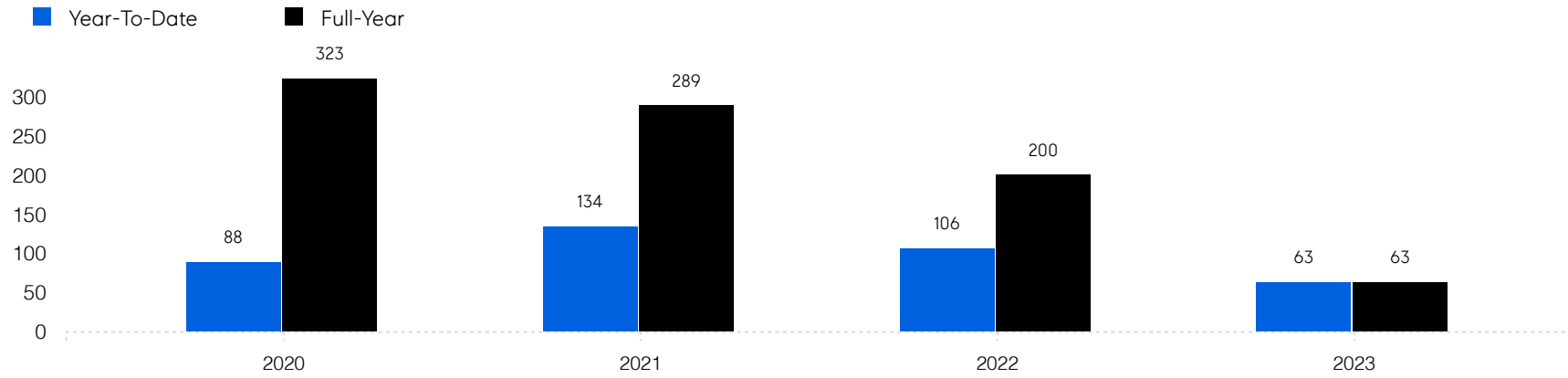


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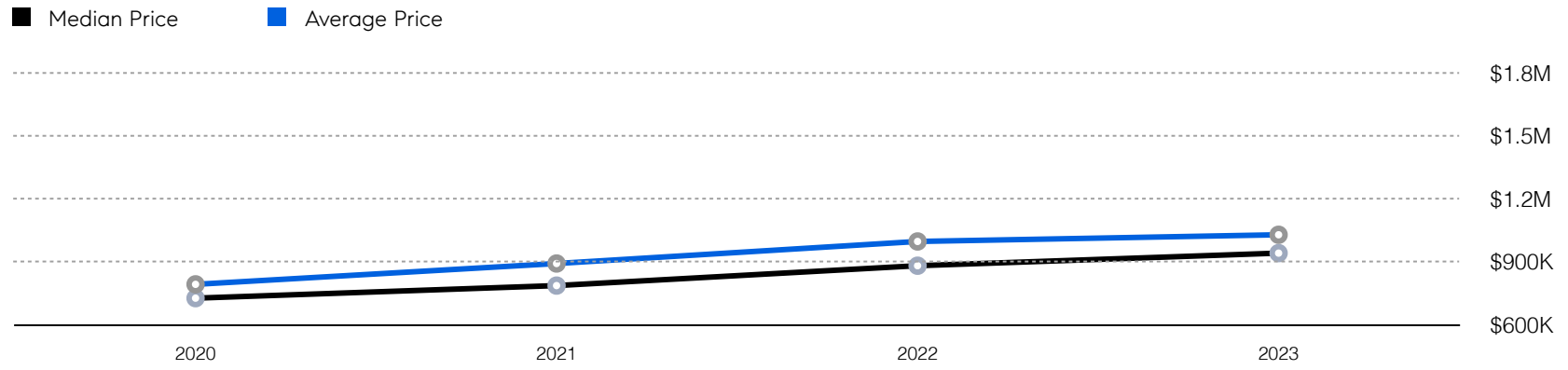
		YTD 2022	YTD 2023	% Change
Single-Family	# OF SALES	100	59	-41.0%
	SALES VOLUME	\$101,754,251	\$61,592,399	-39.5%
	MEDIAN PRICE	\$946,000	\$942,500	-0.4%
	AVERAGE PRICE	\$1,017,543	\$1,043,939	2.6%
	AVERAGE DOM	28	30	7.1%
	# OF CONTRACTS	104	81	-22.1%
	# NEW LISTINGS	125	84	-32.8%
Condo/Co-op/Townhouse	# OF SALES	6	4	-33.3%
	SALES VOLUME	\$4,509,000	\$3,146,000	-30.2%
	MEDIAN PRICE	\$740,000	\$755,500	2.1%
	AVERAGE PRICE	\$751,500	\$786,500	4.7%
	AVERAGE DOM	13	38	192.3%
	# OF CONTRACTS	9	5	-44.4%
	# NEW LISTINGS	10	3	-70.0%

Wyckoff

Historic Sales



Historic Sales Prices



COMPASS

Source: Garden State MLS, 01/01/2021 to 06/30/2023
Source: NJMLS, 01/01/2021 to 06/30/2023
Source: Hudson MLS, 01/01/2021 to 06/30/2023

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