

Q2 2026

Bergen County Market Report

COMPASS

Bergen County Overview

Year-To-Date Sales

3,706

-2.9% Year-To-Date
39.6% Quarter-Over-Quarter

Year-To-Date Contracts

4,399

1.5% Year-To-Date
54.4% Quarter-Over-Quarter

Single-Family
Average Sale Price

$1.0M

2.4% Year-To-Date
9.7% Quarter-Over-Quarter

Condo/Co-op/Townhouse
Average Sale Price

$629K

4.1% Year-To-Date
19.0% Quarter-Over-Quarter

Average Days On Market

33

-2.9% Year-To-Date
-27.5% Quarter-Over-Quarter

Active Listings

2,075

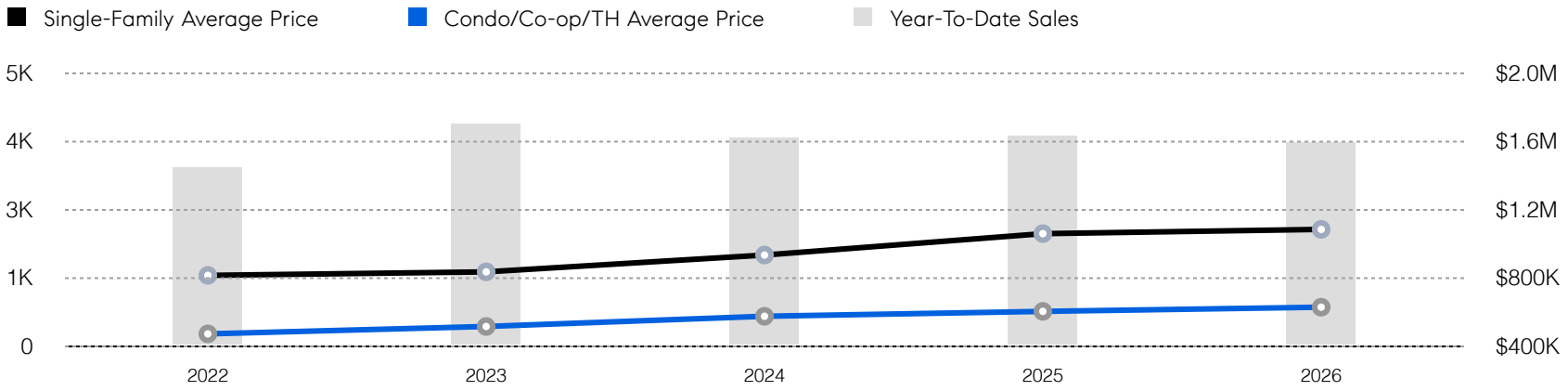
-32.0% Year-Over-Year
-12.9% Quarter-Over-Quarter



Bergen County Overview

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	3,105	3,205	3.2%	1,831	2,010	9.8%
	ACTIVE LISTINGS	2,214	1,330	-39.9%	2,214	1,330	-39.9%
	# OF SALES	2,689	2,653	-1.3%	1,579	1,562	-1.1%
	SALES VOLUME	$2,852,397,096	$2,880,569,046	1.0%	$1,698,974,362	$1,760,009,550	3.6%
	MEDIAN PRICE	$829,000	$845,000	1.9%	$850,000	$891,000	4.8%
	AVERAGE PRICE	$1,060,765	$1,085,778	2.4%	$1,075,981	$1,126,767	4.7%
	AVERAGE DOM	36	37	2.8%	32	31	-3.1%
	% OF ASKING PRICE	103.9%	103.5%	-0.4%	105.0%	104.9%	-0.1%
Condo/Co-op/TH	CONTRACTS SIGNED	1,231	1,194	-3.0%	647	660	2.0%
	ACTIVE LISTINGS	838	745	-11.1%	838	745	-11.1%
	# OF SALES	1,128	1,053	-6.6%	636	597	-6.1%
	SALES VOLUME	$682,698,034	$663,279,536	-2.8%	$387,868,272	$404,008,810	4.2%
	MEDIAN PRICE	$496,950	$500,000	0.6%	$495,000	$530,000	7.1%
	AVERAGE PRICE	$605,229	$629,895	4.1%	$609,856	$676,732	11.0%
	AVERAGE DOM	47	41	-12.8%	41	38	-7.3%
	% OF ASKING PRICE	99.9%	99.6%	-0.4%	100.6%	100.0%	-0.6%

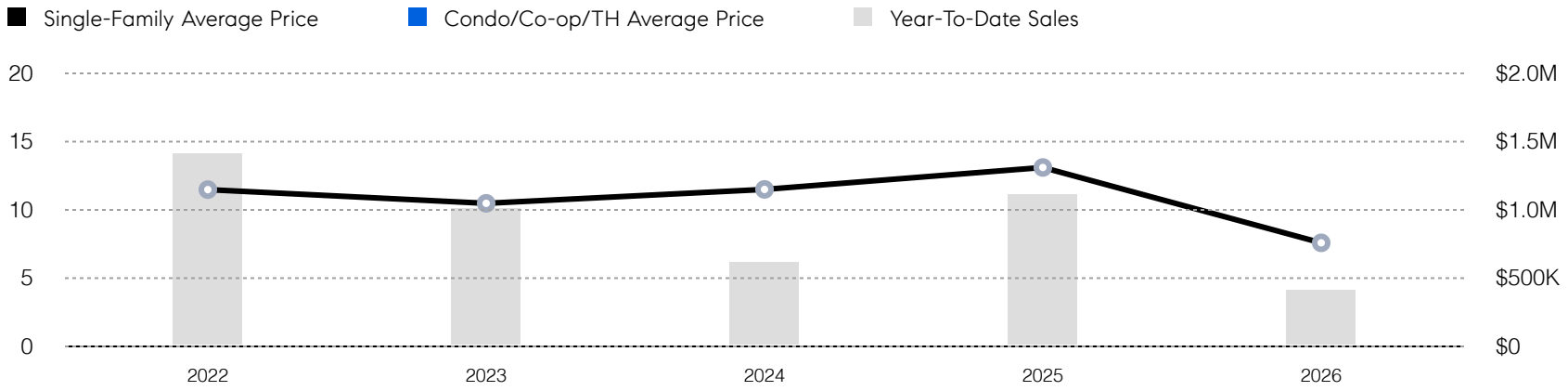
Historic Sales Trends



Allendale

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	11	4	-63.6%	9	2	-77.8%
	ACTIVE LISTINGS	5	1	-80.0%	5	1	-80.0%
	# OF SALES	10	4	-60.0%	6	2	-66.7%
	SALES VOLUME	$13,107,000	$3,035,000	-76.8%	$9,425,000	$1,885,000	-80.0%
	MEDIAN PRICE	$1,300,000	$720,000	-44.6%	$1,525,000	$942,500	-38.2%
	AVERAGE PRICE	$1,310,700	$758,750	-42.1%	$1,570,833	$942,500	-40.0%
	AVERAGE DOM	21	13	-38.1%	12	10	-16.7%
	% OF ASKING PRICE	104.9%	102.6%	-2.3%	107.6%	111.3%	3.7%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	1	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	1	0	0.0%	0	0	0.0%
	SALES VOLUME	$849,000	-	-	-	-	-
	MEDIAN PRICE	$849,000	-	-	-	-	-
	AVERAGE PRICE	$849,000	-	-	-	-	-
	AVERAGE DOM	13	-	-	-	-	-
	% OF ASKING PRICE	100.0%	-	-	-	-	-

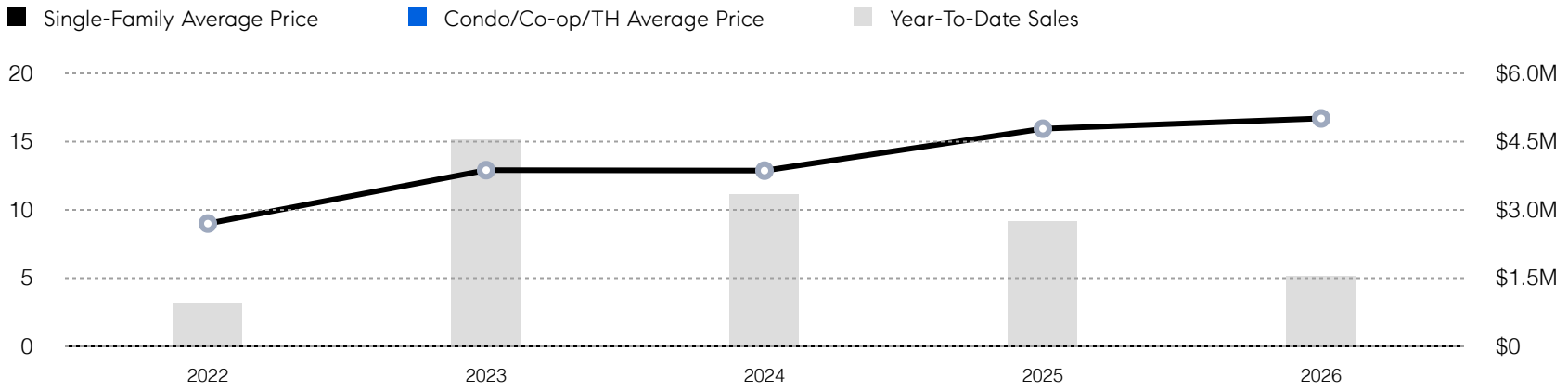
Historic Sales Trends



Alpine

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	8	4	-50.0%	4	2	-50.0%
	ACTIVE LISTINGS	23	25	8.7%	23	25	8.7%
	# OF SALES	9	5	-44.4%	3	3	0.0%
	SALES VOLUME	$43,055,000	$25,048,000	-41.8%	$9,200,000	$16,050,000	74.5%
	MEDIAN PRICE	$4,280,000	$4,500,000	5.1%	$3,450,000	$4,500,000	30.4%
	AVERAGE PRICE	$4,783,889	$5,009,600	4.7%	$3,066,667	$5,350,000	74.5%
	AVERAGE DOM	169	114	-32.5%	159	165	3.8%
	% OF ASKING PRICE	96.3%	95.4%	-0.9%	92.8%	94.6%	1.8%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

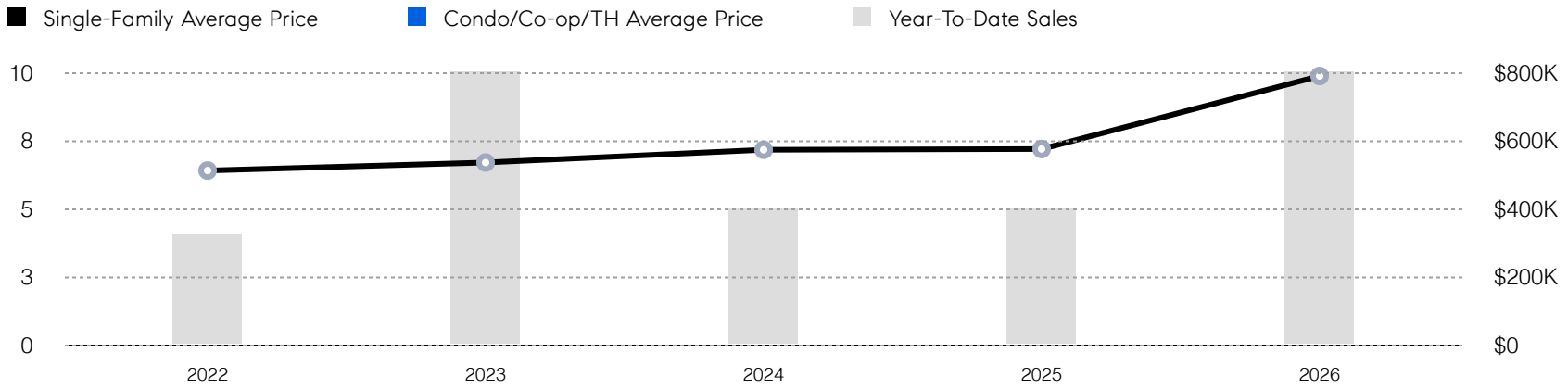
Historic Sales Trends



Bergenfield

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	5	13	160.0%	2	8	300.0%
	ACTIVE LISTINGS	6	2	-66.7%	6	2	-66.7%
	# OF SALES	5	10	100.0%	1	7	600.0%
	SALES VOLUME	$2,886,000	$7,917,000	174.3%	$610,000	$5,487,000	799.5%
	MEDIAN PRICE	$600,000	$711,000	18.5%	$610,000	$665,000	9.0%
	AVERAGE PRICE	$577,200	$791,700	37.2%	$610,000	$783,857	28.5%
	AVERAGE DOM	40	24	-40.0%	48	23	-52.1%
	% OF ASKING PRICE	107.7%	111.0%	3.3%	101.7%	110.4%	8.7%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

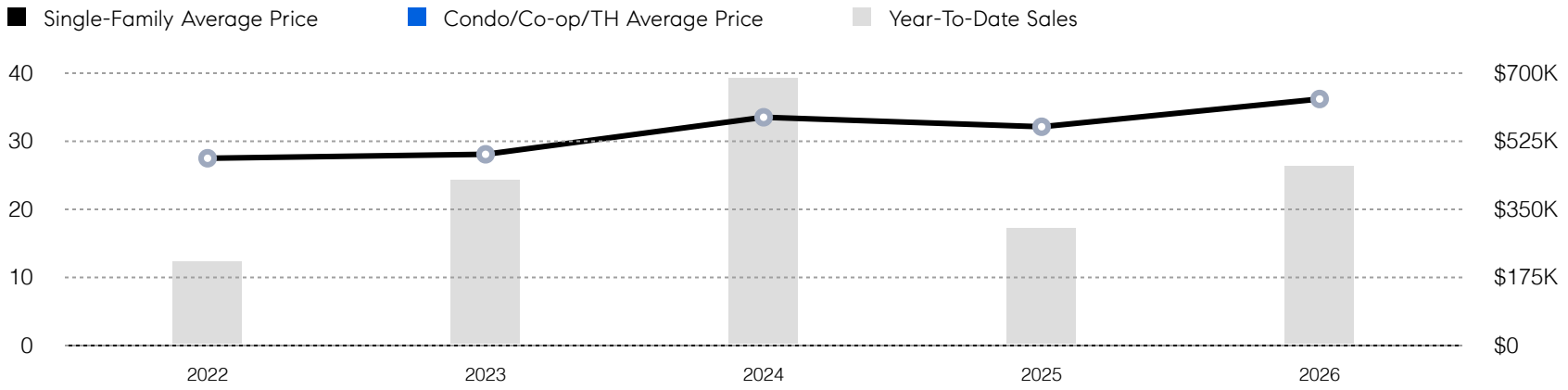
Historic Sales Trends



Bogota

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	18	25	38.9%	15	11	-26.7%
	ACTIVE LISTINGS	12	9	-25.0%	12	9	-25.0%
	# OF SALES	17	26	52.9%	11	17	54.5%
	SALES VOLUME	$9,559,000	$16,473,900	72.3%	$6,209,000	$11,048,900	77.9%
	MEDIAN PRICE	$565,000	$670,000	18.6%	$565,000	$689,000	21.9%
	AVERAGE PRICE	$562,294	$633,612	12.7%	$564,455	$649,935	15.1%
	AVERAGE DOM	27	37	37.0%	17	36	111.8%
	% OF ASKING PRICE	102.3%	102.1%	-0.2%	102.6%	103.5%	0.9%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

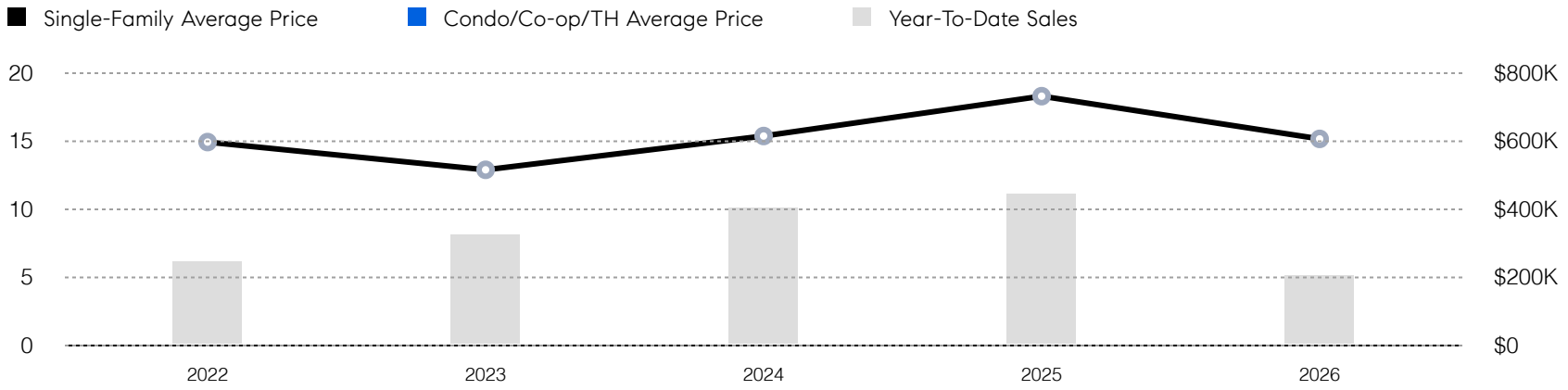
Historic Sales Trends



Carlstadt

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	12	7	-41.7%	7	5	-28.6%
	ACTIVE LISTINGS	8	8	0.0%	8	8	0.0%
	# OF SALES	11	5	-54.5%	10	5	-50.0%
	SALES VOLUME	$8,057,000	$3,035,000	-62.3%	$7,602,000	$3,035,000	-60.1%
	MEDIAN PRICE	$585,000	$640,000	9.4%	$587,500	$640,000	8.9%
	AVERAGE PRICE	$732,455	$607,000	-17.1%	$760,200	$607,000	-20.2%
	AVERAGE DOM	34	51	50.0%	24	51	112.5%
	% OF ASKING PRICE	98.8%	97.5%	-1.3%	99.1%	97.5%	-1.6%
Condo/Co-op/TH	CONTRACTS SIGNED	1	0	0.0%	1	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

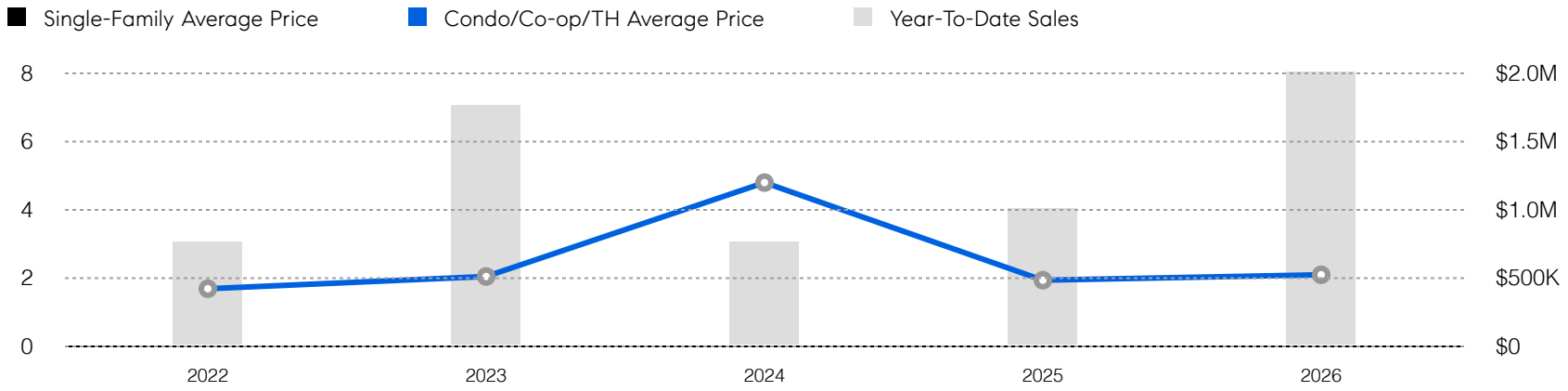
Historic Sales Trends



Cliffside Park

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	2	1	-50.0%	0	1	0.0%
	ACTIVE LISTINGS	3	1	-66.7%	3	1	-66.7%
	# OF SALES	1	0	0.0%	0	0	0.0%
	SALES VOLUME	$1,630,000	-	-	-	-	-
	MEDIAN PRICE	$1,630,000	-	-	-	-	-
	AVERAGE PRICE	$1,630,000	-	-	-	-	-
	AVERAGE DOM	20	-	-	-	-	-
	% OF ASKING PRICE	105.2%	-	-	-	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	3	9	200.0%	1	5	400.0%
	ACTIVE LISTINGS	4	6	50.0%	4	6	50.0%
	# OF SALES	3	8	166.7%	1	5	400.0%
	SALES VOLUME	$1,455,000	$4,198,000	188.5%	$410,000	$2,883,000	603.2%
	MEDIAN PRICE	$485,000	$477,500	-1.5%	$410,000	$533,000	30.0%
	AVERAGE PRICE	$485,000	$524,750	8.2%	$410,000	$576,600	40.6%
	AVERAGE DOM	80	30	-62.5%	102	24	-76.5%
	% OF ASKING PRICE	98.5%	100.2%	1.7%	100.0%	99.4%	-0.6%

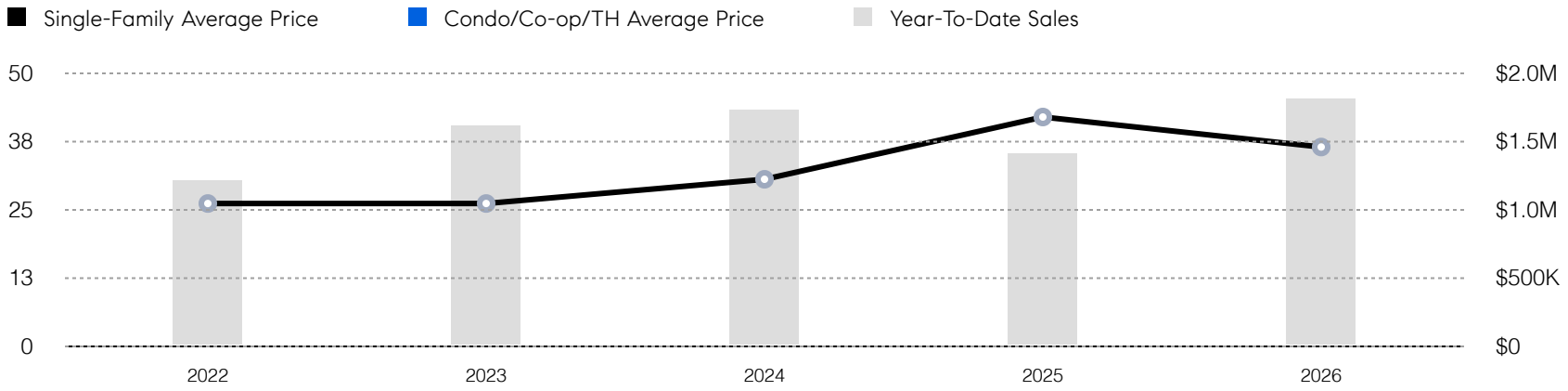
Historic Sales Trends



Closter

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	37	48	29.7%	23	30	30.4%
	ACTIVE LISTINGS	41	30	-26.8%	41	30	-26.8%
	# OF SALES	35	41	17.1%	16	30	87.5%
	SALES VOLUME	$58,810,750	$59,880,200	1.8%	$26,214,766	$46,675,200	78.0%
	MEDIAN PRICE	$1,558,000	$1,250,000	-19.8%	$1,507,500	$1,442,500	-4.3%
	AVERAGE PRICE	$1,680,307	$1,460,493	-13.1%	$1,638,423	$1,555,840	-5.0%
	AVERAGE DOM	56	39	-30.4%	54	35	-35.2%
	% OF ASKING PRICE	100.3%	100.8%	0.5%	98.5%	101.7%	3.2%
Condo/Co-op/TH	CONTRACTS SIGNED	0	4	0.0%	0	3	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	4	0.0%	0	4	0.0%
	SALES VOLUME	-	$6,000,000	-	-	$6,000,000	-
	MEDIAN PRICE	-	$1,500,000	-	-	$1,500,000	-
	AVERAGE PRICE	-	$1,500,000	-	-	$1,500,000	-
	AVERAGE DOM	-	47	-	-	47	-
	% OF ASKING PRICE	-	96.9%	-	-	96.9%	-

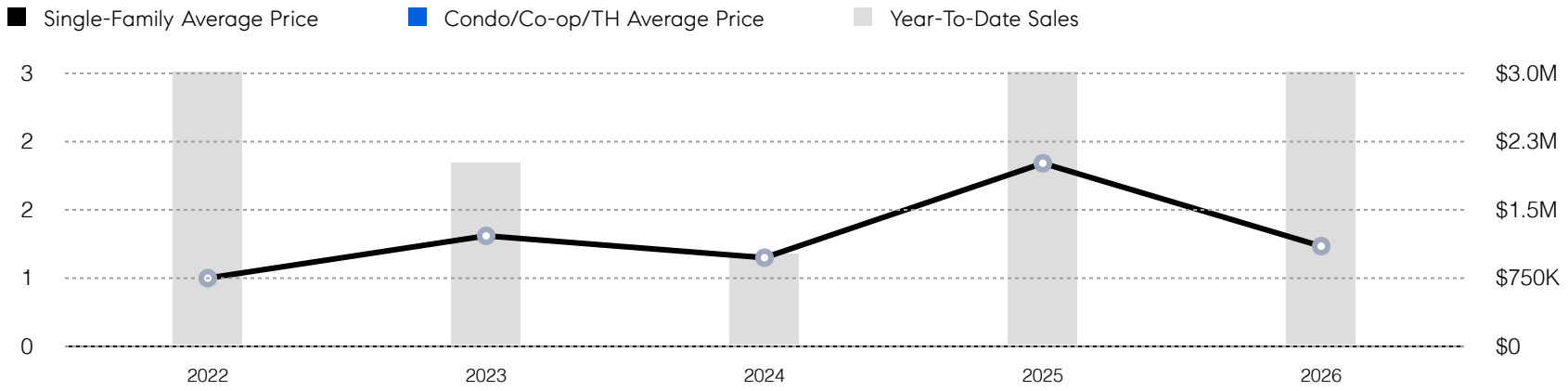
Historic Sales Trends



Cresskill

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	2	5	150.0%	1	4	300.0%
	ACTIVE LISTINGS	2	0	0.0%	2	0	0.0%
	# OF SALES	2	3	50.0%	2	2	0.0%
	SALES VOLUME	$4,025,000	$3,303,000	-17.9%	$4,025,000	$2,548,000	-36.7%
	MEDIAN PRICE	$2,012,500	$755,000	-62.5%	$2,012,500	$1,274,000	-36.7%
	AVERAGE PRICE	$2,012,500	$1,101,000	-45.3%	$2,012,500	$1,274,000	-36.7%
	AVERAGE DOM	81	31	-61.7%	81	42	-48.1%
	% OF ASKING PRICE	104.2%	117.8%	13.7%	104.2%	113.8%	9.6%
Condo/Co-op/TH	CONTRACTS SIGNED	1	0	0.0%	1	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	1	0	0.0%	1	0	0.0%
	SALES VOLUME	$512,100	-	-	$512,100	-	-
	MEDIAN PRICE	$512,100	-	-	$512,100	-	-
	AVERAGE PRICE	$512,100	-	-	$512,100	-	-
	AVERAGE DOM	71	-	-	71	-	-
	% OF ASKING PRICE	97.7%	-	-	97.7%	-	-

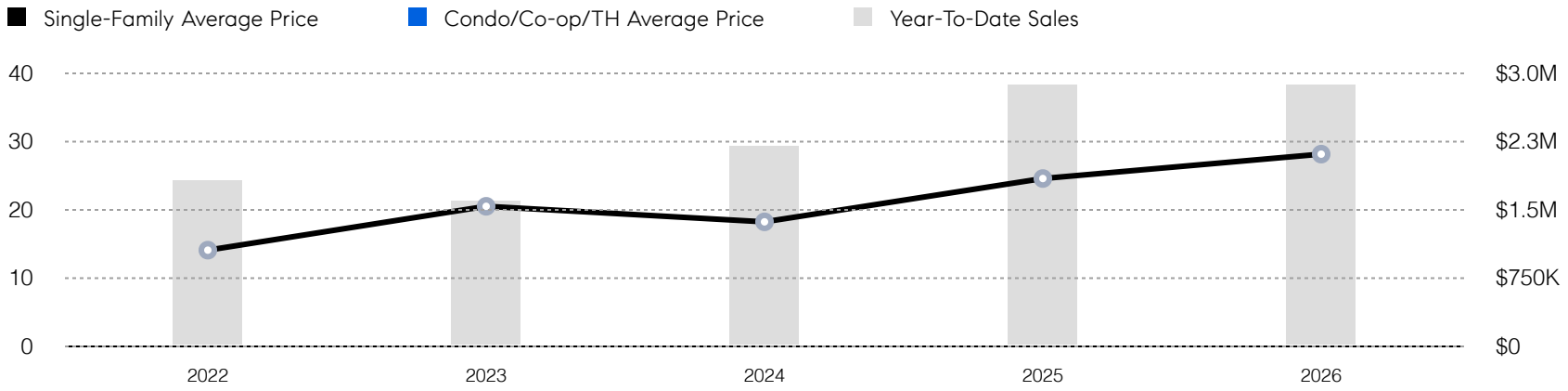
Historic Sales Trends



Demarest

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	39	36	-7.7%	25	24	-4.0%
	ACTIVE LISTINGS	35	14	-60.0%	35	14	-60.0%
	# OF SALES	34	30	-11.8%	20	17	-15.0%
	SALES VOLUME	$62,718,920	$63,380,000	1.1%	$35,913,420	$28,590,000	-20.4%
	MEDIAN PRICE	$1,599,000	$1,575,000	-1.5%	$1,655,000	$1,375,000	-16.9%
	AVERAGE PRICE	$1,844,674	$2,112,667	14.5%	$1,795,671	$1,681,765	-6.3%
	AVERAGE DOM	78	54	-30.8%	66	54	-18.2%
	% OF ASKING PRICE	98.3%	104.7%	6.4%	99.2%	109.6%	10.4%
Condo/Co-op/TH	CONTRACTS SIGNED	5	6	20.0%	5	2	-60.0%
	ACTIVE LISTINGS	11	9	-18.2%	11	9	-18.2%
	# OF SALES	4	8	100.0%	2	8	300.0%
	SALES VOLUME	$10,835,000	$18,445,000	70.2%	$5,065,000	$18,445,000	264.2%
	MEDIAN PRICE	$2,885,000	$1,777,500	-38.4%	$2,532,500	$1,777,500	-29.8%
	AVERAGE PRICE	$2,708,750	$2,305,625	-14.9%	$2,532,500	$2,305,625	-9.0%
	AVERAGE DOM	226	75	-66.8%	166	75	-54.8%
	% OF ASKING PRICE	97.7%	98.1%	0.3%	97.7%	98.1%	0.4%

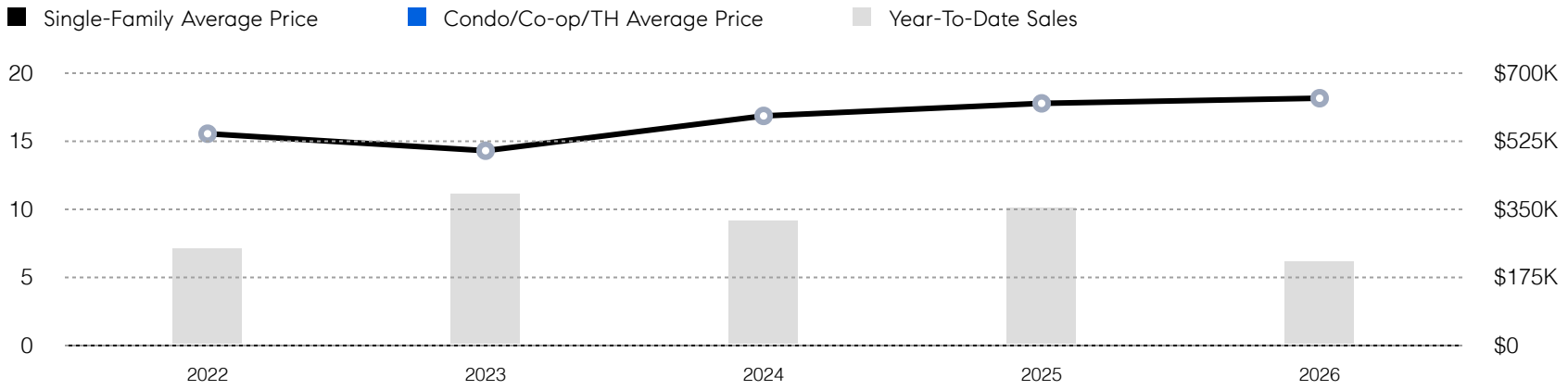
Historic Sales Trends



Dumont

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	13	6	-53.8%	6	4	-33.3%
	ACTIVE LISTINGS	2	1	-50.0%	2	1	-50.0%
	# OF SALES	10	6	-40.0%	8	2	-75.0%
	SALES VOLUME	$6,224,500	$3,814,000	-38.7%	$4,934,000	$1,230,000	-75.1%
	MEDIAN PRICE	$642,750	$670,000	4.2%	$610,000	$615,000	0.8%
	AVERAGE PRICE	$622,450	$635,667	2.1%	$616,750	$615,000	-0.3%
	AVERAGE DOM	31	54	74.2%	36	14	-61.1%
	% OF ASKING PRICE	106.4%	100.4%	-6.0%	106.1%	108.0%	1.9%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

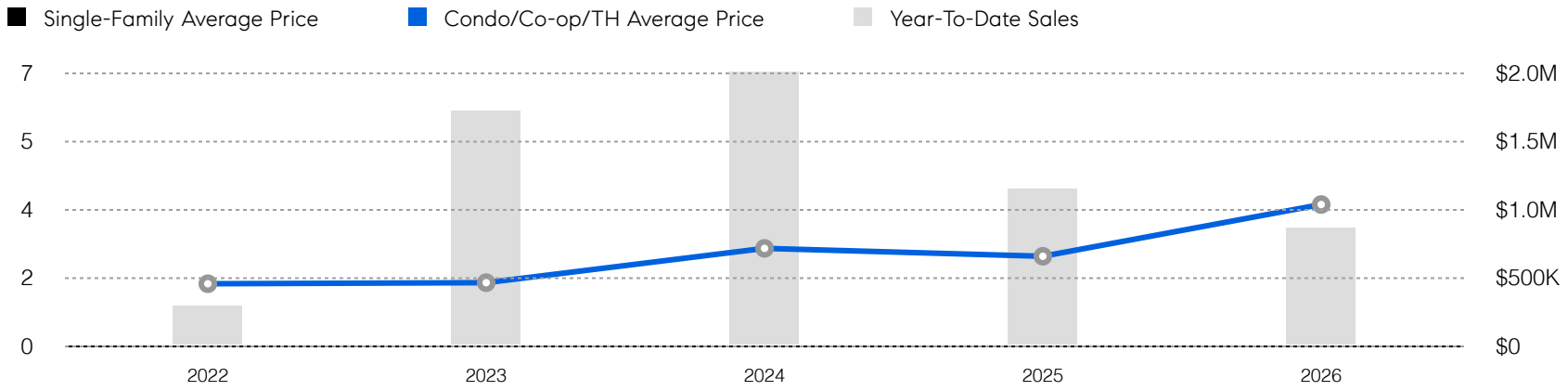
Historic Sales Trends



Edgewater

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	1	1	0.0%	0	0	0.0%
	SALES VOLUME	$636,500	$830,000	30.4%	-	-	-
	MEDIAN PRICE	$636,500	$830,000	30.4%	-	-	-
	AVERAGE PRICE	$636,500	$830,000	30.4%	-	-	-
	AVERAGE DOM	42	169	302.4%	-	-	-
	% OF ASKING PRICE	97.9%	97.8%	-0.2%	-	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	4	3	-25.0%	3	1	-66.7%
	ACTIVE LISTINGS	5	5	0.0%	5	5	0.0%
	# OF SALES	3	2	-33.3%	3	2	-33.3%
	SALES VOLUME	$1,981,000	$2,078,888	4.9%	$1,981,000	$2,078,888	4.9%
	MEDIAN PRICE	$601,000	$1,039,444	73.0%	$601,000	$1,039,444	73.0%
	AVERAGE PRICE	$660,333	$1,039,444	57.4%	$660,333	$1,039,444	57.4%
	AVERAGE DOM	40	33	-17.5%	40	33	-17.5%
	% OF ASKING PRICE	104.2%	98.5%	-5.6%	104.2%	98.5%	-5.6%

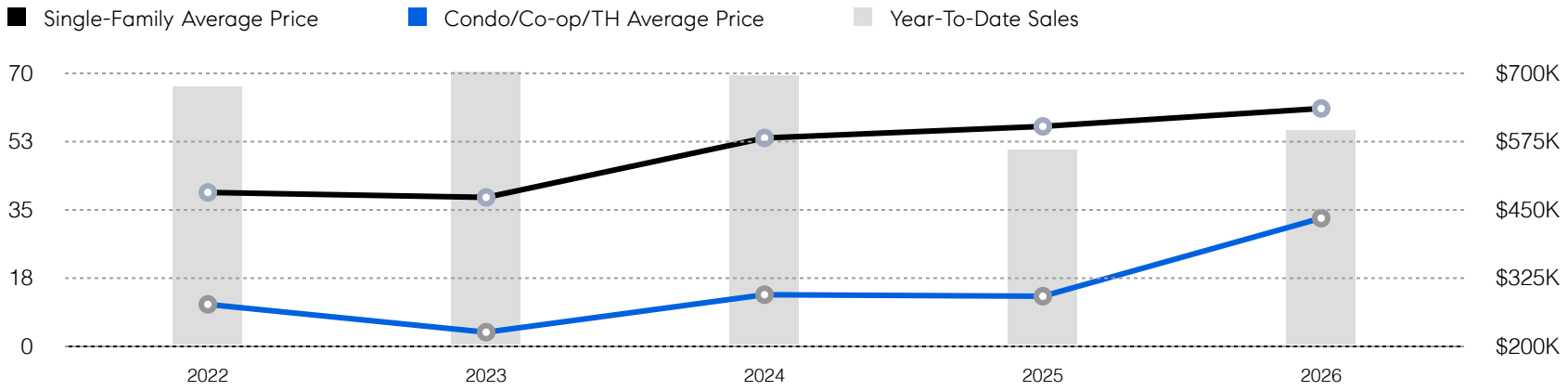
Historic Sales Trends



Elmwood Park

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	37	59	59.5%	22	37	68.2%
	ACTIVE LISTINGS	31	13	-58.1%	31	13	-58.1%
	# OF SALES	37	49	32.4%	16	30	87.5%
	SALES VOLUME	$22,307,929	$31,149,921	39.6%	$9,819,888	$19,184,421	95.4%
	MEDIAN PRICE	$575,000	$625,000	8.7%	$620,000	$630,000	1.6%
	AVERAGE PRICE	$602,917	$635,713	5.4%	$613,743	$639,481	4.2%
	AVERAGE DOM	22	45	104.5%	17	50	194.1%
	% OF ASKING PRICE	103.0%	101.8%	-1.2%	104.0%	100.8%	-3.1%
Condo/Co-op/TH	CONTRACTS SIGNED	9	12	33.3%	5	8	60.0%
	ACTIVE LISTINGS	6	11	83.3%	6	11	83.3%
	# OF SALES	13	6	-53.8%	4	5	25.0%
	SALES VOLUME	$3,794,500	$2,609,000	-31.2%	$1,222,500	$2,170,000	77.5%
	MEDIAN PRICE	$339,000	$427,000	26.0%	$323,750	$415,000	28.2%
	AVERAGE PRICE	$291,885	$434,833	49.0%	$305,625	$434,000	42.0%
	AVERAGE DOM	43	44	2.3%	64	49	-23.4%
	% OF ASKING PRICE	98.4%	101.1%	2.7%	99.8%	101.3%	1.5%

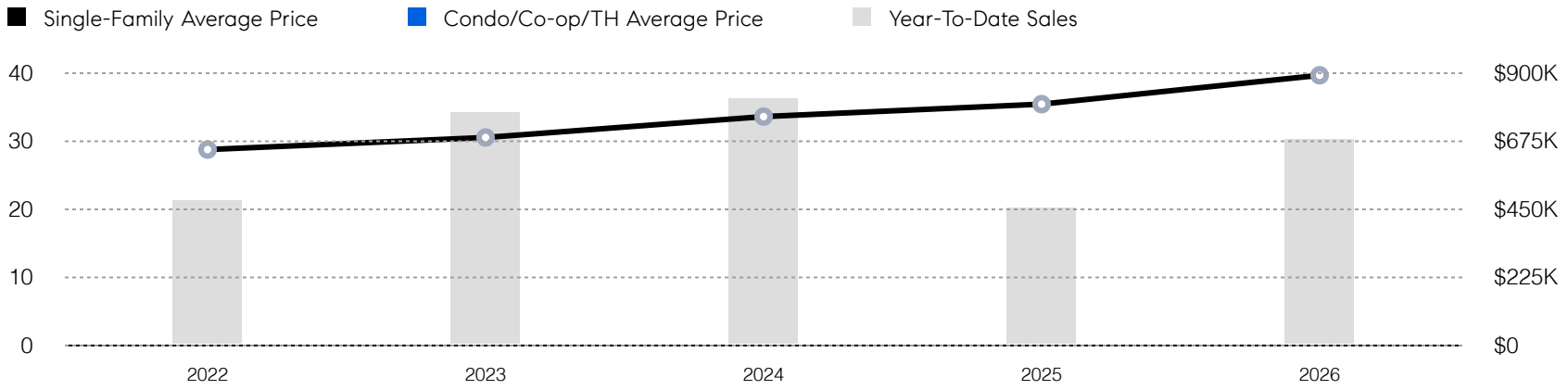
Historic Sales Trends



Emerson

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	31	49	58.1%	20	33	65.0%
	ACTIVE LISTINGS	26	12	-53.8%	26	12	-53.8%
	# OF SALES	20	30	50.0%	14	17	21.4%
	SALES VOLUME	$15,954,000	$26,788,800	67.9%	$11,379,000	$14,574,000	28.1%
	MEDIAN PRICE	$757,500	$887,500	17.2%	$757,500	$715,000	-5.6%
	AVERAGE PRICE	$797,700	$892,960	11.9%	$812,786	$857,294	5.5%
	AVERAGE DOM	24	38	58.3%	16	25	56.3%
	% OF ASKING PRICE	105.9%	102.5%	-3.5%	106.9%	103.2%	-3.7%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	1	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

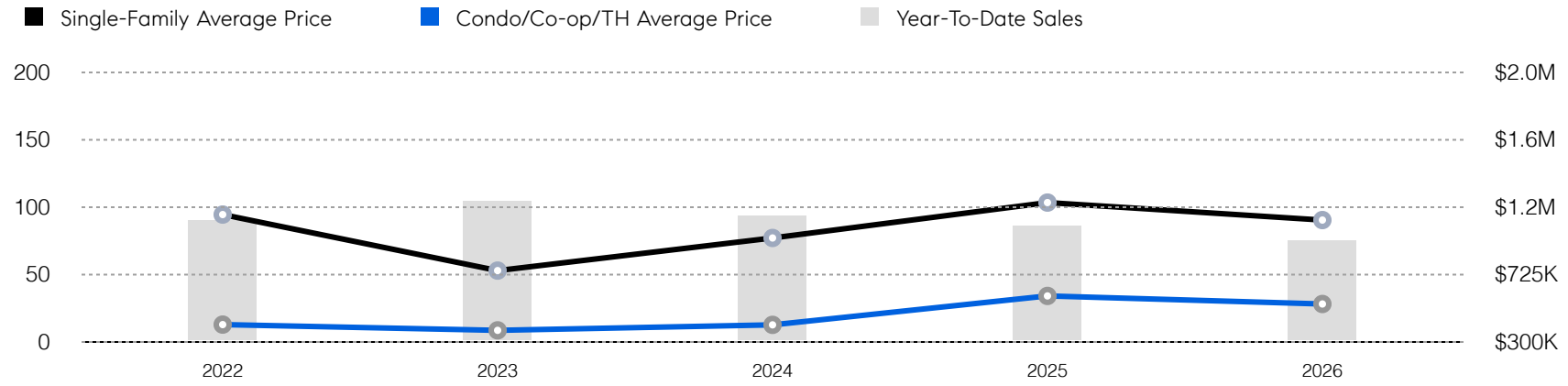
Historic Sales Trends



Englewood

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	57	66	15.8%	37	42	13.5%
	ACTIVE LISTINGS	68	42	-38.2%	68	42	-38.2%
	# OF SALES	49	47	-4.1%	23	30	30.4%
	SALES VOLUME	$57,781,420	$50,239,498	-13.1%	$24,296,388	$30,696,998	26.3%
	MEDIAN PRICE	$699,000	$720,000	3.0%	$670,000	$742,500	10.8%
	AVERAGE PRICE	$1,179,213	$1,068,925	-9.4%	$1,056,365	$1,023,233	-3.1%
	AVERAGE DOM	65	62	-4.6%	78	42	-46.2%
	% OF ASKING PRICE	100.9%	99.4%	-1.5%	103.2%	101.9%	-1.3%
Condo/Co-op/TH	CONTRACTS SIGNED	47	38	-19.1%	27	28	3.7%
	ACTIVE LISTINGS	42	44	4.8%	42	44	4.8%
	# OF SALES	36	27	-25.0%	19	17	-10.5%
	SALES VOLUME	$21,259,000	$14,571,000	-31.5%	$10,866,000	$9,893,000	-9.0%
	MEDIAN PRICE	$517,500	$425,000	-17.9%	$544,000	$440,000	-19.1%
	AVERAGE PRICE	$590,528	$539,667	-8.6%	$571,895	$581,941	1.8%
	AVERAGE DOM	57	57	0.0%	46	68	47.8%
	% OF ASKING PRICE	98.1%	98.7%	0.6%	98.6%	99.7%	1.2%

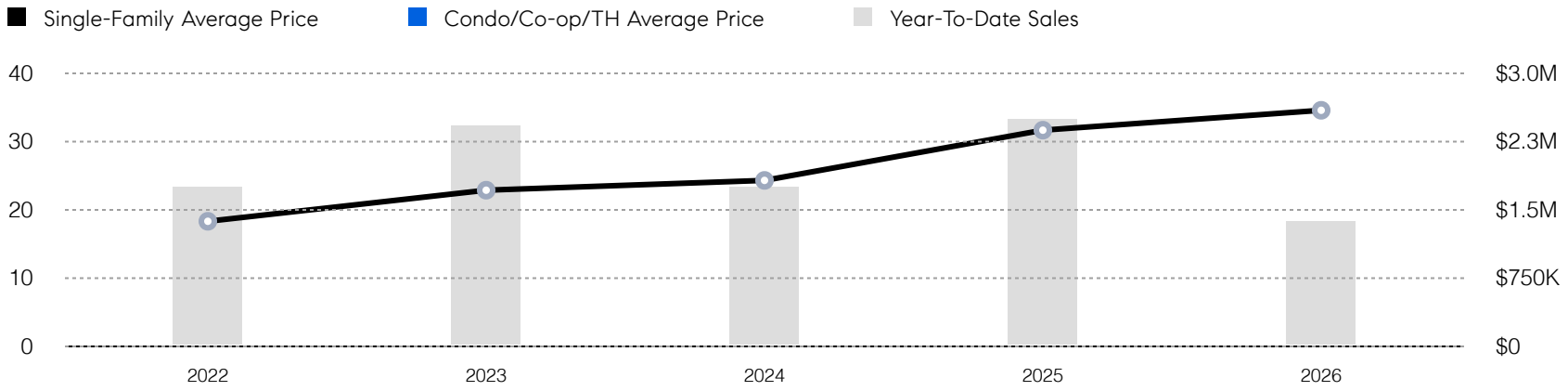
Historic Sales Trends



Englewood Cliffs

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	40	28	-30.0%	29	17	-41.4%
	ACTIVE LISTINGS	32	26	-18.7%	32	26	-18.7%
	# OF SALES	33	18	-45.5%	25	11	-56.0%
	SALES VOLUME	$78,401,776	$46,697,887	-40.4%	$62,285,000	$30,674,999	-50.8%
	MEDIAN PRICE	$2,100,000	$2,250,000	7.1%	$2,250,000	$2,499,999	11.1%
	AVERAGE PRICE	$2,375,811	$2,594,327	9.2%	$2,491,400	$2,788,636	11.9%
	AVERAGE DOM	69	82	18.8%	80	70	-12.5%
	% OF ASKING PRICE	100.0%	92.9%	-7.1%	100.1%	94.7%	-5.4%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

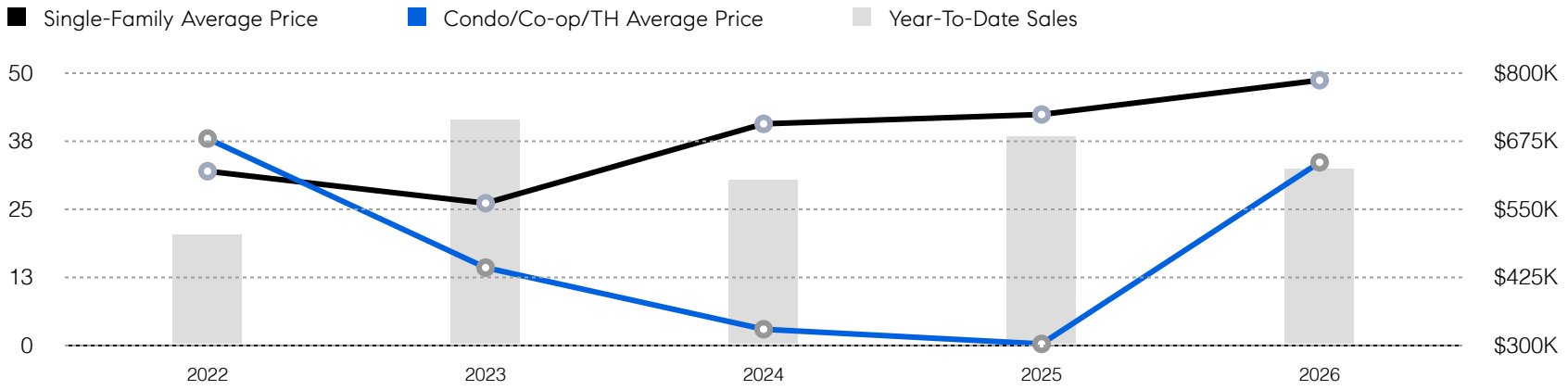
Historic Sales Trends



Fair Lawn

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	36	43	19.4%	19	29	52.6%
	ACTIVE LISTINGS	8	8	0.0%	8	8	0.0%
	# OF SALES	37	28	-24.3%	23	20	-13.0%
	SALES VOLUME	$26,794,599	$22,037,000	-17.8%	$16,007,999	$16,363,000	2.2%
	MEDIAN PRICE	$710,000	$720,000	1.4%	$690,000	$732,500	6.2%
	AVERAGE PRICE	$724,178	$787,036	8.7%	$696,000	$818,150	17.6%
	AVERAGE DOM	26	30	15.4%	17	29	70.6%
	% OF ASKING PRICE	104.5%	106.9%	2.3%	105.9%	107.2%	1.3%
Condo/Co-op/TH	CONTRACTS SIGNED	1	4	300.0%	0	1	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	1	4	300.0%	0	3	0.0%
	SALES VOLUME	$303,000	$2,545,000	739.9%	-	$2,205,000	-
	MEDIAN PRICE	$303,000	$595,000	96.4%	-	$850,000	-
	AVERAGE PRICE	$303,000	$636,250	110.0%	-	$735,000	-
	AVERAGE DOM	13	19	46.2%	-	20	-
	% OF ASKING PRICE	101.0%	107.7%	6.7%	-	105.7%	-

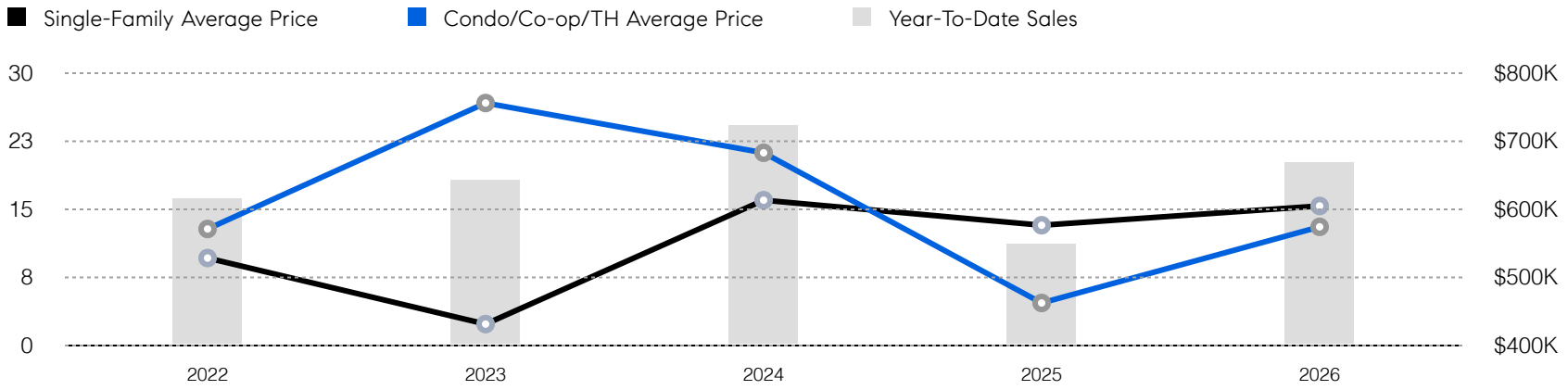
Historic Sales Trends



Fairview

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	11	8	-27.3%	6	4	-33.3%
	ACTIVE LISTINGS	11	6	-45.5%	11	6	-45.5%
	# OF SALES	9	11	22.2%	4	7	75.0%
	SALES VOLUME	$5,190,009	$6,655,000	28.2%	$2,395,009	$4,680,000	95.4%
	MEDIAN PRICE	$640,000	$615,000	-3.9%	$640,000	$620,000	-3.1%
	AVERAGE PRICE	$576,668	$605,000	4.9%	$598,752	$668,571	11.7%
	AVERAGE DOM	69	41	-40.6%	75	56	-25.3%
	% OF ASKING PRICE	98.4%	101.0%	2.6%	94.2%	102.9%	8.7%
Condo/Co-op/TH	CONTRACTS SIGNED	4	10	150.0%	2	3	50.0%
	ACTIVE LISTINGS	4	8	100.0%	4	8	100.0%
	# OF SALES	2	9	350.0%	0	4	0.0%
	SALES VOLUME	$925,000	$5,169,000	458.8%	-	$2,650,000	-
	MEDIAN PRICE	$462,500	$545,000	17.8%	-	$662,500	-
	AVERAGE PRICE	$462,500	$574,333	24.2%	-	$662,500	-
	AVERAGE DOM	89	47	-47.2%	-	55	-
	% OF ASKING PRICE	104.3%	97.0%	-7.3%	-	95.2%	-

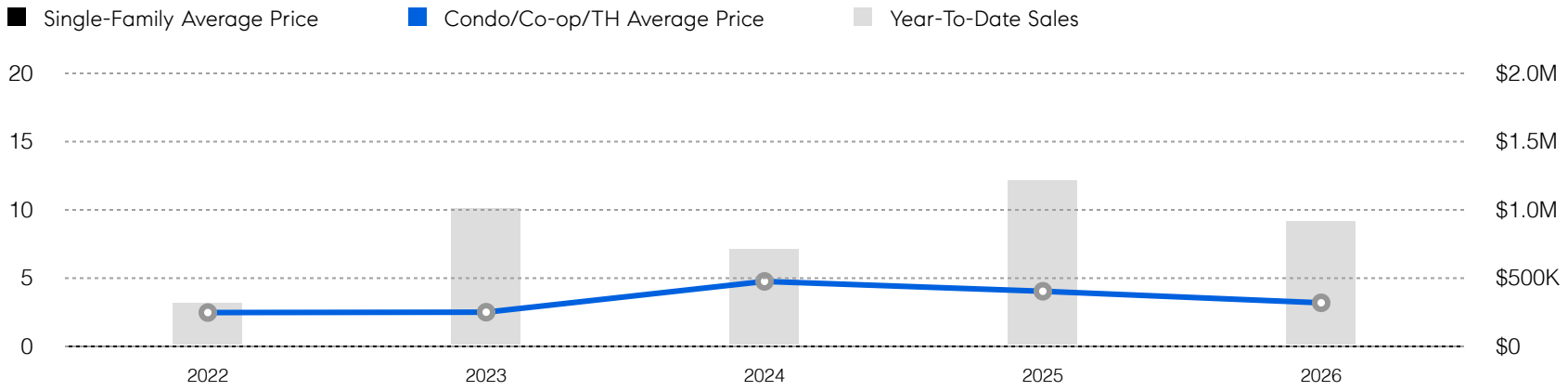
Historic Sales Trends



Fort Lee

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	4	2	-50.0%	4	2	-50.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	4	2	-50.0%	3	1	-66.7%
	SALES VOLUME	$4,156,550	$1,875,000	-54.9%	$3,050,000	$1,060,000	-65.2%
	MEDIAN PRICE	$1,053,275	$937,500	-11.0%	$1,000,000	$1,060,000	6.0%
	AVERAGE PRICE	$1,039,138	$937,500	-9.8%	$1,016,667	$1,060,000	4.3%
	AVERAGE DOM	22	69	213.6%	17	19	11.8%
	% OF ASKING PRICE	98.6%	102.2%	3.5%	99.4%	111.7%	12.3%
Condo/Co-op/TH	CONTRACTS SIGNED	9	5	-44.4%	7	2	-71.4%
	ACTIVE LISTINGS	5	7	40.0%	5	7	40.0%
	# OF SALES	8	7	-12.5%	5	5	0.0%
	SALES VOLUME	$3,231,500	$2,235,900	-30.8%	$2,023,500	$1,865,900	-7.8%
	MEDIAN PRICE	$331,750	$205,900	-37.9%	$333,500	$275,000	-17.5%
	AVERAGE PRICE	$403,938	$319,414	-20.9%	$404,700	$373,180	-7.8%
	AVERAGE DOM	34	67	97.1%	29	53	82.8%
	% OF ASKING PRICE	101.0%	98.5%	-2.5%	99.9%	100.6%	0.7%

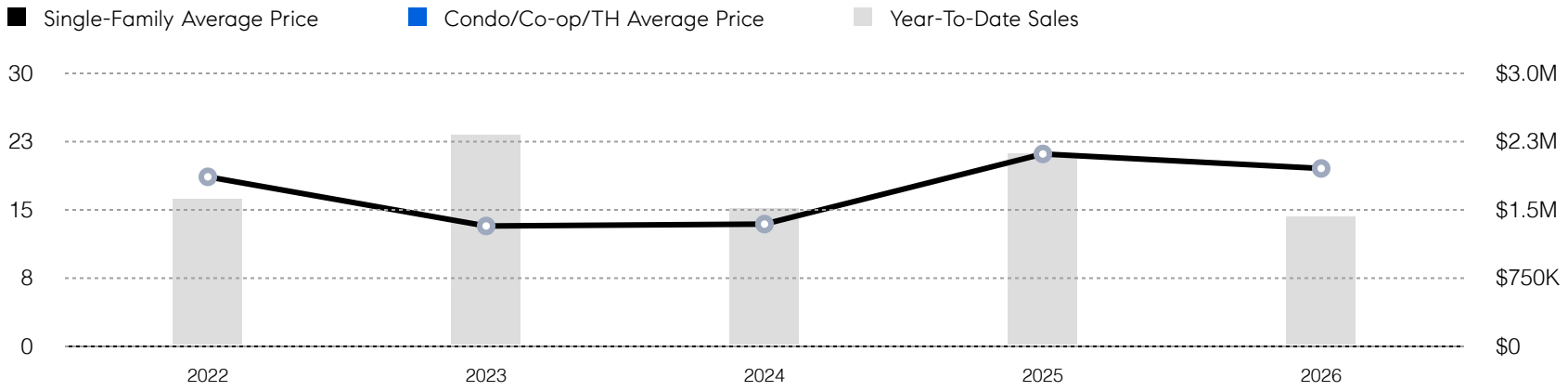
Historic Sales Trends



Franklin Lakes

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	26	21	-19.2%	9	15	66.7%
	ACTIVE LISTINGS	18	10	-44.4%	18	10	-44.4%
	# OF SALES	21	13	-38.1%	15	6	-60.0%
	SALES VOLUME	$44,407,000	$25,419,910	-42.8%	$33,225,000	$11,109,999	-66.6%
	MEDIAN PRICE	$1,900,000	$1,729,000	-9.0%	$1,800,000	$1,864,500	3.6%
	AVERAGE PRICE	$2,114,619	$1,955,378	-7.5%	$2,215,000	$1,851,667	-16.4%
	AVERAGE DOM	49	42	-14.3%	46	34	-26.1%
	% OF ASKING PRICE	97.9%	102.6%	4.7%	97.9%	101.3%	3.4%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	1	0.0%
	ACTIVE LISTINGS	1	1	0.0%	1	1	0.0%
	# OF SALES	0	1	0.0%	0	1	0.0%
	SALES VOLUME	-	$929,000	-	-	$929,000	-
	MEDIAN PRICE	-	$929,000	-	-	$929,000	-
	AVERAGE PRICE	-	$929,000	-	-	$929,000	-
	AVERAGE DOM	-	18	-	-	18	-
	% OF ASKING PRICE	-	103.2%	-	-	103.2%	-

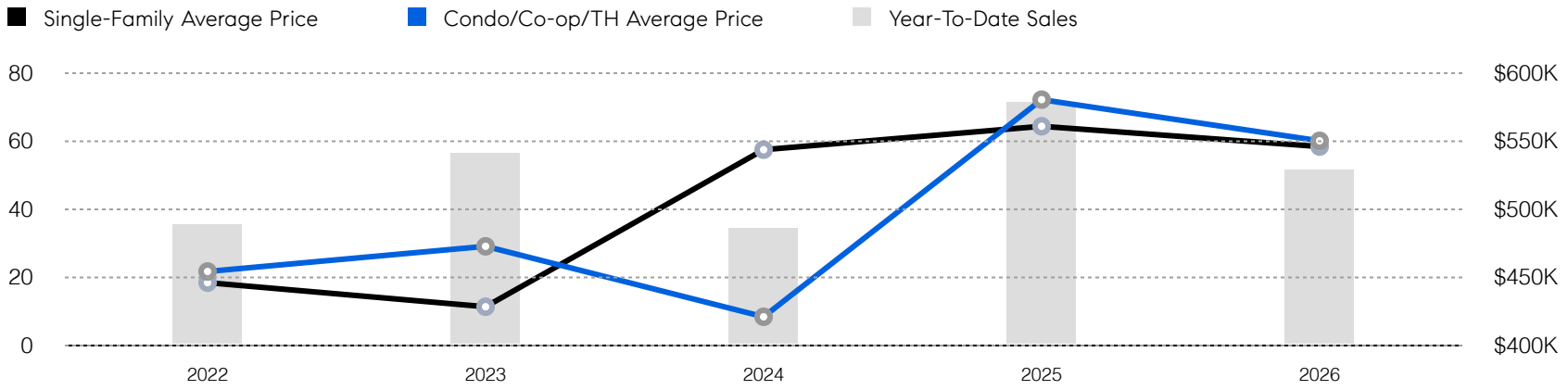
Historic Sales Trends



Garfield City

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	56	36	-35.7%	30	16	-46.7%
	ACTIVE LISTINGS	25	19	-24.0%	25	19	-24.0%
	# OF SALES	48	36	-25.0%	28	19	-32.1%
	SALES VOLUME	$26,928,350	$19,660,200	-27.0%	$15,203,800	$10,294,000	-32.3%
	MEDIAN PRICE	$538,450	$550,000	2.1%	$538,450	$530,000	-1.6%
	AVERAGE PRICE	$561,007	$546,117	-2.7%	$542,993	$541,789	-0.2%
	AVERAGE DOM	37	34	-8.1%	41	28	-31.7%
	% OF ASKING PRICE	102.8%	101.4%	-1.5%	102.0%	101.1%	-0.9%
Condo/Co-op/TH	CONTRACTS SIGNED	23	19	-17.4%	5	12	140.0%
	ACTIVE LISTINGS	6	7	16.7%	6	7	16.7%
	# OF SALES	23	15	-34.8%	17	10	-41.2%
	SALES VOLUME	$13,353,000	$8,255,000	-38.2%	$9,774,000	$5,295,000	-45.8%
	MEDIAN PRICE	$600,000	$580,000	-3.3%	$600,000	$525,000	-12.5%
	AVERAGE PRICE	$580,565	$550,333	-5.2%	$574,941	$529,500	-7.9%
	AVERAGE DOM	30	42	40.0%	29	38	31.0%
	% OF ASKING PRICE	100.4%	98.9%	-1.6%	99.6%	98.2%	-1.4%

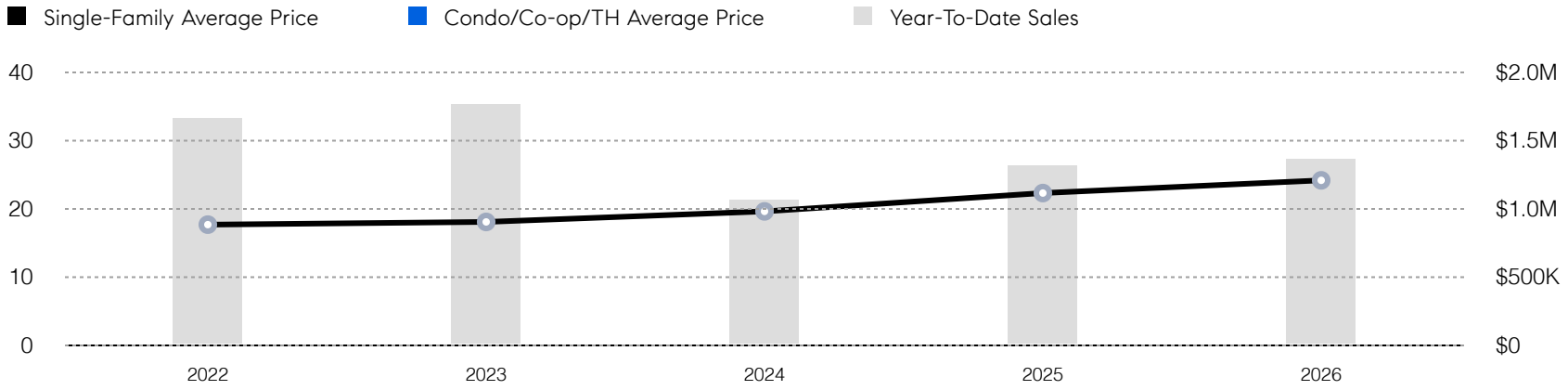
Historic Sales Trends



Glen Rock

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	27	31	14.8%	20	16	-20.0%
	ACTIVE LISTINGS	11	10	-9.1%	11	10	-9.1%
	# OF SALES	24	27	12.5%	14	14	0.0%
	SALES VOLUME	$26,790,999	$32,653,514	21.9%	$15,237,300	$17,581,017	15.4%
	MEDIAN PRICE	$1,140,000	$1,081,000	-5.2%	$1,180,000	$1,192,500	1.1%
	AVERAGE PRICE	$1,116,292	$1,209,389	8.3%	$1,088,379	$1,255,787	15.4%
	AVERAGE DOM	14	20	42.9%	14	15	7.1%
	% OF ASKING PRICE	115.6%	111.9%	-3.7%	119.8%	113.9%	-5.9%
Condo/Co-op/TH	CONTRACTS SIGNED	3	0	0.0%	3	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	2	0	0.0%	2	0	0.0%
	SALES VOLUME	$1,435,000	-	-	$1,435,000	-	-
	MEDIAN PRICE	$717,500	-	-	$717,500	-	-
	AVERAGE PRICE	$717,500	-	-	$717,500	-	-
	AVERAGE DOM	12	-	-	12	-	-
	% OF ASKING PRICE	111.8%	-	-	111.8%	-	-

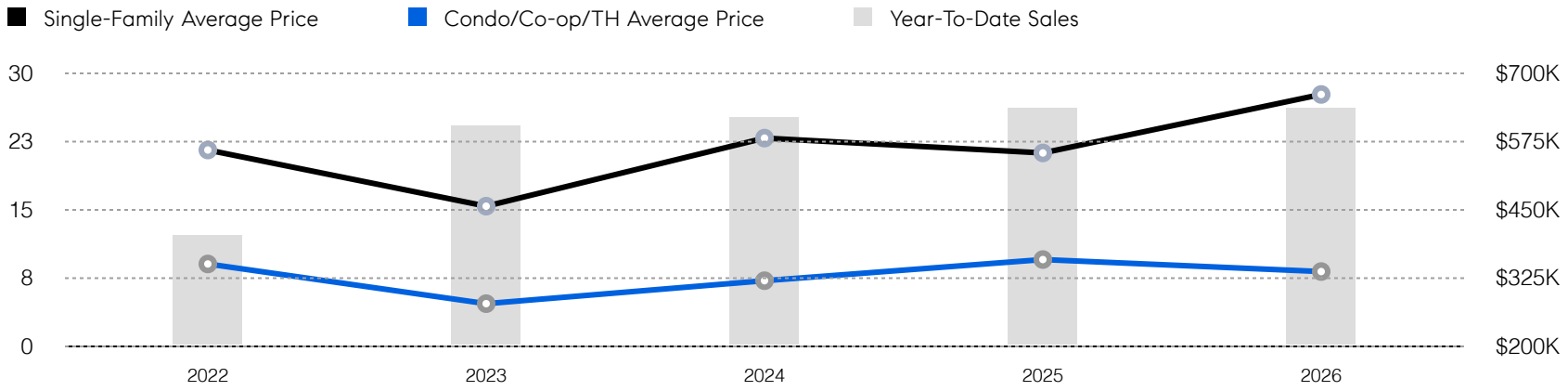
Historic Sales Trends



Hackensack

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	6	16	166.7%	4	7	75.0%
	ACTIVE LISTINGS	6	13	116.7%	6	13	116.7%
	# OF SALES	9	13	44.4%	2	7	250.0%
	SALES VOLUME	$4,988,500	$8,598,000	72.4%	$960,000	$4,920,000	412.5%
	MEDIAN PRICE	$550,000	$650,000	18.2%	$480,000	$705,000	46.9%
	AVERAGE PRICE	$554,278	$661,385	19.3%	$480,000	$702,857	46.4%
	AVERAGE DOM	24	60	150.0%	15	40	166.7%
	% OF ASKING PRICE	104.2%	102.8%	-1.4%	120.3%	102.0%	-18.3%
Condo/Co-op/TH	CONTRACTS SIGNED	19	13	-31.6%	9	5	-44.4%
	ACTIVE LISTINGS	2	12	500.0%	2	12	500.0%
	# OF SALES	17	13	-23.5%	10	4	-60.0%
	SALES VOLUME	$6,104,000	$4,382,000	-28.2%	$3,674,000	$1,105,000	-69.9%
	MEDIAN PRICE	$350,000	$315,000	-10.0%	$375,000	$277,500	-26.0%
	AVERAGE PRICE	$359,059	$337,077	-6.1%	$367,400	$276,250	-24.8%
	AVERAGE DOM	26	56	115.4%	26	46	76.9%
	% OF ASKING PRICE	104.8%	100.0%	-4.8%	105.1%	99.3%	-5.7%

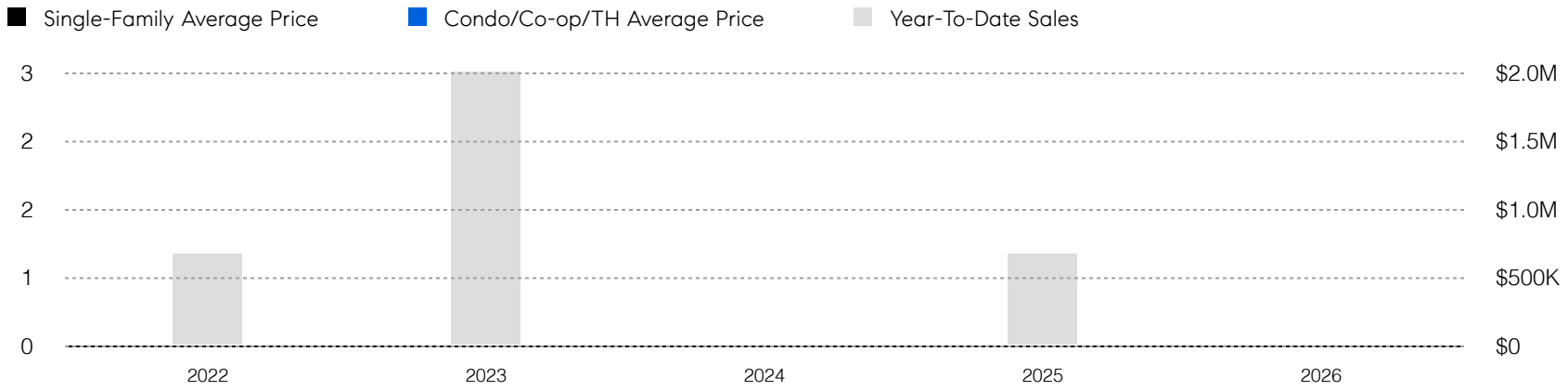
Historic Sales Trends



Haworth

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	2	1	-50.0%	2	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	1	0	0.0%	1	0	0.0%
	SALES VOLUME	$1,250,000	-	-	$1,250,000	-	-
	MEDIAN PRICE	$1,250,000	-	-	$1,250,000	-	-
	AVERAGE PRICE	$1,250,000	-	-	$1,250,000	-	-
	AVERAGE DOM	15	-	-	15	-	-
	% OF ASKING PRICE	92.6%	-	-	92.6%	-	-
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

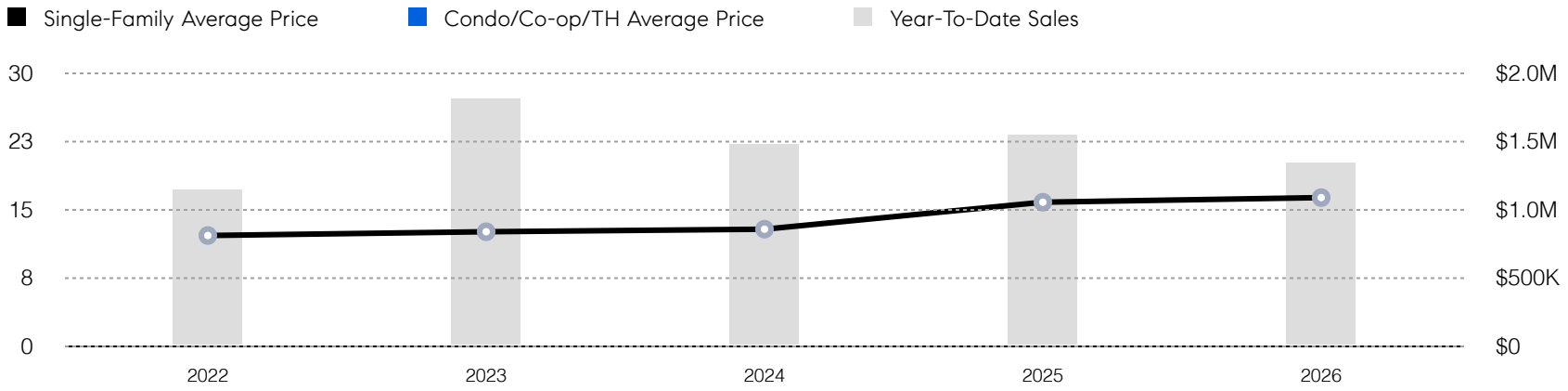
Historic Sales Trends



Harrington Park

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	24	23	-4.2%	16	12	-25.0%
	ACTIVE LISTINGS	15	8	-46.7%	15	8	-46.7%
	# OF SALES	22	20	-9.1%	15	13	-13.3%
	SALES VOLUME	$23,239,500	$21,801,000	-6.2%	$15,875,500	$14,693,000	-7.4%
	MEDIAN PRICE	$971,500	$1,066,500	9.8%	$968,000	$1,120,000	15.7%
	AVERAGE PRICE	$1,056,341	$1,090,050	3.2%	$1,058,367	$1,130,231	6.8%
	AVERAGE DOM	24	25	4.2%	20	21	5.0%
	% OF ASKING PRICE	104.8%	106.0%	1.2%	106.3%	107.4%	1.1%
Condo/Co-op/TH	CONTRACTS SIGNED	1	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	1	0	0.0%	1	0	0.0%
	SALES VOLUME	$399,000	-	-	$399,000	-	-
	MEDIAN PRICE	$399,000	-	-	$399,000	-	-
	AVERAGE PRICE	$399,000	-	-	$399,000	-	-
	AVERAGE DOM	66	-	-	66	-	-
	% OF ASKING PRICE	100.0%	-	-	100.0%	-	-

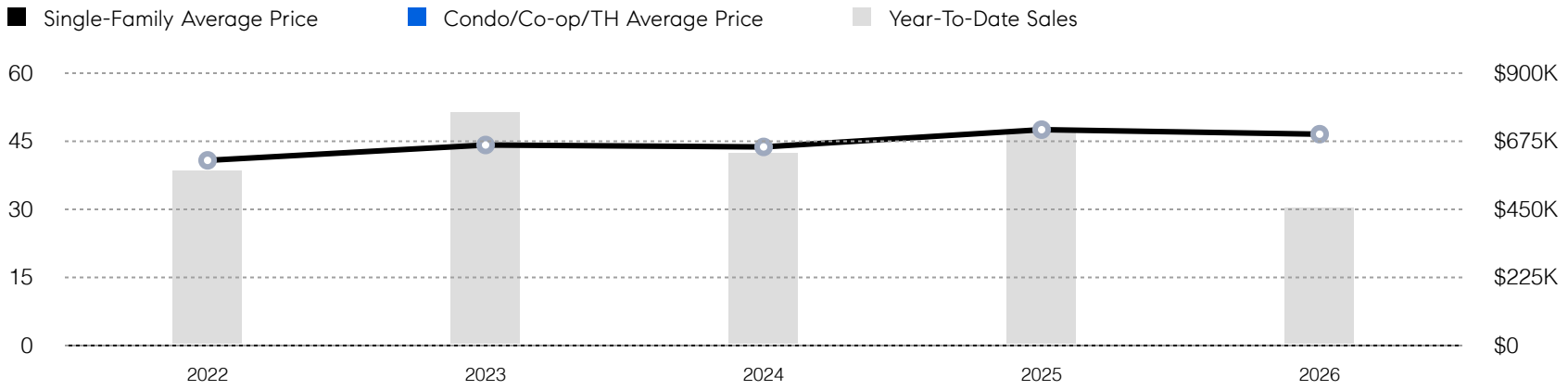
Historic Sales Trends



Hasbrouck Heights

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	37	37	0.0%	22	24	9.1%
	ACTIVE LISTINGS	26	24	-7.7%	26	24	-7.7%
	# OF SALES	47	30	-36.2%	28	20	-28.6%
	SALES VOLUME	$33,527,000	$20,951,750	-37.5%	$20,103,000	$13,841,750	-31.1%
	MEDIAN PRICE	$675,000	$672,500	-0.4%	$672,500	$695,000	3.3%
	AVERAGE PRICE	$713,340	$698,392	-2.1%	$717,964	$692,088	-3.6%
	AVERAGE DOM	31	31	0.0%	24	25	4.2%
	% OF ASKING PRICE	102.9%	104.1%	1.1%	103.2%	106.3%	3.1%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	2	0.0%	0	2	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

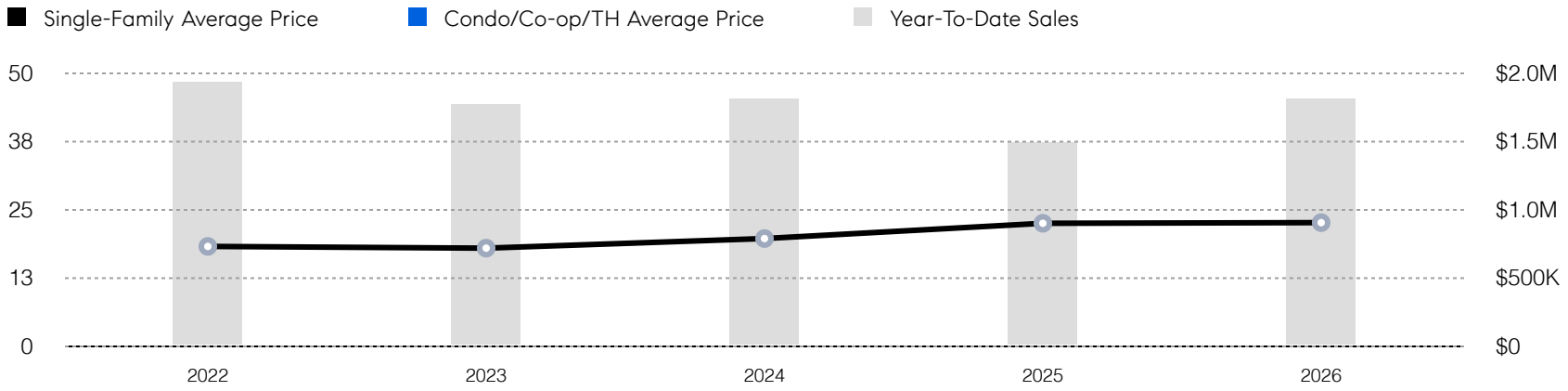
Historic Sales Trends



Hillsdale

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	37	46	24.3%	28	31	10.7%
	ACTIVE LISTINGS	37	12	-67.6%	37	12	-67.6%
	# OF SALES	34	43	26.5%	21	22	4.8%
	SALES VOLUME	$30,663,285	$38,984,999	27.1%	$20,489,000	$20,321,000	-0.8%
	MEDIAN PRICE	$872,500	$880,000	0.9%	$970,000	$892,500	-8.0%
	AVERAGE PRICE	$901,861	$906,628	0.5%	$975,667	$923,682	-5.3%
	AVERAGE DOM	31	31	0.0%	17	22	29.4%
	% OF ASKING PRICE	106.5%	104.2%	-2.3%	108.9%	107.8%	-1.1%
Condo/Co-op/TH	CONTRACTS SIGNED	6	4	-33.3%	5	4	-20.0%
	ACTIVE LISTINGS	4	0	0.0%	4	0	0.0%
	# OF SALES	3	2	-33.3%	3	1	-66.7%
	SALES VOLUME	$2,100,000	$1,680,000	-20.0%	$2,100,000	$385,000	-81.7%
	MEDIAN PRICE	$460,000	$840,000	82.6%	$460,000	$385,000	-16.3%
	AVERAGE PRICE	$700,000	$840,000	20.0%	$700,000	$385,000	-45.0%
	AVERAGE DOM	8	98	1,125.0%	8	21	162.5%
	% OF ASKING PRICE	112.1%	105.0%	-7.1%	112.1%	110.0%	-2.1%

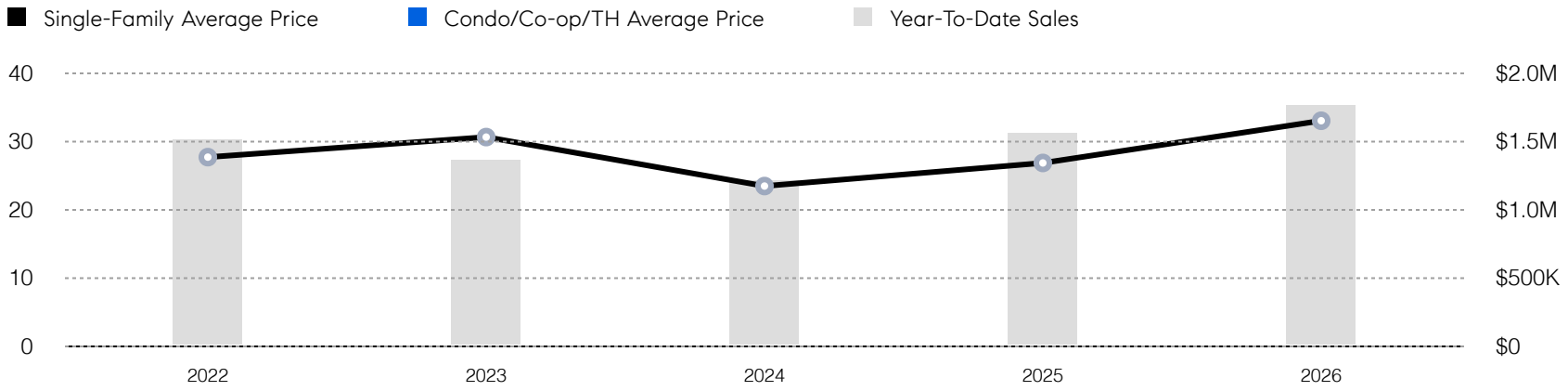
Historic Sales Trends



Ho-Ho-Kus

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	45	42	-6.7%	30	29	-3.3%
	ACTIVE LISTINGS	29	16	-44.8%	29	16	-44.8%
	# OF SALES	29	34	17.2%	15	21	40.0%
	SALES VOLUME	$38,970,555	$56,200,439	44.2%	$19,925,001	$38,852,439	95.0%
	MEDIAN PRICE	$1,188,777	$1,525,000	28.3%	$1,370,000	$1,571,000	14.7%
	AVERAGE PRICE	$1,343,812	$1,652,954	23.0%	$1,328,333	$1,850,116	39.3%
	AVERAGE DOM	27	26	-3.7%	39	20	-48.7%
	% OF ASKING PRICE	110.0%	104.4%	-5.6%	109.5%	103.9%	-5.6%
Condo/Co-op/TH	CONTRACTS SIGNED	1	1	0.0%	0	1	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	2	1	-50.0%	1	1	0.0%
	SALES VOLUME	$2,399,000	$1,600,000	-33.3%	$1,299,000	$1,600,000	23.2%
	MEDIAN PRICE	$1,199,500	$1,600,000	33.4%	$1,299,000	$1,600,000	23.2%
	AVERAGE PRICE	$1,199,500	$1,600,000	33.4%	$1,299,000	$1,600,000	23.2%
	AVERAGE DOM	161	36	-77.6%	23	36	56.5%
	% OF ASKING PRICE	101.2%	100.1%	-1.1%	100.0%	100.1%	0.1%

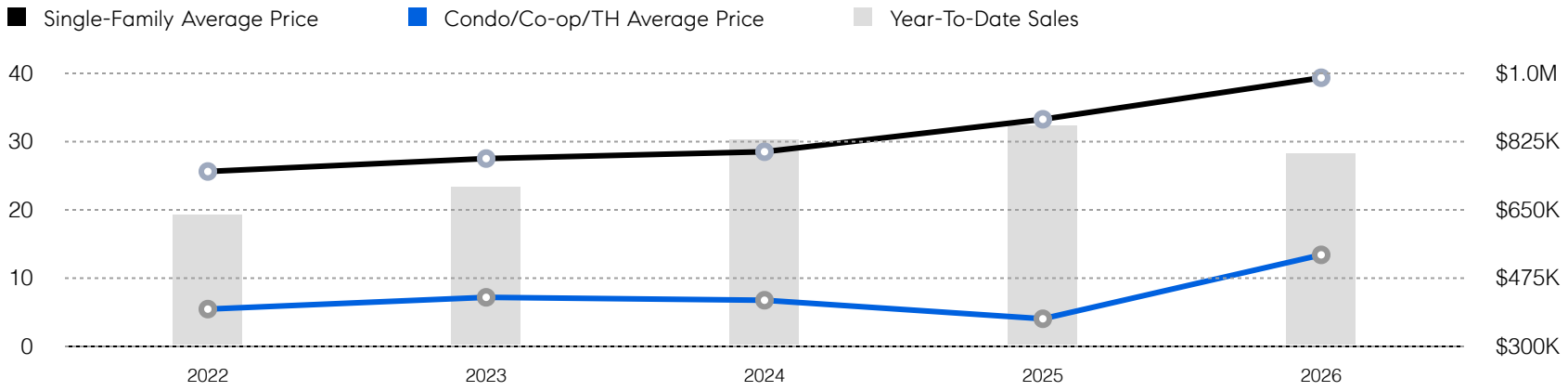
Historic Sales Trends



Leonia

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	30	23	-23.3%	26	15	-42.3%
	ACTIVE LISTINGS	28	8	-71.4%	28	8	-71.4%
	# OF SALES	25	21	-16.0%	15	11	-26.7%
	SALES VOLUME	$22,057,400	$20,763,900	-5.9%	$13,037,500	$11,960,000	-8.3%
	MEDIAN PRICE	$820,000	$825,000	0.6%	$815,000	$950,000	16.6%
	AVERAGE PRICE	$882,296	$988,757	12.1%	$869,167	$1,087,273	25.1%
	AVERAGE DOM	31	42	35.5%	30	29	-3.3%
	% OF ASKING PRICE	104.3%	102.2%	-2.1%	105.9%	104.2%	-1.7%
Condo/Co-op/TH	CONTRACTS SIGNED	8	5	-37.5%	6	2	-66.7%
	ACTIVE LISTINGS	7	2	-71.4%	7	2	-71.4%
	# OF SALES	7	7	0.0%	4	3	-25.0%
	SALES VOLUME	$2,596,000	$3,743,000	44.2%	$1,601,000	$1,670,000	4.3%
	MEDIAN PRICE	$370,000	$590,000	59.5%	$395,500	$590,000	49.2%
	AVERAGE PRICE	$370,857	$534,714	44.2%	$400,250	$556,667	39.1%
	AVERAGE DOM	43	72	67.4%	22	110	400.0%
	% OF ASKING PRICE	99.2%	96.5%	-2.7%	103.3%	96.7%	-6.6%

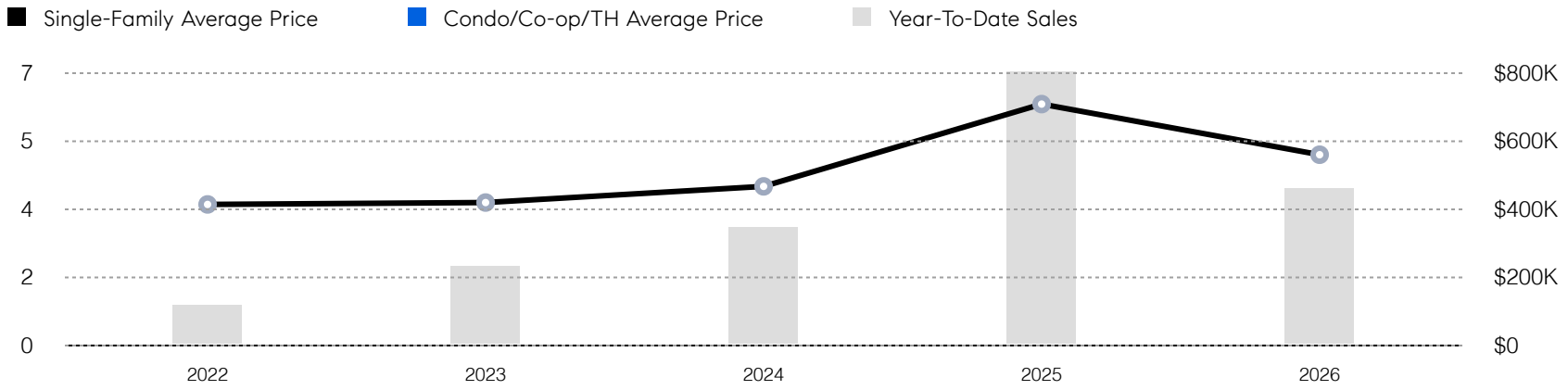
Historic Sales Trends



Little Ferry

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	7	4	-42.9%	6	2	-66.7%
	ACTIVE LISTINGS	4	2	-50.0%	4	2	-50.0%
	# OF SALES	5	2	-60.0%	3	1	-66.7%
	SALES VOLUME	$3,546,000	$1,121,000	-68.4%	$1,767,000	$525,000	-70.3%
	MEDIAN PRICE	$617,000	$560,500	-9.2%	$615,000	$525,000	-14.6%
	AVERAGE PRICE	$709,200	$560,500	-21.0%	$589,000	$525,000	-10.9%
	AVERAGE DOM	62	14	-77.4%	87	1	-98.9%
	% OF ASKING PRICE	100.9%	102.2%	1.4%	101.5%	105.0%	3.5%
Condo/Co-op/TH	CONTRACTS SIGNED	2	2	0.0%	1	1	0.0%
	ACTIVE LISTINGS	2	2	0.0%	2	2	0.0%
	# OF SALES	2	2	0.0%	1	2	100.0%
	SALES VOLUME	$550,000	$710,000	29.1%	$275,000	$710,000	158.2%
	MEDIAN PRICE	$275,000	$355,000	29.1%	$275,000	$355,000	29.1%
	AVERAGE PRICE	$275,000	$355,000	29.1%	$275,000	$355,000	29.1%
	AVERAGE DOM	36	19	-47.2%	12	19	58.3%
	% OF ASKING PRICE	99.2%	102.4%	3.2%	101.9%	102.4%	0.5%

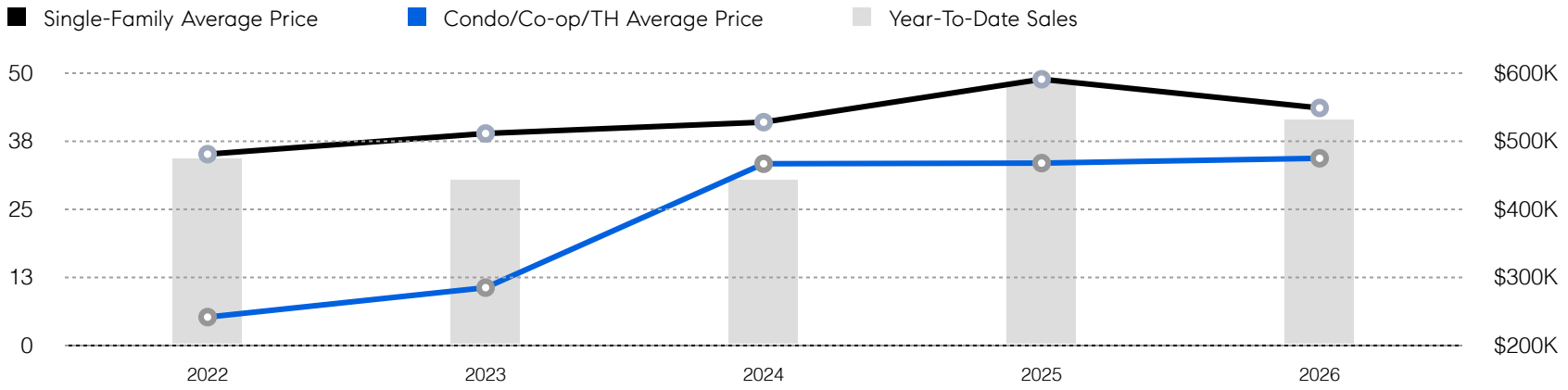
Historic Sales Trends



Lodi

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	35	47	34.3%	18	28	55.6%
	ACTIVE LISTINGS	24	15	-37.5%	24	15	-37.5%
	# OF SALES	36	39	8.3%	17	23	35.3%
	SALES VOLUME	$21,279,900	$21,408,000	0.6%	$10,432,500	$13,443,000	28.9%
	MEDIAN PRICE	$615,500	$599,000	-2.7%	$640,000	$600,000	-6.2%
	AVERAGE PRICE	$591,108	$548,923	-7.1%	$613,676	$584,478	-4.8%
	AVERAGE DOM	36	40	11.1%	45	42	-6.7%
	% OF ASKING PRICE	100.2%	103.7%	3.5%	104.4%	102.9%	-1.5%
Condo/Co-op/TH	CONTRACTS SIGNED	14	6	-57.1%	7	5	-28.6%
	ACTIVE LISTINGS	6	14	133.3%	6	14	133.3%
	# OF SALES	12	2	-83.3%	8	0	0.0%
	SALES VOLUME	$5,615,000	$950,000	-83.1%	$3,780,000	-	-
	MEDIAN PRICE	$475,000	$475,000	-	$475,000	-	-
	AVERAGE PRICE	$467,917	$475,000	1.5%	$472,500	-	-
	AVERAGE DOM	52	31	-40.4%	34	-	-
	% OF ASKING PRICE	94.3%	102.2%	8.0%	98.9%	-	-

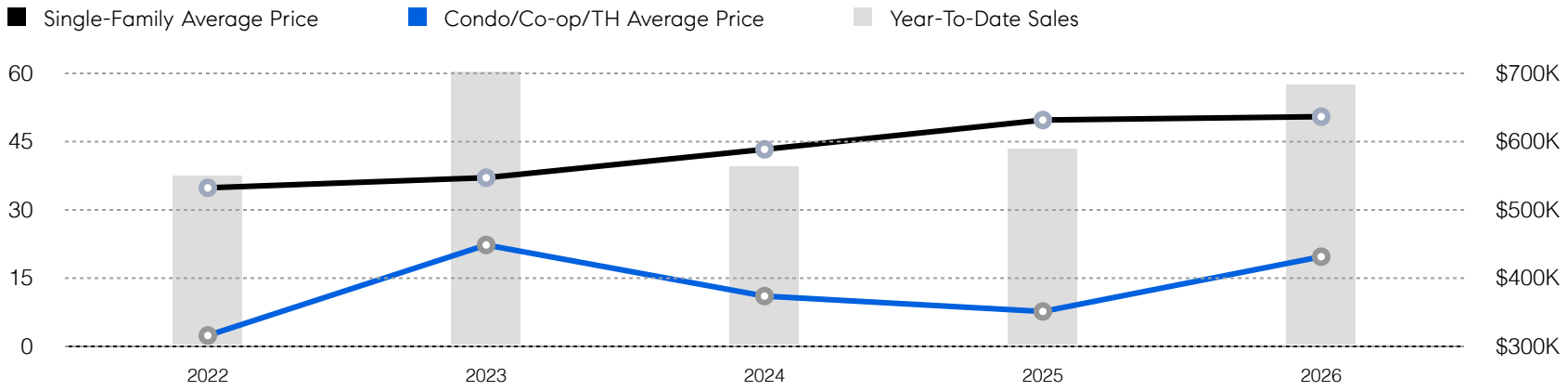
Historic Sales Trends



Lyndhurst

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	59	62	5.1%	42	35	-16.7%
	ACTIVE LISTINGS	36	18	-50.0%	36	18	-50.0%
	# OF SALES	38	50	31.6%	26	24	-7.7%
	SALES VOLUME	$24,002,519	$31,827,521	32.6%	$17,539,119	$14,180,521	-19.1%
	MEDIAN PRICE	$610,000	$597,500	-2.0%	$646,000	$590,000	-8.7%
	AVERAGE PRICE	$631,645	$636,550	0.8%	$674,582	$590,855	-12.4%
	AVERAGE DOM	32	37	15.6%	23	18	-21.7%
	% OF ASKING PRICE	102.4%	102.0%	-0.4%	102.6%	104.5%	1.9%
Condo/Co-op/TH	CONTRACTS SIGNED	5	16	220.0%	2	9	350.0%
	ACTIVE LISTINGS	1	4	300.0%	1	4	300.0%
	# OF SALES	5	7	40.0%	3	4	33.3%
	SALES VOLUME	$1,755,900	$3,020,000	72.0%	$1,225,900	$1,900,000	55.0%
	MEDIAN PRICE	$306,000	$430,000	40.5%	$459,950	$450,000	-2.2%
	AVERAGE PRICE	$351,180	$431,429	22.9%	$408,633	$475,000	16.2%
	AVERAGE DOM	71	13	-81.7%	111	11	-90.1%
	% OF ASKING PRICE	100.1%	102.1%	2.1%	95.8%	101.5%	5.7%

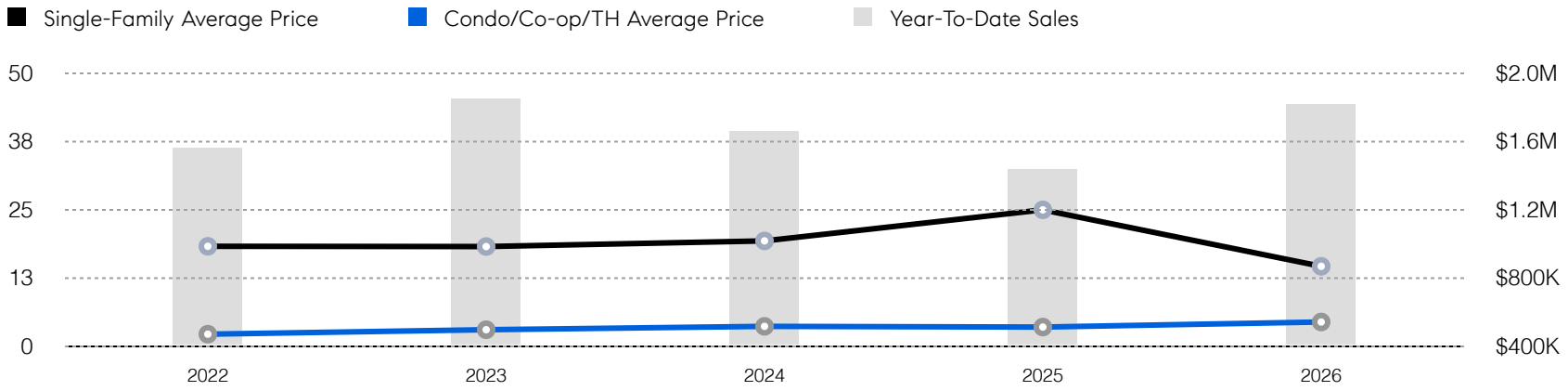
Historic Sales Trends



Mahwah

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	15	24	60.0%	7	15	114.3%
	ACTIVE LISTINGS	8	9	12.5%	8	9	12.5%
	# OF SALES	18	18	0.0%	12	12	0.0%
	SALES VOLUME	$21,604,000	$15,648,300	-27.6%	$14,846,000	$11,839,800	-20.2%
	MEDIAN PRICE	$1,129,500	$868,500	-23.1%	$1,170,000	$1,040,000	-11.1%
	AVERAGE PRICE	$1,200,222	$869,350	-27.6%	$1,237,167	$986,650	-20.2%
	AVERAGE DOM	43	31	-27.9%	52	21	-59.6%
	% OF ASKING PRICE	103.2%	102.2%	-1.0%	102.2%	100.8%	-1.4%
Condo/Co-op/TH	CONTRACTS SIGNED	18	31	72.2%	7	18	157.1%
	ACTIVE LISTINGS	4	6	50.0%	4	6	50.0%
	# OF SALES	14	26	85.7%	5	16	220.0%
	SALES VOLUME	$7,187,277	$14,121,545	96.5%	$3,022,500	$9,619,750	218.3%
	MEDIAN PRICE	$507,000	$490,000	-3.4%	$605,000	$553,625	-8.5%
	AVERAGE PRICE	$513,377	$543,136	5.8%	$604,500	$601,234	-0.5%
	AVERAGE DOM	37	27	-27.0%	26	20	-23.1%
	% OF ASKING PRICE	102.0%	102.4%	0.4%	103.1%	104.0%	0.8%

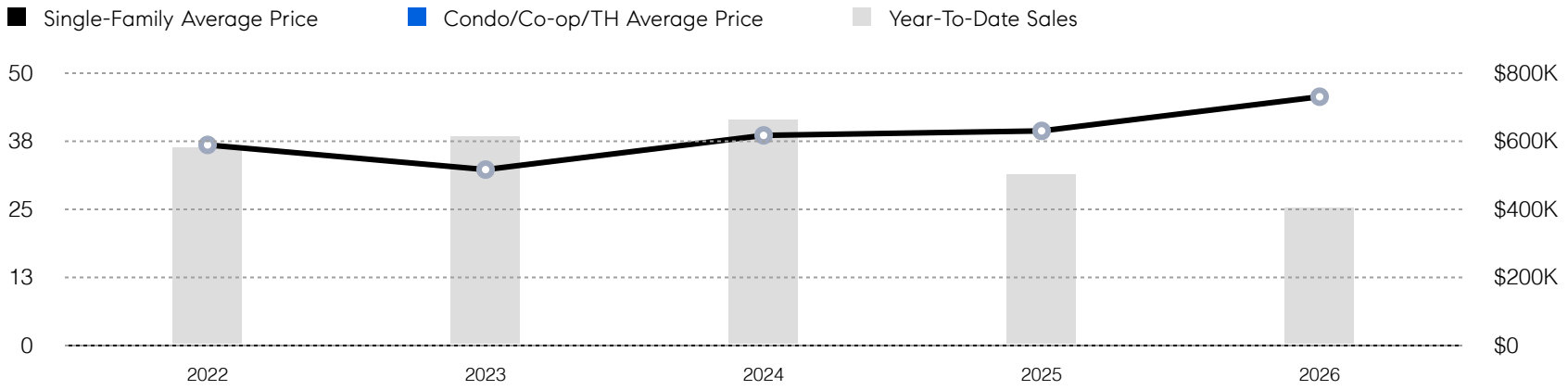
Historic Sales Trends



Maywood

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	36	40	11.1%	22	29	31.8%
	ACTIVE LISTINGS	16	11	-31.2%	16	11	-31.2%
	# OF SALES	31	25	-19.4%	17	19	11.8%
	SALES VOLUME	$19,543,500	$18,271,000	-6.5%	$10,977,500	$14,288,000	30.2%
	MEDIAN PRICE	$625,000	$715,000	14.4%	$590,000	$750,000	27.1%
	AVERAGE PRICE	$630,435	$730,840	15.9%	$645,735	$752,000	16.5%
	AVERAGE DOM	25	20	-20.0%	13	20	53.8%
	% OF ASKING PRICE	103.6%	105.1%	1.5%	105.1%	105.3%	0.2%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

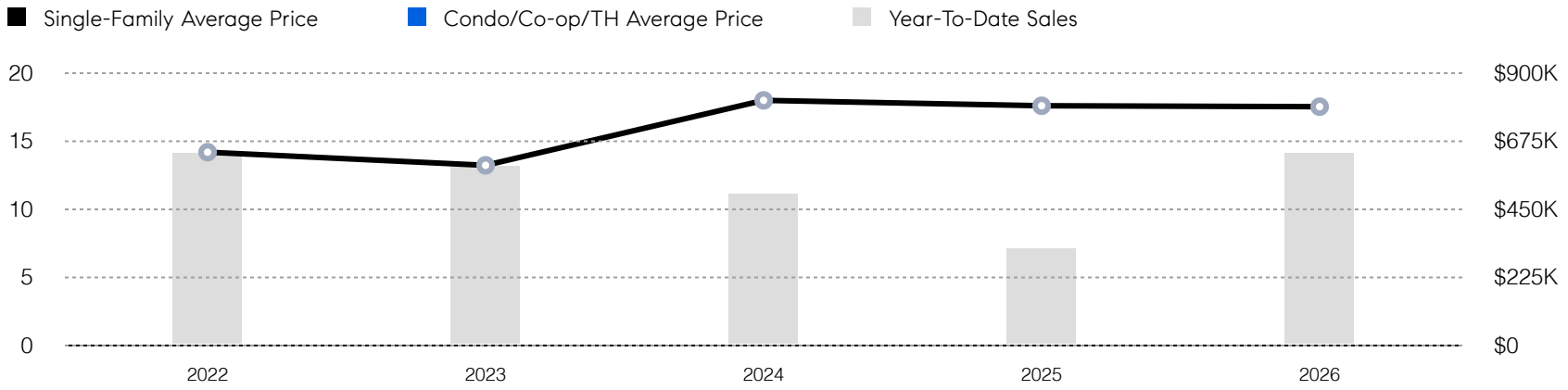
Historic Sales Trends



Midland Park

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	9	15	66.7%	6	9	50.0%
	ACTIVE LISTINGS	3	2	-33.3%	3	2	-33.3%
	# OF SALES	7	13	85.7%	6	9	50.0%
	SALES VOLUME	$5,546,500	$10,260,777	85.0%	$4,647,500	$6,965,777	49.9%
	MEDIAN PRICE	$847,500	$805,000	-5.0%	$838,750	$805,000	-4.0%
	AVERAGE PRICE	$792,357	$789,291	-0.4%	$774,583	$773,975	-0.1%
	AVERAGE DOM	25	16	-36.0%	25	14	-44.0%
	% OF ASKING PRICE	105.9%	110.5%	4.6%	104.8%	110.3%	5.6%
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	1	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	1	0.0%	0	1	0.0%
	SALES VOLUME	-	$370,000	-	-	$370,000	-
	MEDIAN PRICE	-	$370,000	-	-	$370,000	-
	AVERAGE PRICE	-	$370,000	-	-	$370,000	-
	AVERAGE DOM	-	9	-	-	9	-
	% OF ASKING PRICE	-	98.7%	-	-	98.7%	-

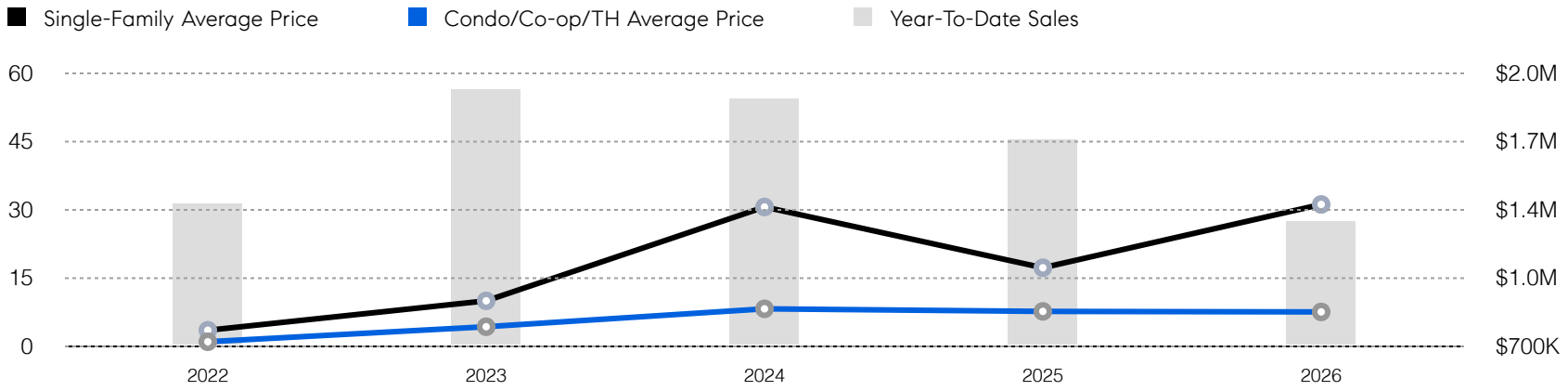
Historic Sales Trends



Montvale

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	31	22	-29.0%	13	18	38.5%
	ACTIVE LISTINGS	19	13	-31.6%	19	13	-31.6%
	# OF SALES	30	15	-50.0%	17	8	-52.9%
	SALES VOLUME	$32,235,816	$20,640,424	-36.0%	$17,289,000	$12,099,424	-30.0%
	MEDIAN PRICE	$907,500	$1,326,000	46.1%	$840,000	$1,497,962	78.3%
	AVERAGE PRICE	$1,074,527	$1,376,028	28.1%	$1,017,000	$1,512,428	48.7%
	AVERAGE DOM	57	25	-56.1%	49	22	-55.1%
	% OF ASKING PRICE	105.1%	103.5%	-1.6%	108.5%	103.4%	-5.1%
Condo/Co-op/TH	CONTRACTS SIGNED	14	14	0.0%	11	9	-18.2%
	ACTIVE LISTINGS	10	7	-30.0%	10	7	-30.0%
	# OF SALES	15	12	-20.0%	7	7	0.0%
	SALES VOLUME	$13,001,000	$10,371,000	-20.2%	$5,190,000	$6,699,000	29.1%
	MEDIAN PRICE	$890,000	$808,500	-9.2%	$625,000	$912,000	45.9%
	AVERAGE PRICE	$866,733	$864,250	-0.3%	$741,429	$957,000	29.1%
	AVERAGE DOM	22	29	31.8%	23	30	30.4%
	% OF ASKING PRICE	101.3%	102.2%	1.0%	99.3%	101.2%	1.9%

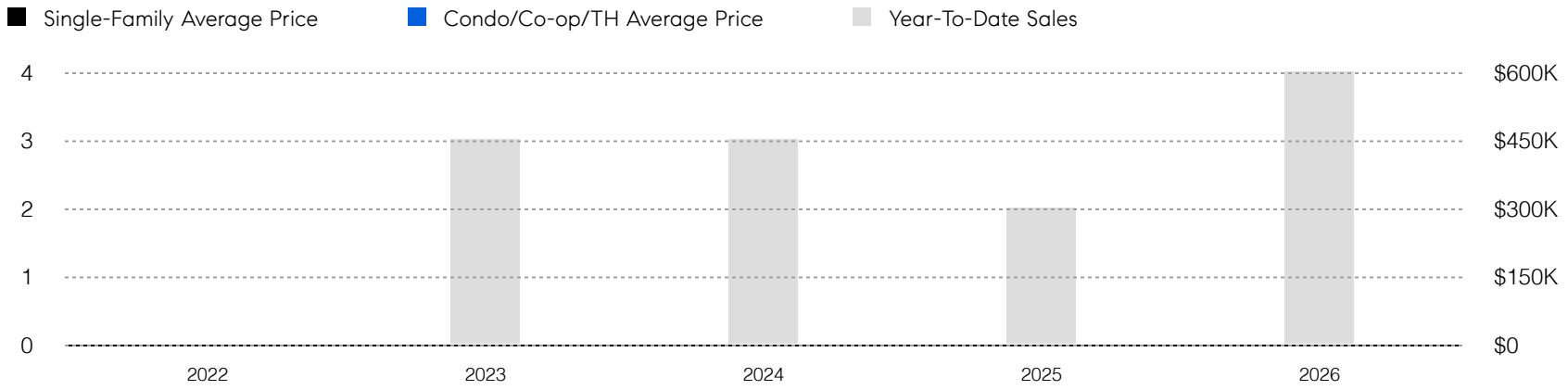
Historic Sales Trends



Moonachie

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	2	2	0.0%	1	1	0.0%
	ACTIVE LISTINGS	7	5	-28.6%	7	5	-28.6%
	# OF SALES	2	4	100.0%	1	1	0.0%
	SALES VOLUME	$585,750	$2,190,000	273.9%	$120,000	$780,000	550.0%
	MEDIAN PRICE	$292,875	$667,500	127.9%	$120,000	$780,000	550.0%
	AVERAGE PRICE	$292,875	$547,500	86.9%	$120,000	$780,000	550.0%
	AVERAGE DOM	72	61	-15.3%	45	22	-51.1%
	% OF ASKING PRICE	99.9%	96.7%	-3.2%	96.0%	94.5%	-1.5%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

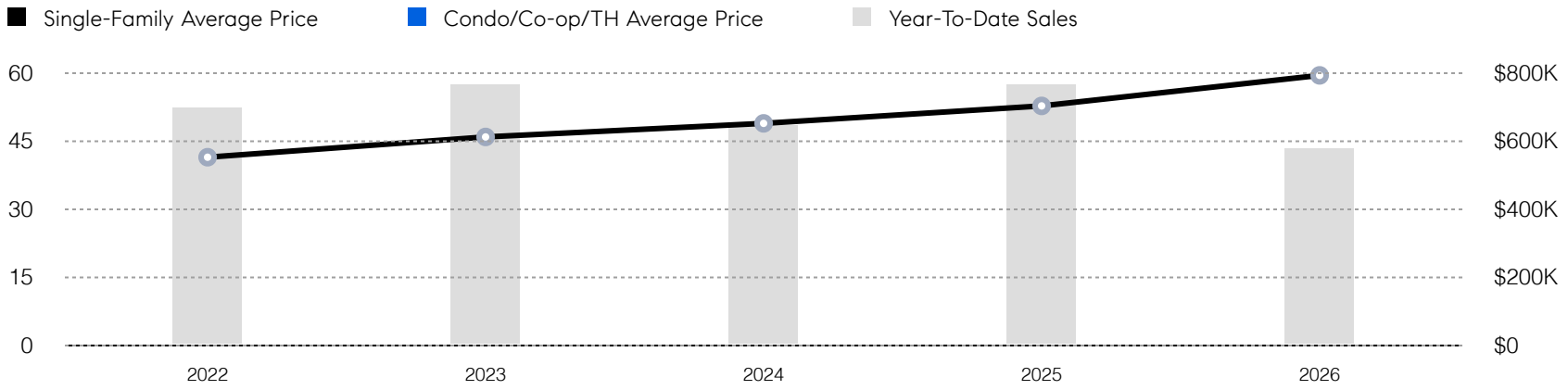
Historic Sales Trends



New Milford

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	71	58	-18.3%	40	39	-2.5%
	ACTIVE LISTINGS	41	25	-39.0%	41	25	-39.0%
	# OF SALES	57	41	-28.1%	36	23	-36.1%
	SALES VOLUME	$40,119,750	$32,536,000	-18.9%	$25,809,000	$17,182,000	-33.4%
	MEDIAN PRICE	$700,000	$695,000	-0.7%	$702,500	$695,000	-1.1%
	AVERAGE PRICE	$703,855	$793,561	12.7%	$716,917	$747,043	4.2%
	AVERAGE DOM	31	37	19.4%	27	29	7.4%
	% OF ASKING PRICE	104.3%	100.4%	-3.9%	105.2%	103.3%	-1.9%
Condo/Co-op/TH	CONTRACTS SIGNED	2	1	-50.0%	2	1	-50.0%
	ACTIVE LISTINGS	4	0	0.0%	4	0	0.0%
	# OF SALES	0	2	0.0%	0	0	0.0%
	SALES VOLUME	-	$1,270,000	-	-	-	-
	MEDIAN PRICE	-	$635,000	-	-	-	-
	AVERAGE PRICE	-	$635,000	-	-	-	-
	AVERAGE DOM	-	17	-	-	-	-
	% OF ASKING PRICE	-	101.0%	-	-	-	-

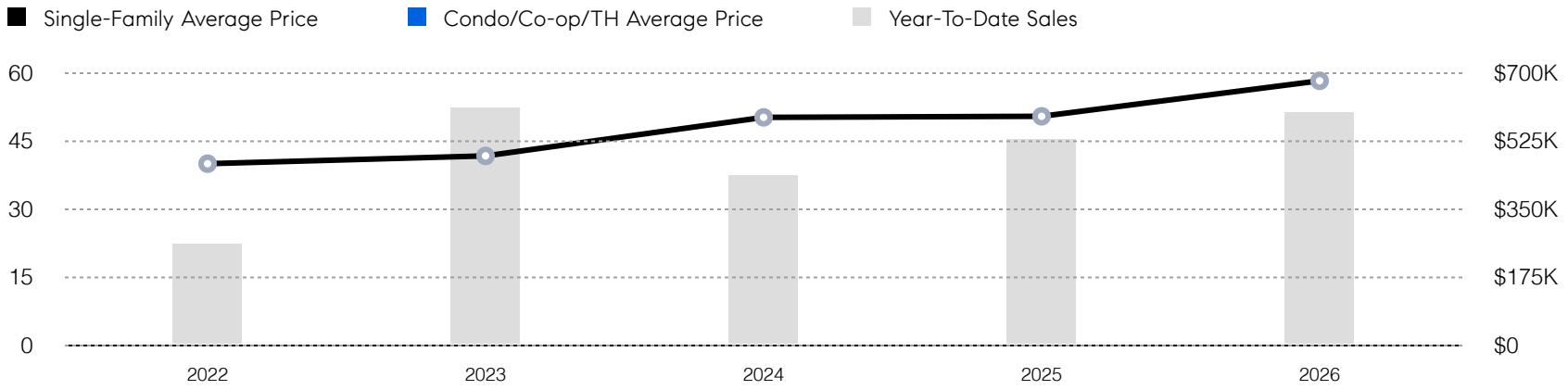
Historic Sales Trends



North Arlington

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	41	69	68.3%	24	36	50.0%
	ACTIVE LISTINGS	21	29	38.1%	21	29	38.1%
	# OF SALES	45	50	11.1%	26	31	19.2%
	SALES VOLUME	$26,512,913	$34,019,500	28.3%	$15,799,114	$20,289,500	28.4%
	MEDIAN PRICE	$575,000	$647,500	12.6%	$577,500	$637,000	10.3%
	AVERAGE PRICE	$589,176	$680,390	15.5%	$607,658	$654,500	7.7%
	AVERAGE DOM	26	34	30.8%	20	26	30.0%
	% OF ASKING PRICE	101.9%	104.5%	2.6%	103.1%	105.8%	2.7%
Condo/Co-op/TH	CONTRACTS SIGNED	0	7	0.0%	0	1	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	1	0.0%	0	1	0.0%
	SALES VOLUME	-	$320,000	-	-	$320,000	-
	MEDIAN PRICE	-	$320,000	-	-	$320,000	-
	AVERAGE PRICE	-	$320,000	-	-	$320,000	-
	AVERAGE DOM	-	42	-	-	42	-
	% OF ASKING PRICE	-	107.0%	-	-	107.0%	-

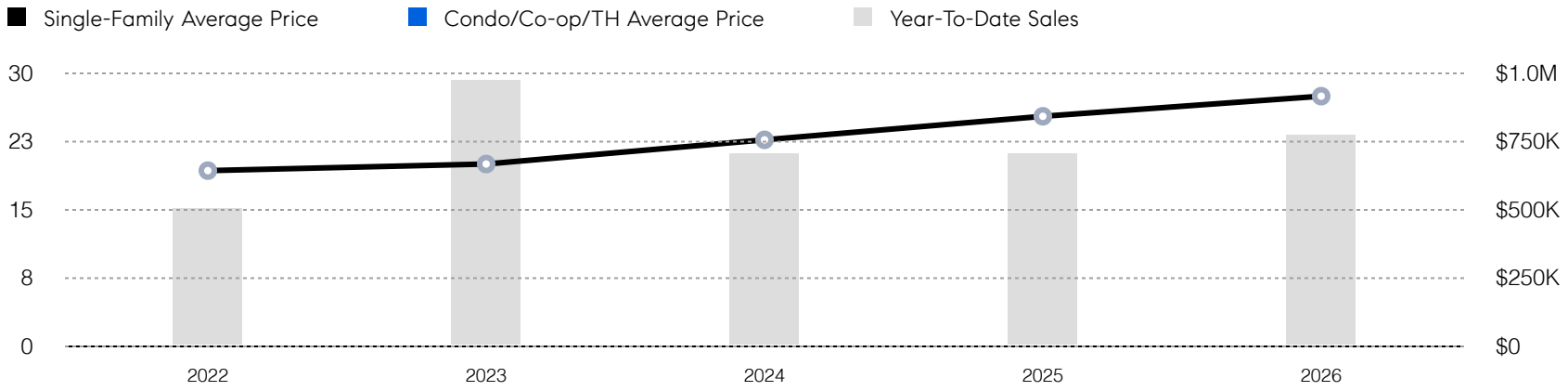
Historic Sales Trends



Northvale

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	22	21	-4.5%	11	11	0.0%
	ACTIVE LISTINGS	12	6	-50.0%	12	6	-50.0%
	# OF SALES	18	20	11.1%	14	10	-28.6%
	SALES VOLUME	$15,170,000	$18,329,000	20.8%	$12,020,000	$9,105,000	-24.3%
	MEDIAN PRICE	$792,500	$765,000	-3.5%	$812,000	$705,000	-13.2%
	AVERAGE PRICE	$842,778	$916,450	8.7%	$858,571	$910,500	6.0%
	AVERAGE DOM	23	28	21.7%	20	21	5.0%
	% OF ASKING PRICE	107.0%	100.9%	-6.1%	106.1%	101.6%	-4.6%
Condo/Co-op/TH	CONTRACTS SIGNED	6	5	-16.7%	4	4	0.0%
	ACTIVE LISTINGS	3	9	200.0%	3	9	200.0%
	# OF SALES	3	3	0.0%	2	2	0.0%
	SALES VOLUME	$2,184,900	$1,670,000	-23.6%	$1,574,900	$1,200,000	-23.8%
	MEDIAN PRICE	$649,900	$470,000	-27.7%	$787,450	$600,000	-23.8%
	AVERAGE PRICE	$728,300	$556,667	-23.6%	$787,450	$600,000	-23.8%
	AVERAGE DOM	21	74	252.4%	23	89	287.0%
	% OF ASKING PRICE	99.3%	97.0%	-2.2%	98.7%	96.5%	-2.2%

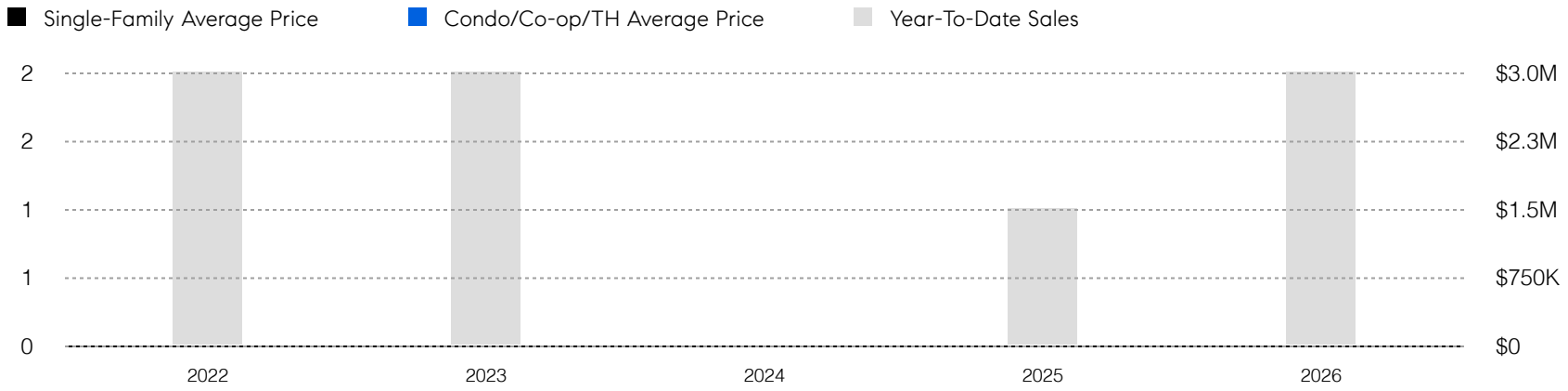
Historic Sales Trends



Norwood

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	1	2	100.0%	1	1	0.0%
	ACTIVE LISTINGS	2	1	-50.0%	2	1	-50.0%
	# OF SALES	1	2	100.0%	1	2	100.0%
	SALES VOLUME	$1,683,007	$4,080,000	142.4%	$1,683,007	$4,080,000	142.4%
	MEDIAN PRICE	$1,683,007	$2,040,000	21.2%	$1,683,007	$2,040,000	21.2%
	AVERAGE PRICE	$1,683,007	$2,040,000	21.2%	$1,683,007	$2,040,000	21.2%
	AVERAGE DOM	19	29	52.6%	19	29	52.6%
	% OF ASKING PRICE	112.3%	96.7%	-15.6%	112.3%	96.7%	-15.6%
Condo/Co-op/TH	CONTRACTS SIGNED	1	0	0.0%	1	0	0.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	0	0	0.0%	0	0	0.0%
	SALES VOLUME	-	-	-	-	-	-
	MEDIAN PRICE	-	-	-	-	-	-
	AVERAGE PRICE	-	-	-	-	-	-
	AVERAGE DOM	-	-	-	-	-	-
	% OF ASKING PRICE	-	-	-	-	-	-

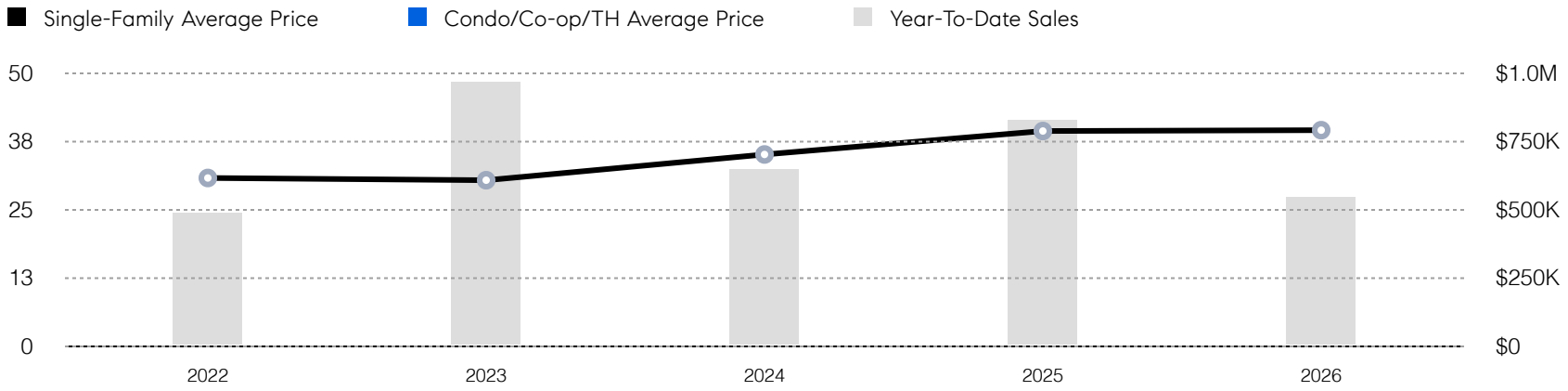
Historic Sales Trends



Oakland

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	46	39	-15.2%	29	27	-6.9%
	ACTIVE LISTINGS	10	10	0.0%	10	10	0.0%
	# OF SALES	38	26	-31.6%	21	15	-28.6%
	SALES VOLUME	$29,976,636	$20,590,226	-31.3%	$17,490,237	$12,066,226	-31.0%
	MEDIAN PRICE	$755,521	$723,500	-4.2%	$751,042	$699,000	-6.9%
	AVERAGE PRICE	$788,859	$791,932	0.4%	$832,868	$804,415	-3.4%
	AVERAGE DOM	25	27	8.0%	22	20	-9.1%
	% OF ASKING PRICE	106.9%	106.6%	-0.3%	108.3%	109.6%	1.2%
Condo/Co-op/TH	CONTRACTS SIGNED	5	2	-60.0%	4	1	-75.0%
	ACTIVE LISTINGS	3	2	-33.3%	3	2	-33.3%
	# OF SALES	3	1	-66.7%	2	0	0.0%
	SALES VOLUME	$2,241,000	$987,990	-55.9%	$1,771,000	-	-
	MEDIAN PRICE	$805,000	$987,990	22.7%	$885,500	-	-
	AVERAGE PRICE	$747,000	$987,990	32.3%	$885,500	-	-
	AVERAGE DOM	36	27	-25.0%	13	-	-
	% OF ASKING PRICE	111.3%	100.0%	-11.3%	115.8%	-	-

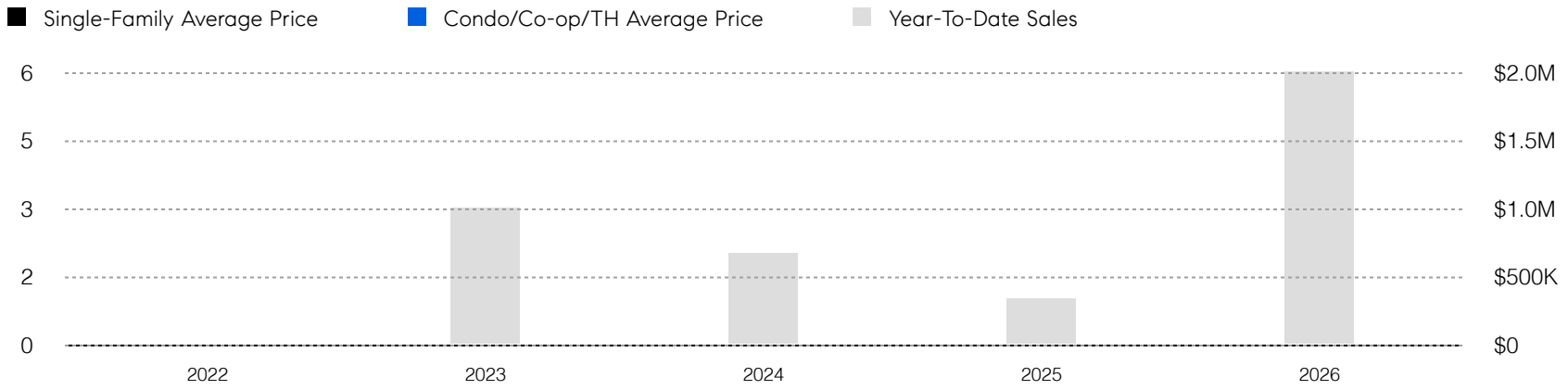
Historic Sales Trends



Old Tappan

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	1	4	300.0%	0	3	0.0%
	ACTIVE LISTINGS	3	7	133.3%	3	7	133.3%
	# OF SALES	1	4	300.0%	0	4	0.0%
	SALES VOLUME	$800,000	$7,842,500	880.3%	-	$7,842,500	-
	MEDIAN PRICE	$800,000	$1,736,250	117.0%	-	$1,736,250	-
	AVERAGE PRICE	$800,000	$1,960,625	145.1%	-	$1,960,625	-
	AVERAGE DOM	28	52	85.7%	-	52	-
	% OF ASKING PRICE	100.1%	100.6%	0.5%	-	100.6%	-
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	0	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	2	0.0%	0	0	0.0%
	SALES VOLUME	-	$1,798,000	-	-	-	-
	MEDIAN PRICE	-	$899,000	-	-	-	-
	AVERAGE PRICE	-	$899,000	-	-	-	-
	AVERAGE DOM	-	70	-	-	-	-
	% OF ASKING PRICE	-	93.4%	-	-	-	-

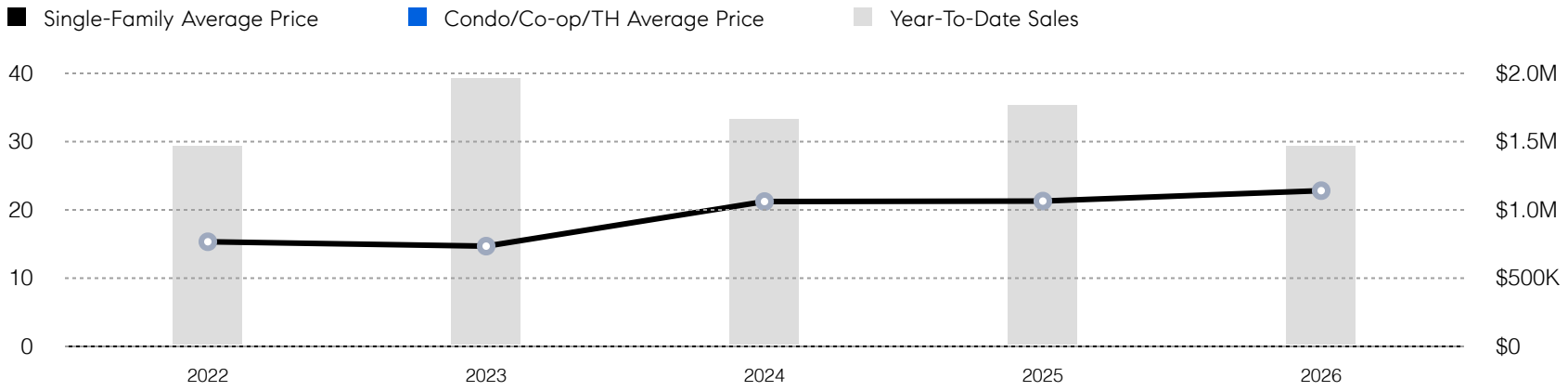
Historic Sales Trends



Oradell

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	43	36	-16.3%	30	29	-3.3%
	ACTIVE LISTINGS	25	11	-56.0%	25	11	-56.0%
	# OF SALES	34	27	-20.6%	22	20	-9.1%
	SALES VOLUME	$36,195,900	$30,800,208	-14.9%	$22,790,900	$22,495,200	-1.3%
	MEDIAN PRICE	$1,070,000	$1,045,000	-2.3%	$969,500	$1,005,000	3.7%
	AVERAGE PRICE	$1,064,585	$1,140,748	7.2%	$1,035,950	$1,124,760	8.6%
	AVERAGE DOM	18	16	-11.1%	13	15	15.4%
	% OF ASKING PRICE	108.5%	110.5%	2.0%	109.4%	111.1%	1.7%
Condo/Co-op/TH	CONTRACTS SIGNED	2	4	100.0%	2	1	-50.0%
	ACTIVE LISTINGS	3	3	0.0%	3	3	0.0%
	# OF SALES	1	2	100.0%	1	2	100.0%
	SALES VOLUME	$320,000	$2,205,000	589.1%	$320,000	$2,205,000	589.1%
	MEDIAN PRICE	$320,000	$1,102,500	244.5%	$320,000	$1,102,500	244.5%
	AVERAGE PRICE	$320,000	$1,102,500	244.5%	$320,000	$1,102,500	244.5%
	AVERAGE DOM	6	22	266.7%	6	22	266.7%
	% OF ASKING PRICE	103.6%	94.9%	-8.6%	103.6%	94.9%	-8.6%

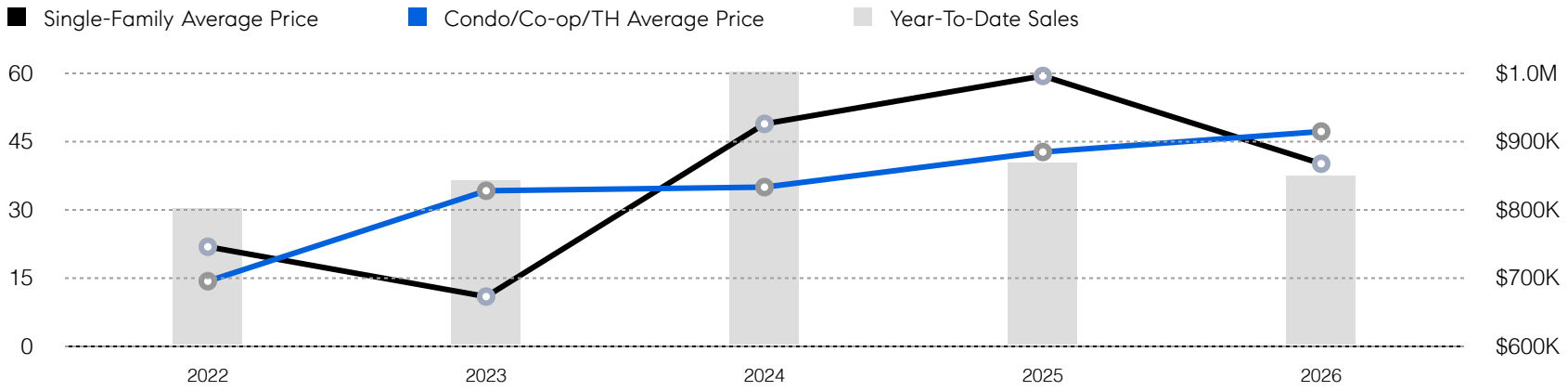
Historic Sales Trends



Palisades Park

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	8	8	0.0%	6	2	-66.7%
	ACTIVE LISTINGS	7	4	-42.9%	7	4	-42.9%
	# OF SALES	4	9	125.0%	3	6	100.0%
	SALES VOLUME	$3,985,000	$7,809,000	96.0%	$3,050,000	$5,409,000	77.3%
	MEDIAN PRICE	$925,000	$780,000	-15.7%	$915,000	$880,000	-3.8%
	AVERAGE PRICE	$996,250	$867,667	-12.9%	$1,016,667	$901,500	-11.3%
	AVERAGE DOM	19	69	263.2%	21	84	300.0%
	% OF ASKING PRICE	117.4%	97.2%	-20.2%	114.9%	94.1%	-20.8%
Condo/Co-op/TH	CONTRACTS SIGNED	41	37	-9.8%	25	24	-4.0%
	ACTIVE LISTINGS	35	24	-31.4%	35	24	-31.4%
	# OF SALES	36	28	-22.2%	22	20	-9.1%
	SALES VOLUME	$31,853,055	$25,614,867	-19.6%	$18,128,555	$19,131,267	5.5%
	MEDIAN PRICE	$877,250	$980,000	11.7%	$680,000	$1,014,444	49.2%
	AVERAGE PRICE	$884,807	$914,817	3.4%	$824,025	$956,563	16.1%
	AVERAGE DOM	78	48	-38.5%	56	43	-23.2%
	% OF ASKING PRICE	98.0%	98.9%	0.9%	98.8%	98.7%	-0.2%

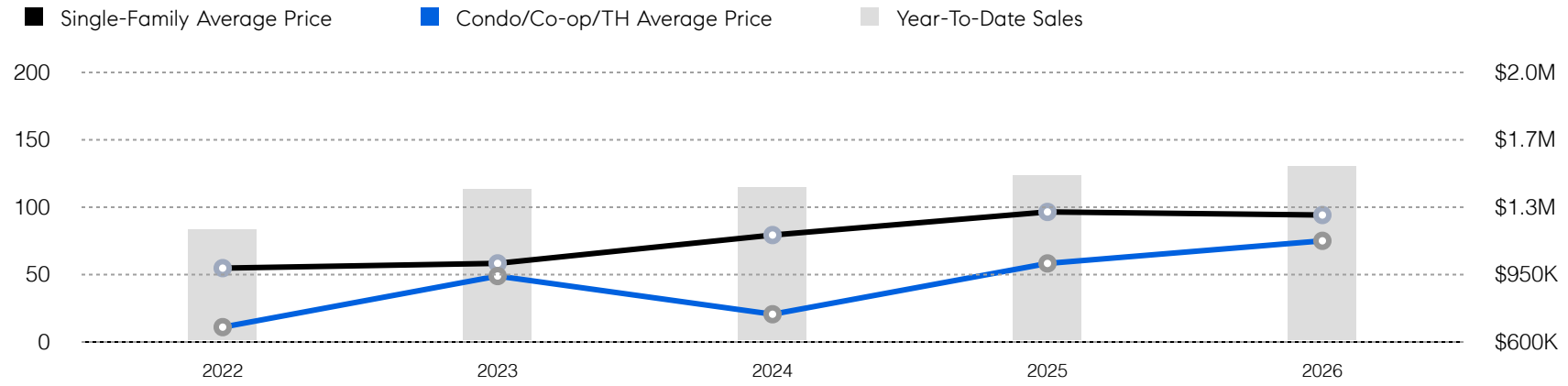
Historic Sales Trends



Paramus

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	132	135	2.3%	74	79	6.8%
	ACTIVE LISTINGS	90	55	-38.9%	90	55	-38.9%
	# OF SALES	110	114	3.6%	66	67	1.5%
	SALES VOLUME	$140,302,268	$143,575,992	2.3%	$89,213,768	$86,930,994	-2.6%
	MEDIAN PRICE	$981,000	$1,054,000	7.4%	$1,060,000	$1,100,000	3.8%
	AVERAGE PRICE	$1,275,475	$1,259,439	-1.3%	$1,351,724	$1,297,478	-4.0%
	AVERAGE DOM	46	35	-23.9%	39	35	-10.3%
	% OF ASKING PRICE	102.0%	101.7%	-0.3%	103.1%	102.4%	-0.7%
Condo/Co-op/TH	CONTRACTS SIGNED	6	20	233.3%	3	10	233.3%
	ACTIVE LISTINGS	2	17	750.0%	2	17	750.0%
	# OF SALES	12	15	25.0%	3	9	200.0%
	SALES VOLUME	$12,096,000	$16,881,500	39.6%	$3,080,000	$12,355,000	301.1%
	MEDIAN PRICE	$977,500	$1,120,000	14.6%	$980,000	$1,500,000	53.1%
	AVERAGE PRICE	$1,008,000	$1,125,433	11.7%	$1,026,667	$1,372,778	33.7%
	AVERAGE DOM	62	28	-54.8%	149	13	-91.3%
	% OF ASKING PRICE	100.4%	99.3%	-1.0%	100.7%	100.2%	-0.5%

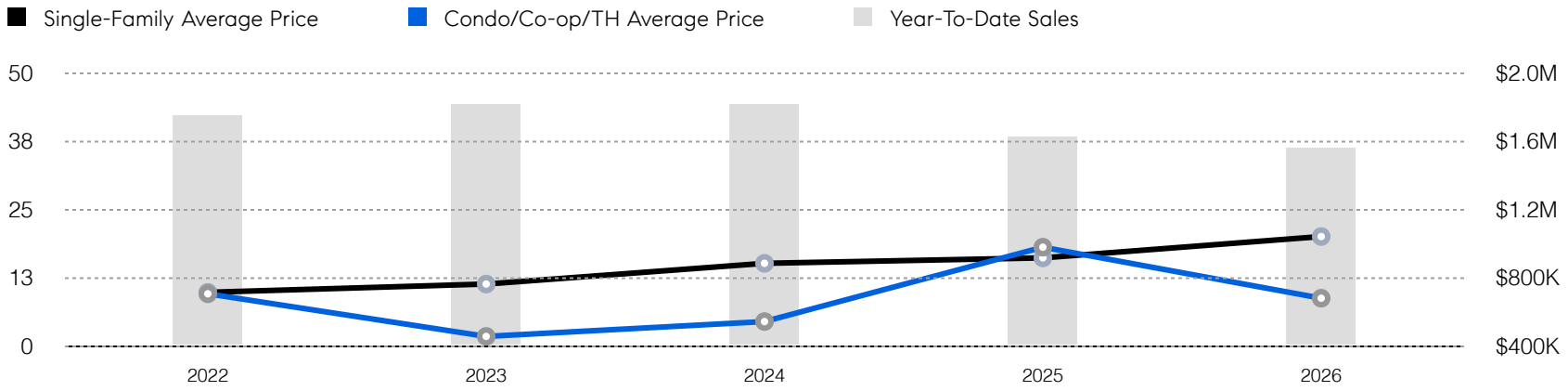
Historic Sales Trends



Park Ridge

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	32	35	9.4%	16	17	6.3%
	ACTIVE LISTINGS	19	9	-52.6%	19	9	-52.6%
	# OF SALES	30	28	-6.7%	17	18	5.9%
	SALES VOLUME	$27,563,500	$29,229,750	6.0%	$17,183,000	$19,998,750	16.4%
	MEDIAN PRICE	$817,500	$1,000,000	22.3%	$885,000	$1,090,000	23.2%
	AVERAGE PRICE	$918,783	$1,043,920	13.6%	$1,010,765	$1,111,042	9.9%
	AVERAGE DOM	30	20	-33.3%	27	21	-22.2%
	% OF ASKING PRICE	105.9%	112.0%	6.1%	106.7%	113.2%	6.6%
Condo/Co-op/TH	CONTRACTS SIGNED	12	11	-8.3%	8	8	0.0%
	ACTIVE LISTINGS	5	0	0.0%	5	0	0.0%
	# OF SALES	8	8	0.0%	6	4	-33.3%
	SALES VOLUME	$7,851,500	$5,459,000	-30.5%	$6,026,500	$2,605,000	-56.8%
	MEDIAN PRICE	$980,000	$485,000	-50.5%	$980,000	$532,500	-45.7%
	AVERAGE PRICE	$981,438	$682,375	-30.5%	$1,004,417	$651,250	-35.2%
	AVERAGE DOM	17	46	170.6%	13	46	253.8%
	% OF ASKING PRICE	99.7%	104.1%	4.4%	98.3%	107.9%	9.6%

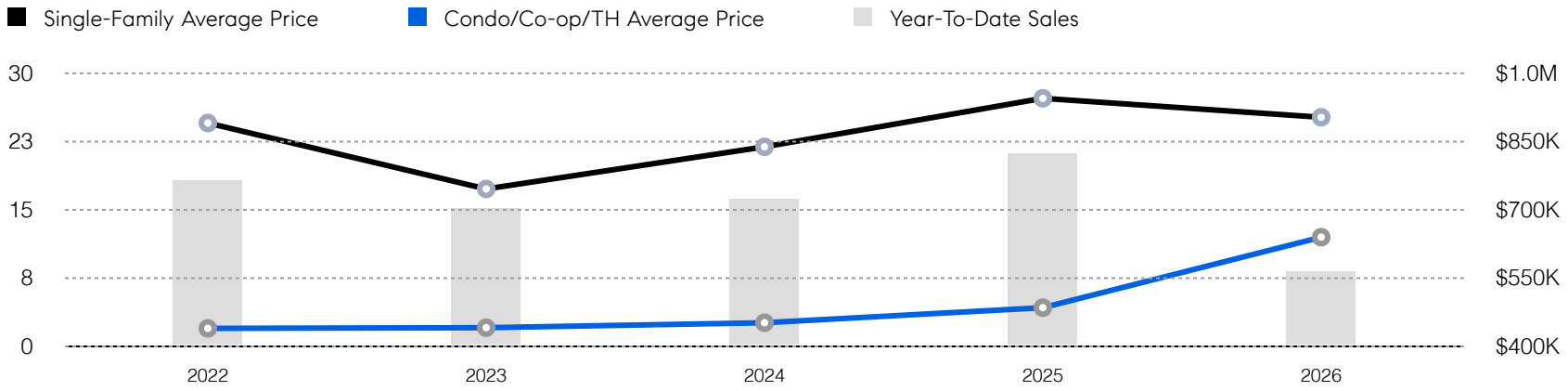
Historic Sales Trends



Ramsey

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	11	11	0.0%	7	9	28.6%
	ACTIVE LISTINGS	3	1	-66.7%	3	1	-66.7%
	# OF SALES	12	6	-50.0%	6	2	-66.7%
	SALES VOLUME	$11,341,995	$5,421,000	-52.2%	$6,184,500	$1,720,000	-72.2%
	MEDIAN PRICE	$869,998	$900,000	3.4%	$950,000	$860,000	-9.5%
	AVERAGE PRICE	$945,166	$903,500	-4.4%	$1,030,750	$860,000	-16.6%
	AVERAGE DOM	29	30	3.4%	23	14	-39.1%
	% OF ASKING PRICE	104.9%	103.5%	-1.3%	105.1%	112.1%	6.9%
Condo/Co-op/TH	CONTRACTS SIGNED	8	2	-75.0%	2	1	-50.0%
	ACTIVE LISTINGS	0	1	0.0%	0	1	0.0%
	# OF SALES	9	2	-77.8%	3	2	-33.3%
	SALES VOLUME	$4,366,000	$1,280,000	-70.7%	$1,660,000	$1,280,000	-22.9%
	MEDIAN PRICE	$470,000	$640,000	36.2%	$570,000	$640,000	12.3%
	AVERAGE PRICE	$485,111	$640,000	31.9%	$553,333	$640,000	15.7%
	AVERAGE DOM	46	3	-93.5%	18	3	-83.3%
	% OF ASKING PRICE	102.3%	109.6%	7.3%	105.7%	109.6%	3.9%

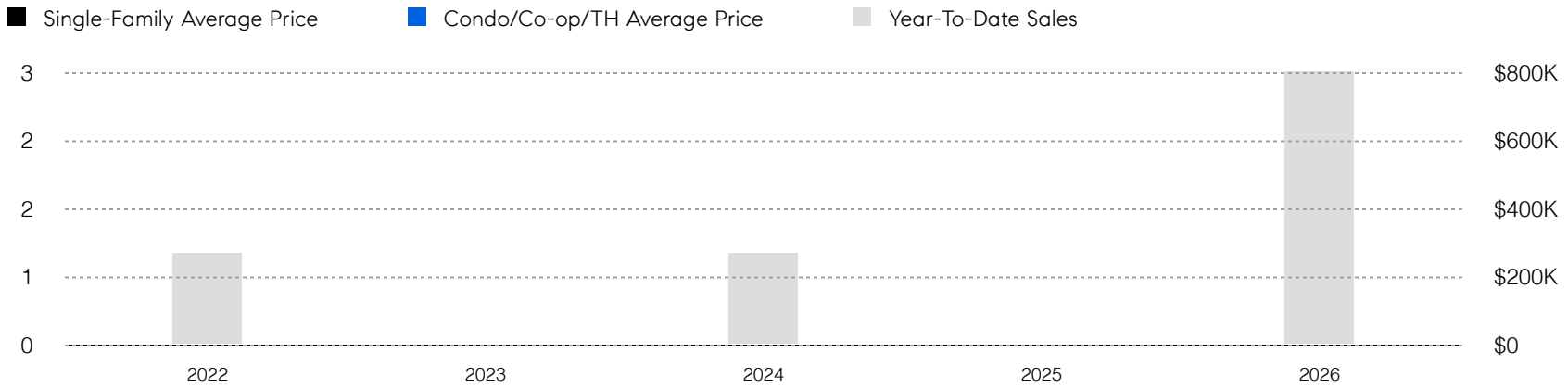
Historic Sales Trends



Ridgefield

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	0	3	0.0%	0	2	0.0%
	ACTIVE LISTINGS	3	0	0.0%	3	0	0.0%
	# OF SALES	0	2	0.0%	0	1	0.0%
	SALES VOLUME	-	$1,425,000	-	-	$690,000	-
	MEDIAN PRICE	-	$712,500	-	-	$690,000	-
	AVERAGE PRICE	-	$712,500	-	-	$690,000	-
	AVERAGE DOM	-	22	-	-	37	-
	% OF ASKING PRICE	-	105.7%	-	-	106.2%	-
Condo/Co-op/TH	CONTRACTS SIGNED	0	1	0.0%	0	1	0.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	0	1	0.0%	0	1	0.0%
	SALES VOLUME	-	$275,000	-	-	$275,000	-
	MEDIAN PRICE	-	$275,000	-	-	$275,000	-
	AVERAGE PRICE	-	$275,000	-	-	$275,000	-
	AVERAGE DOM	-	40	-	-	40	-
	% OF ASKING PRICE	-	100.0%	-	-	100.0%	-

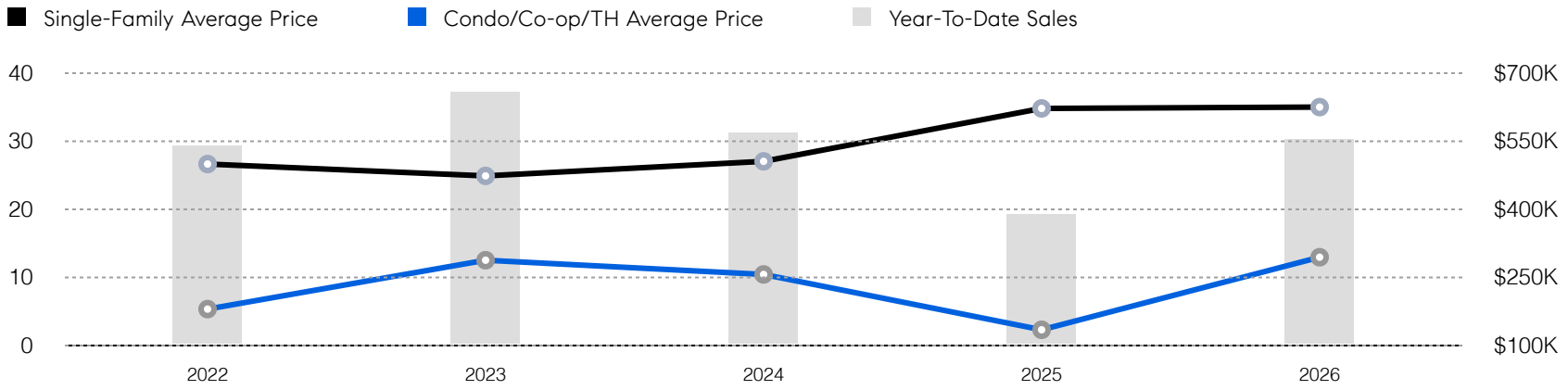
Historic Sales Trends



Ridgefield Park

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	18	28	55.6%	12	16	33.3%
	ACTIVE LISTINGS	17	16	-5.9%	17	16	-5.9%
	# OF SALES	16	23	43.8%	8	11	37.5%
	SALES VOLUME	$9,957,900	$14,382,000	44.4%	$5,250,000	$7,171,000	36.6%
	MEDIAN PRICE	$637,500	$620,000	-2.7%	$660,000	$620,000	-6.1%
	AVERAGE PRICE	$622,369	$625,304	0.5%	$656,250	$651,909	-0.7%
	AVERAGE DOM	35	46	31.4%	24	45	87.5%
	% OF ASKING PRICE	103.5%	104.0%	0.5%	105.8%	105.8%	0.0%
Condo/Co-op/TH	CONTRACTS SIGNED	5	10	100.0%	2	8	300.0%
	ACTIVE LISTINGS	8	7	-12.5%	8	7	-12.5%
	# OF SALES	3	7	133.3%	3	3	0.0%
	SALES VOLUME	$404,000	$2,062,000	410.4%	$404,000	$872,000	115.8%
	MEDIAN PRICE	$146,000	$270,000	84.9%	$146,000	$241,500	65.4%
	AVERAGE PRICE	$134,667	$294,571	118.7%	$134,667	$290,667	115.8%
	AVERAGE DOM	20	53	165.0%	20	53	165.0%
	% OF ASKING PRICE	101.5%	97.2%	-4.3%	101.5%	92.3%	-9.2%

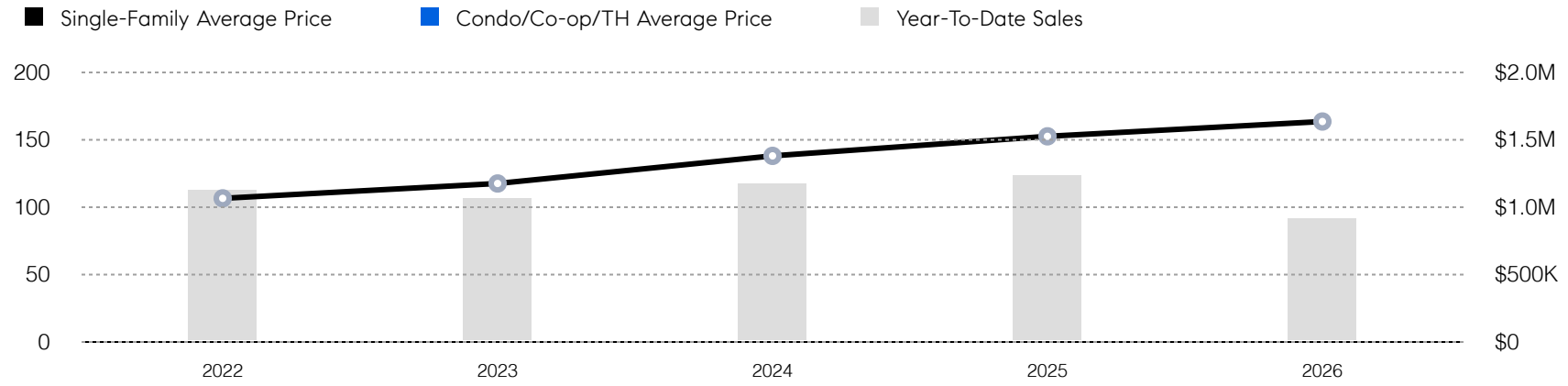
Historic Sales Trends



Ridgewood

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	134	119	-11.2%	70	81	15.7%
	ACTIVE LISTINGS	66	31	-53.0%	66	31	-53.0%
	# OF SALES	117	88	-24.8%	73	56	-23.3%
	SALES VOLUME	$178,534,037	$143,950,626	-19.4%	$111,680,537	$100,767,000	-9.8%
	MEDIAN PRICE	$1,290,000	$1,462,500	13.4%	$1,235,000	$1,803,500	46.0%
	AVERAGE PRICE	$1,525,932	$1,635,803	7.2%	$1,529,870	$1,799,411	17.6%
	AVERAGE DOM	27	27	0.0%	25	21	-16.0%
	% OF ASKING PRICE	112.4%	112.3%	-0.1%	114.2%	114.5%	0.3%
Condo/Co-op/TH	CONTRACTS SIGNED	7	3	-57.1%	4	2	-50.0%
	ACTIVE LISTINGS	4	0	0.0%	4	0	0.0%
	# OF SALES	5	2	-60.0%	1	1	0.0%
	SALES VOLUME	$3,822,000	$1,229,000	-67.8%	$1,100,000	$630,000	-42.7%
	MEDIAN PRICE	$641,000	$614,500	-4.1%	$1,100,000	$630,000	-42.7%
	AVERAGE PRICE	$764,400	$614,500	-19.6%	$1,100,000	$630,000	-42.7%
	AVERAGE DOM	15	21	40.0%	16	20	25.0%
	% OF ASKING PRICE	110.6%	102.6%	-8.0%	110.1%	105.2%	-4.9%

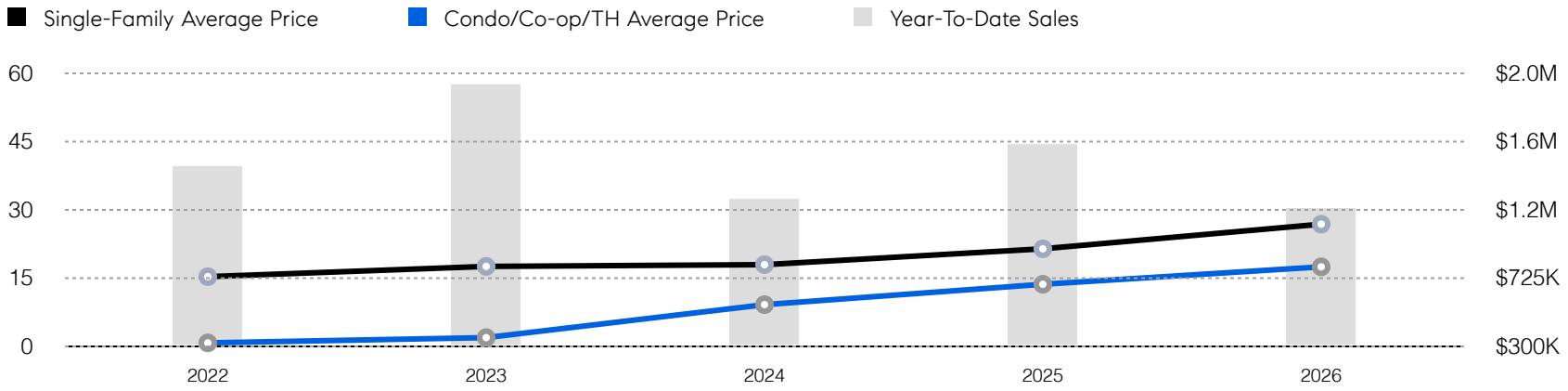
Historic Sales Trends



River Edge

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	54	42	-22.2%	31	28	-9.7%
	ACTIVE LISTINGS	36	15	-58.3%	36	15	-58.3%
	# OF SALES	42	28	-33.3%	20	19	-5.0%
	SALES VOLUME	$38,124,999	$29,713,000	-22.1%	$18,462,000	$18,674,000	1.1%
	MEDIAN PRICE	$822,500	$890,000	8.2%	$850,500	$780,000	-8.3%
	AVERAGE PRICE	$907,738	$1,061,179	16.9%	$923,100	$982,842	6.5%
	AVERAGE DOM	29	38	31.0%	20	33	65.0%
	% OF ASKING PRICE	106.6%	102.0%	-4.6%	109.4%	103.0%	-6.5%
Condo/Co-op/TH	CONTRACTS SIGNED	2	3	50.0%	2	2	0.0%
	ACTIVE LISTINGS	4	3	-25.0%	4	3	-25.0%
	# OF SALES	2	2	0.0%	2	2	0.0%
	SALES VOLUME	$1,374,000	$1,591,000	15.8%	$1,374,000	$1,591,000	15.8%
	MEDIAN PRICE	$687,000	$795,500	15.8%	$687,000	$795,500	15.8%
	AVERAGE PRICE	$687,000	$795,500	15.8%	$687,000	$795,500	15.8%
	AVERAGE DOM	42	11	-73.8%	42	11	-73.8%
	% OF ASKING PRICE	102.7%	111.7%	9.0%	102.7%	111.7%	9.0%

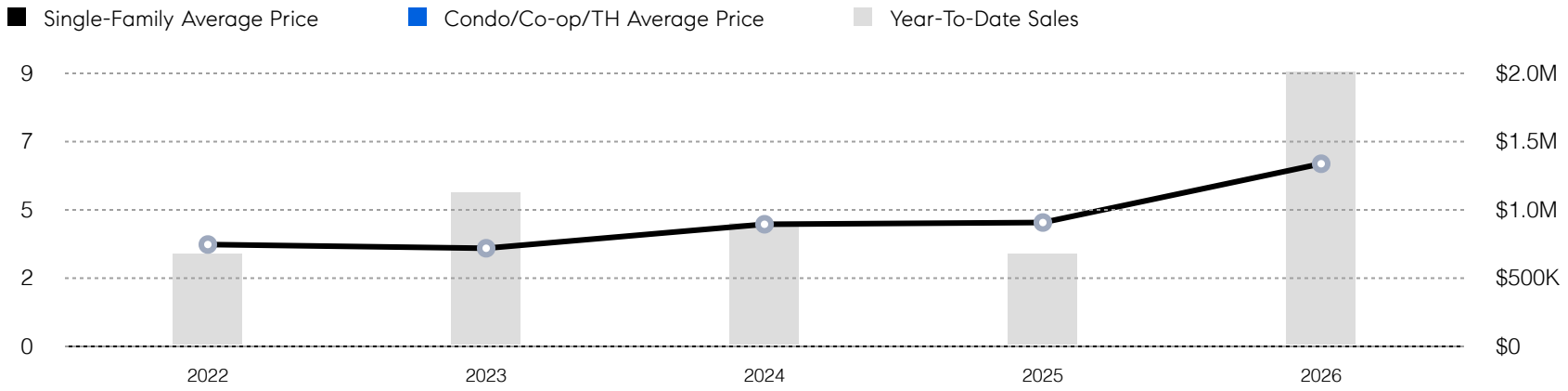
Historic Sales Trends



River Vale

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	4	7	75.0%	1	3	200.0%
	ACTIVE LISTINGS	2	3	50.0%	2	3	50.0%
	# OF SALES	2	8	300.0%	1	3	200.0%
	SALES VOLUME	$1,815,000	$10,704,500	489.8%	$910,000	$5,242,500	476.1%
	MEDIAN PRICE	$907,500	$1,310,000	44.4%	$910,000	$1,452,500	59.6%
	AVERAGE PRICE	$907,500	$1,338,063	47.4%	$910,000	$1,747,500	92.0%
	AVERAGE DOM	94	52	-44.7%	12	105	775.0%
	% OF ASKING PRICE	94.8%	100.9%	6.1%	92.9%	96.9%	4.0%
Condo/Co-op/TH	CONTRACTS SIGNED	3	2	-33.3%	2	1	-50.0%
	ACTIVE LISTINGS	0	0	0.0%	0	0	0.0%
	# OF SALES	1	1	0.0%	1	1	0.0%
	SALES VOLUME	$485,000	$455,000	-6.2%	$485,000	$455,000	-6.2%
	MEDIAN PRICE	$485,000	$455,000	-6.2%	$485,000	$455,000	-6.2%
	AVERAGE PRICE	$485,000	$455,000	-6.2%	$485,000	$455,000	-6.2%
	AVERAGE DOM	13	19	46.2%	13	19	46.2%
	% OF ASKING PRICE	105.7%	101.3%	-4.3%	105.7%	101.3%	-4.3%

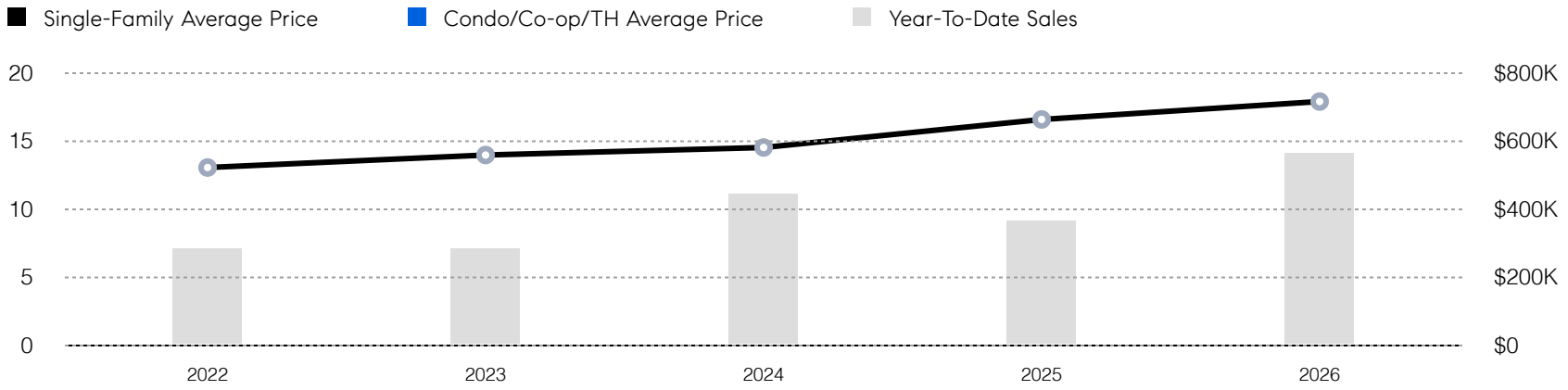
Historic Sales Trends



Rochelle Park

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	11	16	45.5%	6	10	66.7%
	ACTIVE LISTINGS	3	4	33.3%	3	4	33.3%
	# OF SALES	9	13	44.4%	6	8	33.3%
	SALES VOLUME	$5,976,000	$9,318,000	55.9%	$4,286,000	$5,678,000	32.5%
	MEDIAN PRICE	$620,000	$680,000	9.7%	$634,000	$680,000	7.3%
	AVERAGE PRICE	$664,000	$716,769	7.9%	$714,333	$709,750	-0.6%
	AVERAGE DOM	19	13	-31.6%	22	12	-45.5%
	% OF ASKING PRICE	107.2%	105.6%	-1.5%	105.9%	108.4%	2.5%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	1	0	0.0%	1	0	0.0%
	# OF SALES	0	1	0.0%	0	0	0.0%
	SALES VOLUME	-	$610,000	-	-	-	-
	MEDIAN PRICE	-	$610,000	-	-	-	-
	AVERAGE PRICE	-	$610,000	-	-	-	-
	AVERAGE DOM	-	14	-	-	-	-
	% OF ASKING PRICE	-	106.1%	-	-	-	-

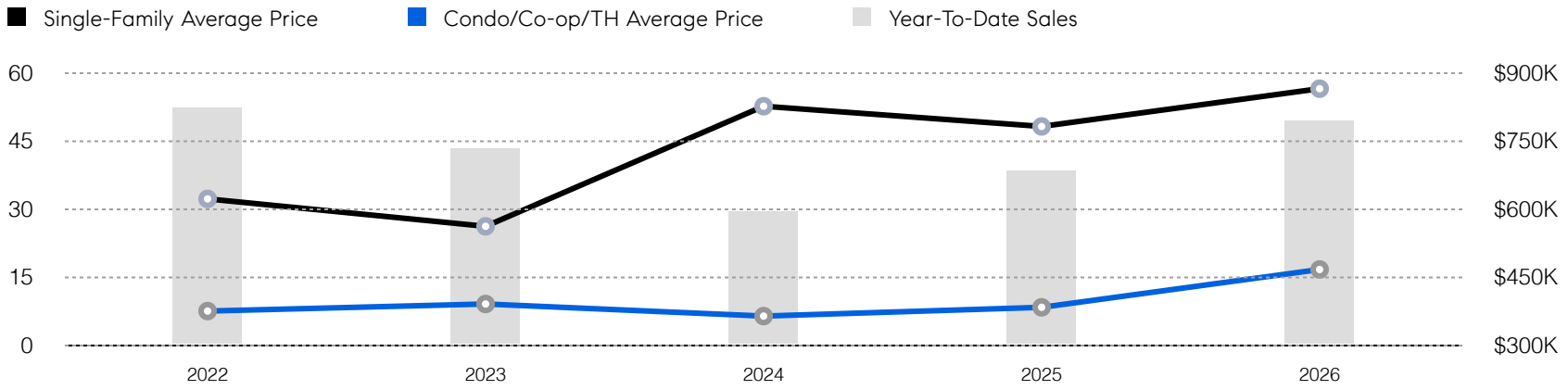
Historic Sales Trends



Rutherford

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	26	39	50.0%	14	22	57.1%
	ACTIVE LISTINGS	16	13	-18.7%	16	13	-18.7%
	# OF SALES	24	39	62.5%	17	23	35.3%
	SALES VOLUME	$18,783,900	$33,768,998	79.8%	$13,359,000	$20,634,998	54.5%
	MEDIAN PRICE	$768,500	$795,000	3.4%	$688,000	$795,000	15.6%
	AVERAGE PRICE	$782,663	$865,872	10.6%	$785,824	$897,174	14.2%
	AVERAGE DOM	36	30	-16.7%	35	21	-40.0%
	% OF ASKING PRICE	104.3%	103.0%	-1.3%	103.5%	104.5%	1.0%
Condo/Co-op/TH	CONTRACTS SIGNED	12	10	-16.7%	4	8	100.0%
	ACTIVE LISTINGS	2	1	-50.0%	2	1	-50.0%
	# OF SALES	14	10	-28.6%	6	8	33.3%
	SALES VOLUME	$5,378,480	$4,675,000	-13.1%	$2,652,600	$3,811,000	43.7%
	MEDIAN PRICE	$397,220	$555,000	39.7%	$450,000	$555,000	23.3%
	AVERAGE PRICE	$384,177	$467,500	21.7%	$442,100	$476,375	7.8%
	AVERAGE DOM	24	24	0.0%	21	22	4.8%
	% OF ASKING PRICE	101.7%	101.0%	-0.7%	103.4%	100.6%	-2.7%

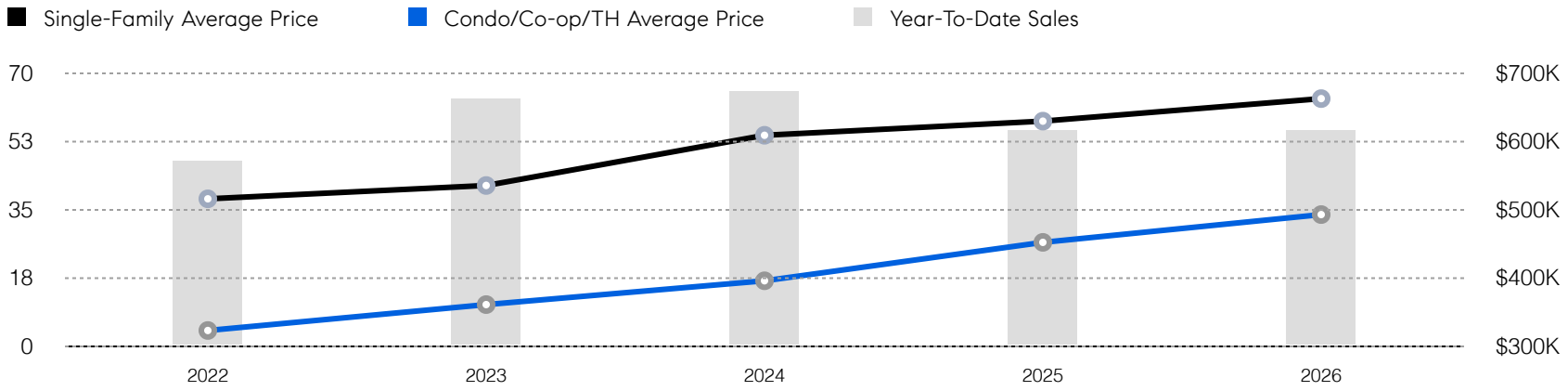
Historic Sales Trends



Saddle Brook

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	55	63	14.5%	30	42	40.0%
	ACTIVE LISTINGS	30	25	-16.7%	30	25	-16.7%
	# OF SALES	46	47	2.2%	27	27	0.0%
	SALES VOLUME	$28,980,998	$31,162,000	7.5%	$18,237,998	$19,257,000	5.6%
	MEDIAN PRICE	$610,000	$625,000	2.5%	$675,000	$665,000	-1.5%
	AVERAGE PRICE	$630,022	$663,021	5.2%	$675,481	$713,222	5.6%
	AVERAGE DOM	28	28	0.0%	25	18	-28.0%
	% OF ASKING PRICE	102.9%	102.8%	-0.2%	103.9%	102.9%	-1.0%
Condo/Co-op/TH	CONTRACTS SIGNED	12	4	-66.7%	5	2	-60.0%
	ACTIVE LISTINGS	2	1	-50.0%	2	1	-50.0%
	# OF SALES	9	8	-11.1%	8	3	-62.5%
	SALES VOLUME	$4,072,000	$3,945,000	-3.1%	$3,682,000	$1,620,000	-56.0%
	MEDIAN PRICE	$440,000	$440,000	-	$462,500	$325,000	-29.7%
	AVERAGE PRICE	$452,444	$493,125	9.0%	$460,250	$540,000	17.3%
	AVERAGE DOM	43	32	-25.6%	47	24	-48.9%
	% OF ASKING PRICE	100.2%	98.3%	-1.9%	99.9%	94.8%	-5.1%

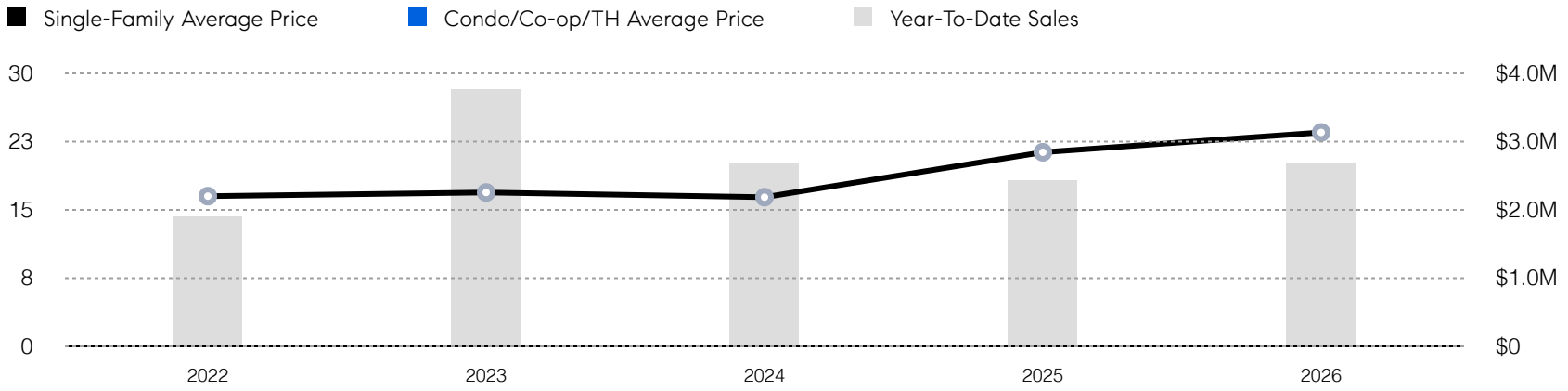
Historic Sales Trends



Saddle River

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	22	28	27.3%	12	17	41.7%
	ACTIVE LISTINGS	44	27	-38.6%	44	27	-38.6%
	# OF SALES	18	18	0.0%	10	14	40.0%
	SALES VOLUME	$51,198,000	$56,426,000	10.2%	$34,300,000	$44,448,500	29.6%
	MEDIAN PRICE	$2,312,500	$2,677,750	15.8%	$2,662,500	$2,606,500	-2.1%
	AVERAGE PRICE	$2,844,333	$3,134,778	10.2%	$3,430,000	$3,174,893	-7.4%
	AVERAGE DOM	102	85	-16.7%	136	75	-44.9%
	% OF ASKING PRICE	92.8%	95.7%	2.8%	92.3%	96.7%	4.4%
Condo/Co-op/TH	CONTRACTS SIGNED	1	3	200.0%	1	2	100.0%
	ACTIVE LISTINGS	2	1	-50.0%	2	1	-50.0%
	# OF SALES	0	2	0.0%	0	2	0.0%
	SALES VOLUME	-	$3,350,000	-	-	$3,350,000	-
	MEDIAN PRICE	-	$1,675,000	-	-	$1,675,000	-
	AVERAGE PRICE	-	$1,675,000	-	-	$1,675,000	-
	AVERAGE DOM	-	20	-	-	20	-
	% OF ASKING PRICE	-	101.9%	-	-	101.9%	-

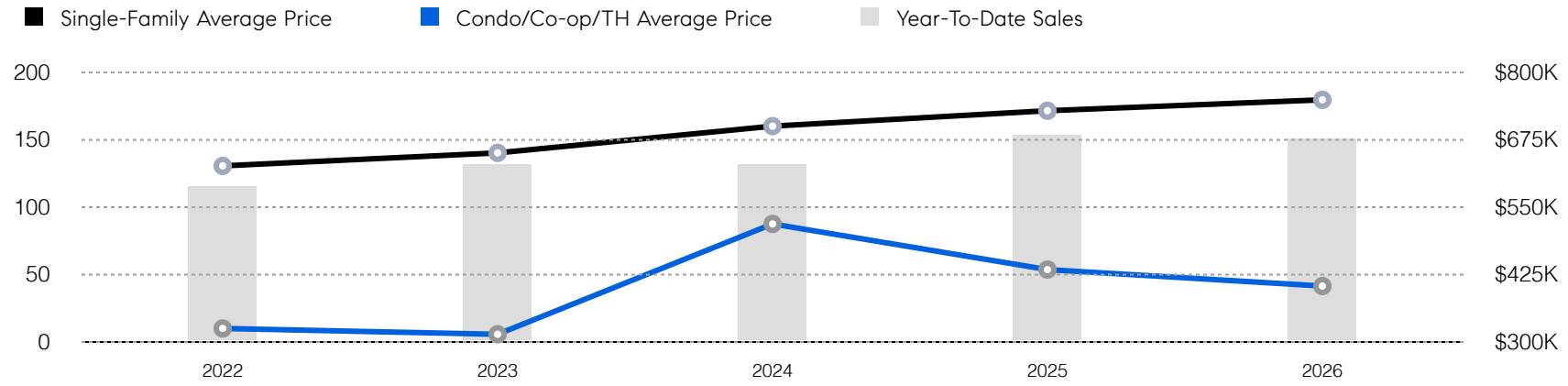
Historic Sales Trends



Teaneck

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	133	154	15.8%	70	90	28.6%
	ACTIVE LISTINGS	105	83	-21.0%	105	83	-21.0%
	# OF SALES	133	136	2.3%	75	70	-6.7%
	SALES VOLUME	$96,952,973	$101,890,707	5.1%	$54,509,050	$52,040,907	-4.5%
	MEDIAN PRICE	$700,650	$675,000	-3.7%	$700,650	$695,000	-0.8%
	AVERAGE PRICE	$728,970	$749,196	2.8%	$726,787	$743,442	2.3%
	AVERAGE DOM	45	42	-6.7%	47	33	-29.8%
	% OF ASKING PRICE	103.2%	102.4%	-0.8%	103.7%	104.7%	0.9%
Condo/Co-op/TH	CONTRACTS SIGNED	23	12	-47.8%	9	8	-11.1%
	ACTIVE LISTINGS	22	8	-63.6%	22	8	-63.6%
	# OF SALES	19	13	-31.6%	12	6	-50.0%
	SALES VOLUME	$8,250,668	$5,249,285	-36.4%	$5,928,000	$2,467,500	-58.4%
	MEDIAN PRICE	$430,000	$395,000	-8.1%	$451,000	$424,000	-6.0%
	AVERAGE PRICE	$434,246	$403,791	-7.0%	$494,000	$411,250	-16.8%
	AVERAGE DOM	71	24	-66.2%	47	21	-55.3%
	% OF ASKING PRICE	100.0%	94.3%	-5.7%	101.4%	104.8%	3.4%

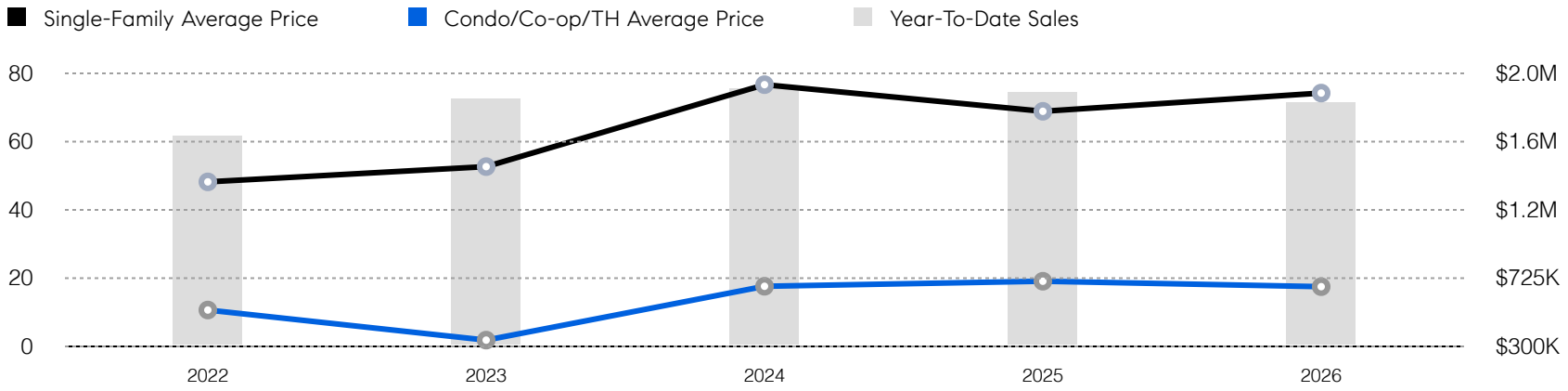
Historic Sales Trends



Tenafly

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	64	65	1.6%	37	41	10.8%
	ACTIVE LISTINGS	49	25	-49.0%	49	25	-49.0%
	# OF SALES	63	67	6.3%	38	37	-2.6%
	SALES VOLUME	$111,121,000	$125,787,192	13.2%	$62,677,500	$72,524,350	15.7%
	MEDIAN PRICE	$1,640,000	$1,700,000	3.7%	$1,610,000	$1,658,350	3.0%
	AVERAGE PRICE	$1,763,825	$1,877,421	6.4%	$1,649,408	$1,960,118	18.8%
	AVERAGE DOM	48	42	-12.5%	31	34	9.7%
	% OF ASKING PRICE	101.4%	104.4%	3.0%	102.2%	106.2%	4.0%
Condo/Co-op/TH	CONTRACTS SIGNED	13	9	-30.8%	6	7	16.7%
	ACTIVE LISTINGS	5	5	0.0%	5	5	0.0%
	# OF SALES	11	4	-63.6%	5	3	-40.0%
	SALES VOLUME	$7,764,000	$2,688,000	-65.4%	$3,096,000	$2,439,000	-21.2%
	MEDIAN PRICE	$600,000	$409,500	-31.7%	$408,000	$460,000	12.7%
	AVERAGE PRICE	$705,818	$672,000	-4.8%	$619,200	$813,000	31.3%
	AVERAGE DOM	95	27	-71.6%	60	15	-75.0%
	% OF ASKING PRICE	99.1%	98.6%	-0.4%	100.9%	98.2%	-2.7%

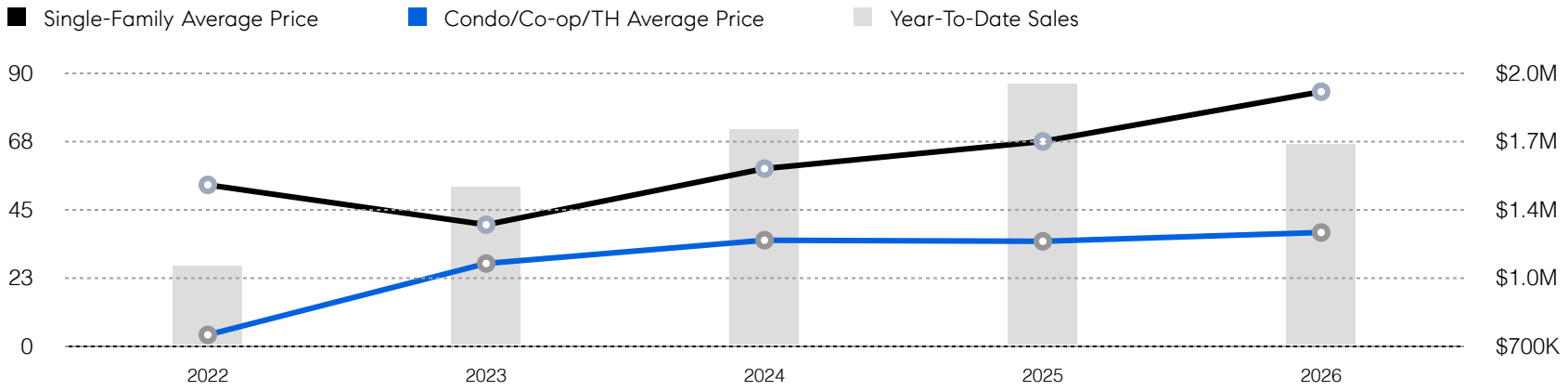
Historic Sales Trends



Upper Saddle River

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	64	65	1.6%	40	48	20.0%
	ACTIVE LISTINGS	56	24	-57.1%	56	24	-57.1%
	# OF SALES	62	64	3.2%	30	39	30.0%
	SALES VOLUME	$103,905,715	$122,407,990	17.8%	$50,545,599	$68,847,990	36.2%
	MEDIAN PRICE	$1,615,000	$1,663,750	3.0%	$1,615,000	$1,605,000	-0.6%
	AVERAGE PRICE	$1,675,899	$1,912,625	14.1%	$1,684,853	$1,765,333	4.8%
	AVERAGE DOM	36	41	13.9%	19	27	42.1%
	% OF ASKING PRICE	102.2%	102.9%	0.6%	103.4%	104.3%	1.0%
Condo/Co-op/TH	CONTRACTS SIGNED	5	2	-60.0%	0	2	0.0%
	ACTIVE LISTINGS	6	5	-16.7%	6	5	-16.7%
	# OF SALES	24	2	-91.7%	9	0	0.0%
	SALES VOLUME	$28,811,766	$2,485,000	-91.4%	$11,095,511	-	-
	MEDIAN PRICE	$1,218,861	$1,242,500	1.9%	$1,230,720	-	-
	AVERAGE PRICE	$1,200,490	$1,242,500	3.5%	$1,232,835	-	-
	AVERAGE DOM	143	32	-77.6%	164	-	-
	% OF ASKING PRICE	101.6%	99.9%	-1.6%	102.0%	-	-

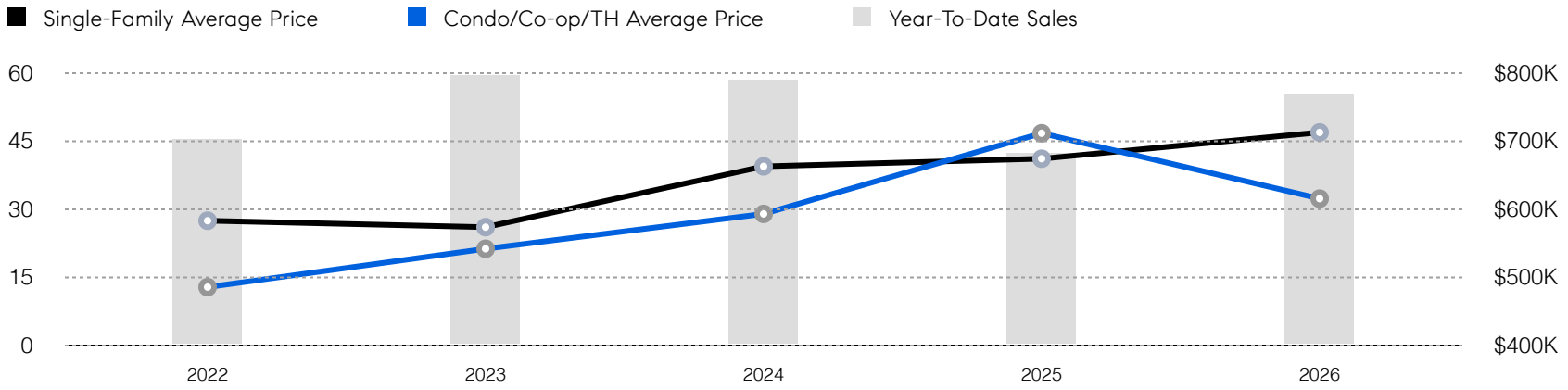
Historic Sales Trends



Waldwick

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	56	54	-3.6%	37	32	-13.5%
	ACTIVE LISTINGS	38	10	-73.7%	38	10	-73.7%
	# OF SALES	37	46	24.3%	27	20	-25.9%
	SALES VOLUME	$24,951,700	$32,800,000	31.5%	$18,039,700	$14,865,000	-17.6%
	MEDIAN PRICE	$670,000	$663,000	-1.0%	$670,000	$735,000	9.7%
	AVERAGE PRICE	$674,370	$713,043	5.7%	$668,137	$743,250	11.2%
	AVERAGE DOM	27	26	-3.7%	22	16	-27.3%
	% OF ASKING PRICE	107.3%	109.7%	2.4%	107.7%	113.9%	6.2%
Condo/Co-op/TH	CONTRACTS SIGNED	5	6	20.0%	3	2	-33.3%
	ACTIVE LISTINGS	6	5	-16.7%	6	5	-16.7%
	# OF SALES	5	9	80.0%	2	4	100.0%
	SALES VOLUME	$3,559,000	$5,541,800	55.7%	$1,740,000	$2,752,000	58.2%
	MEDIAN PRICE	$750,000	$560,000	-25.3%	$870,000	$652,500	-25.0%
	AVERAGE PRICE	$711,800	$615,756	-13.5%	$870,000	$688,000	-20.9%
	AVERAGE DOM	54	18	-66.7%	33	22	-33.3%
	% OF ASKING PRICE	100.8%	104.5%	3.6%	103.4%	103.2%	-0.3%

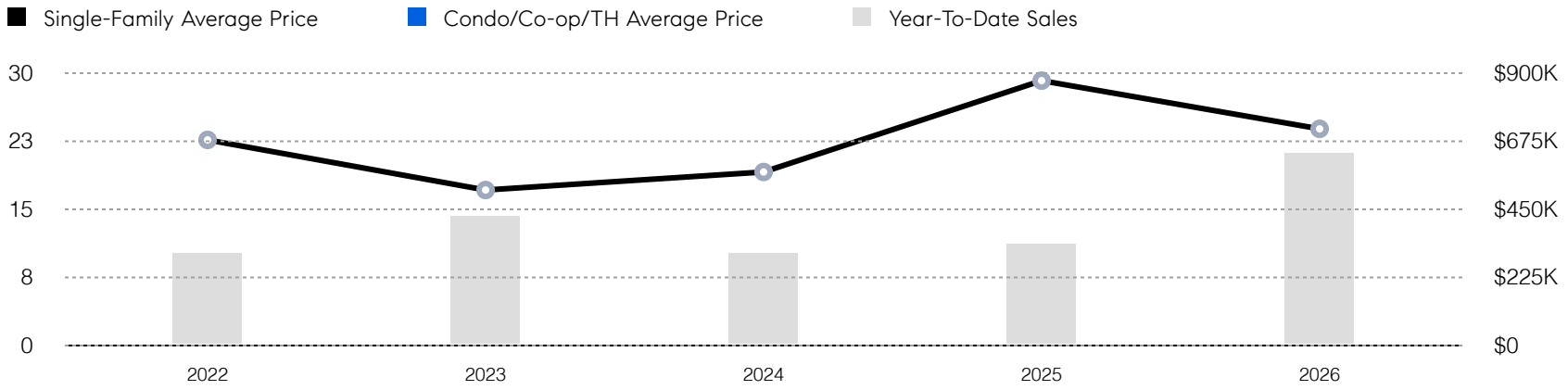
Historic Sales Trends



Wallington

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	13	12	-7.7%	11	4	-63.6%
	ACTIVE LISTINGS	12	1	-91.7%	12	1	-91.7%
	# OF SALES	11	20	81.8%	6	5	-16.7%
	SALES VOLUME	$9,628,000	$14,319,900	48.7%	$5,478,000	$4,850,000	-11.5%
	MEDIAN PRICE	$910,000	$684,250	-24.8%	$899,500	$820,000	-8.8%
	AVERAGE PRICE	$875,273	$715,995	-18.2%	$913,000	$970,000	6.2%
	AVERAGE DOM	29	49	69.0%	19	18	-5.3%
	% OF ASKING PRICE	99.8%	99.3%	-0.5%	101.6%	104.3%	2.6%
Condo/Co-op/TH	CONTRACTS SIGNED	1	0	0.0%	1	0	0.0%
	ACTIVE LISTINGS	3	0	0.0%	3	0	0.0%
	# OF SALES	0	1	0.0%	0	0	0.0%
	SALES VOLUME	-	$544,000	-	-	-	-
	MEDIAN PRICE	-	$544,000	-	-	-	-
	AVERAGE PRICE	-	$544,000	-	-	-	-
	AVERAGE DOM	-	29	-	-	-	-
	% OF ASKING PRICE	-	100.9%	-	-	-	-

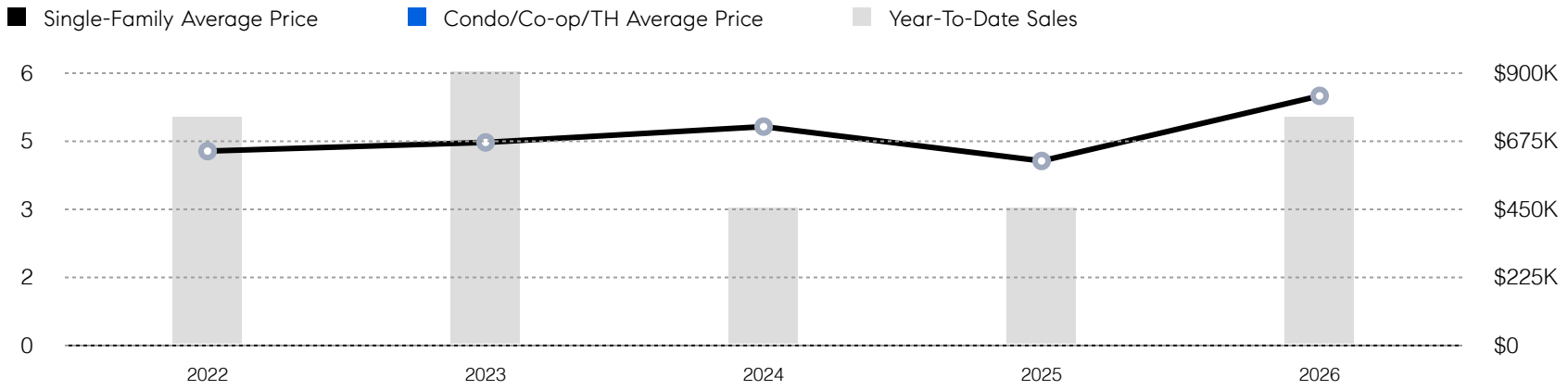
Historic Sales Trends



Washington Township

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	6	5	-16.7%	2	2	0.0%
	ACTIVE LISTINGS	2	3	50.0%	2	3	50.0%
	# OF SALES	3	4	33.3%	2	1	-50.0%
	SALES VOLUME	$1,830,000	$3,300,000	80.3%	$1,190,000	$885,000	-25.6%
	MEDIAN PRICE	$640,000	$852,500	33.2%	$595,000	$885,000	48.7%
	AVERAGE PRICE	$610,000	$825,000	35.2%	$595,000	$885,000	48.7%
	AVERAGE DOM	50	14	-72.0%	73	8	-89.0%
	% OF ASKING PRICE	110.3%	114.5%	4.2%	116.1%	106.8%	-9.3%
Condo/Co-op/TH	CONTRACTS SIGNED	0	0	0.0%	0	0	0.0%
	ACTIVE LISTINGS	1	2	100.0%	1	2	100.0%
	# OF SALES	0	1	0.0%	0	0	0.0%
	SALES VOLUME	-	$760,000	-	-	-	-
	MEDIAN PRICE	-	$760,000	-	-	-	-
	AVERAGE PRICE	-	$760,000	-	-	-	-
	AVERAGE DOM	-	10	-	-	-	-
	% OF ASKING PRICE	-	101.5%	-	-	-	-

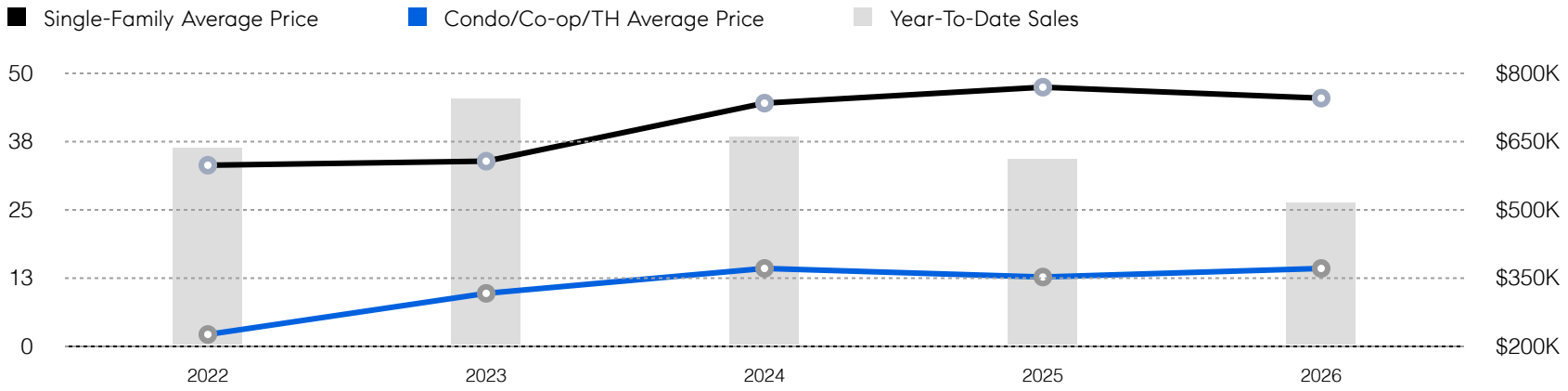
Historic Sales Trends



Westwood

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	35	27	-22.9%	17	18	5.9%
	ACTIVE LISTINGS	15	11	-26.7%	15	11	-26.7%
	# OF SALES	30	20	-33.3%	17	13	-23.5%
	SALES VOLUME	$23,087,999	$14,910,865	-35.4%	$14,299,000	$10,369,865	-27.5%
	MEDIAN PRICE	$780,000	$770,000	-1.3%	$835,000	$804,500	-3.7%
	AVERAGE PRICE	$769,600	$745,543	-3.1%	$841,118	$797,682	-5.2%
	AVERAGE DOM	42	18	-57.1%	18	18	0.0%
	% OF ASKING PRICE	104.0%	109.5%	5.5%	106.0%	111.0%	5.0%
Condo/Co-op/TH	CONTRACTS SIGNED	4	5	25.0%	2	3	50.0%
	ACTIVE LISTINGS	0	3	0.0%	0	3	0.0%
	# OF SALES	4	6	50.0%	3	4	33.3%
	SALES VOLUME	$1,410,000	$2,228,000	58.0%	$1,145,000	$1,511,000	32.0%
	MEDIAN PRICE	$335,000	$390,500	16.6%	$335,000	$390,500	16.6%
	AVERAGE PRICE	$352,500	$371,333	5.3%	$381,667	$377,750	-1.0%
	AVERAGE DOM	44	31	-29.5%	11	17	54.5%
	% OF ASKING PRICE	100.1%	100.8%	0.8%	104.0%	102.1%	-1.8%

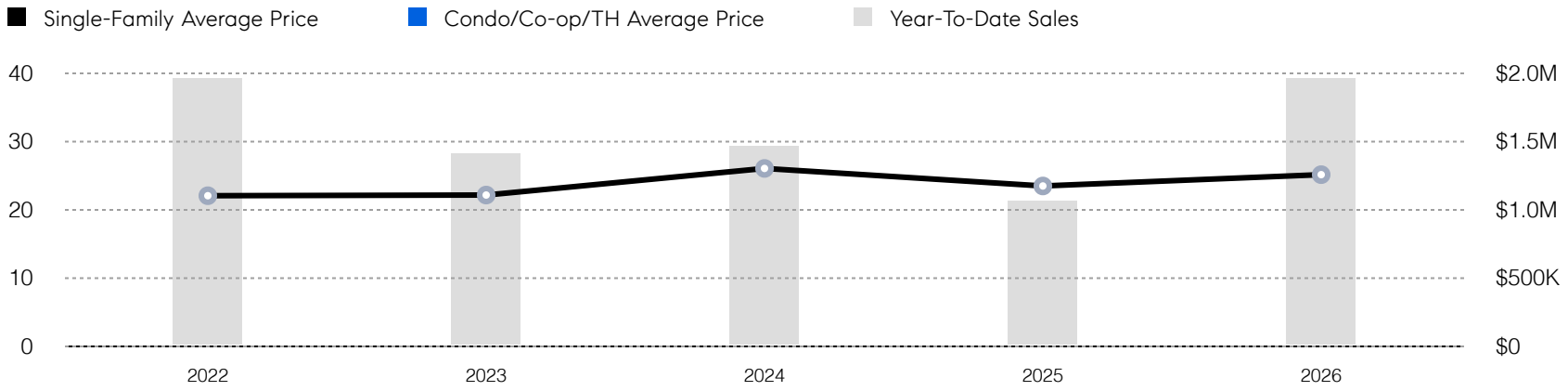
Historic Sales Trends



Woodcliff Lake

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	23	37	60.9%	17	18	5.9%
	ACTIVE LISTINGS	20	15	-25.0%	20	15	-25.0%
	# OF SALES	20	31	55.0%	12	20	66.7%
	SALES VOLUME	$23,504,517	$39,000,448	65.9%	$14,884,518	$24,158,948	62.3%
	MEDIAN PRICE	$1,075,500	$1,280,000	19.0%	$1,271,750	$1,225,000	-3.7%
	AVERAGE PRICE	$1,175,226	$1,258,079	7.0%	$1,240,377	$1,207,947	-2.6%
	AVERAGE DOM	44	38	-13.6%	24	33	37.5%
	% OF ASKING PRICE	106.4%	102.3%	-4.1%	108.9%	104.8%	-4.1%
Condo/Co-op/TH	CONTRACTS SIGNED	3	8	166.7%	3	4	33.3%
	ACTIVE LISTINGS	4	5	25.0%	4	5	25.0%
	# OF SALES	1	8	700.0%	1	6	500.0%
	SALES VOLUME	$890,000	$9,637,000	982.8%	$890,000	$7,835,000	780.3%
	MEDIAN PRICE	$890,000	$1,295,000	45.5%	$890,000	$1,322,500	48.6%
	AVERAGE PRICE	$890,000	$1,204,625	35.4%	$890,000	$1,305,833	46.7%
	AVERAGE DOM	47	27	-42.6%	47	31	-34.0%
	% OF ASKING PRICE	102.3%	98.9%	-3.4%	102.3%	97.7%	-4.6%

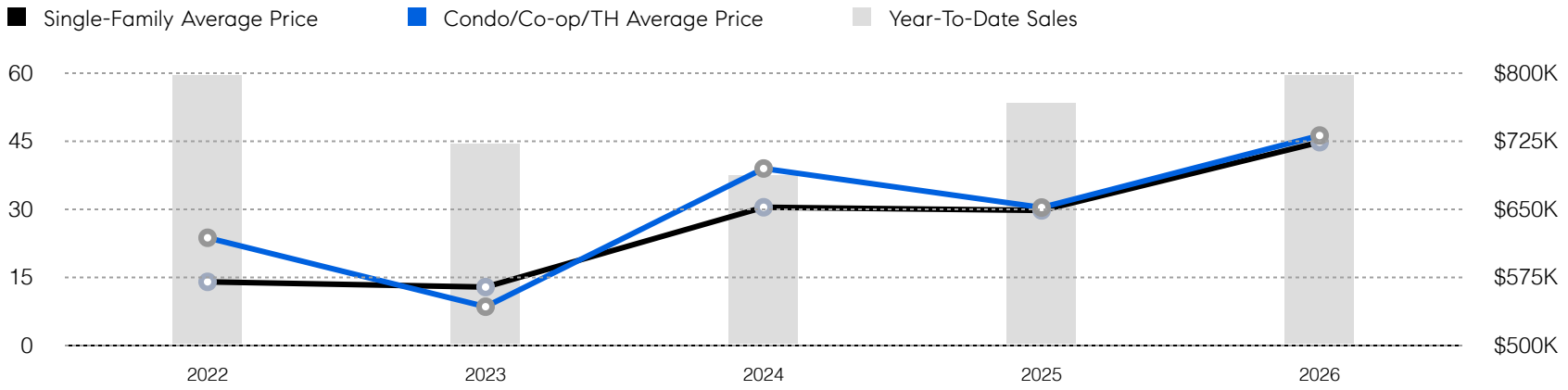
Historic Sales Trends



Wood-Ridge

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	28	25	-10.7%	16	15	-6.2%
	ACTIVE LISTINGS	15	15	0.0%	15	15	0.0%
	# OF SALES	28	28	0.0%	15	15	0.0%
	SALES VOLUME	$18,167,500	$20,272,000	11.6%	$10,102,000	$10,067,000	-0.3%
	MEDIAN PRICE	$650,000	$699,500	7.6%	$690,000	$675,000	-2.2%
	AVERAGE PRICE	$648,839	$724,000	11.6%	$673,467	$671,133	-0.3%
	AVERAGE DOM	34	38	11.8%	29	31	6.9%
	% OF ASKING PRICE	102.5%	99.7%	-2.7%	103.2%	101.1%	-2.0%
Condo/Co-op/TH	CONTRACTS SIGNED	31	35	12.9%	19	18	-5.3%
	ACTIVE LISTINGS	15	10	-33.3%	15	10	-33.3%
	# OF SALES	25	31	24.0%	20	15	-25.0%
	SALES VOLUME	$16,300,500	$22,671,000	39.1%	$13,429,500	$11,375,000	-15.3%
	MEDIAN PRICE	$695,000	$775,000	11.5%	$695,000	$845,000	21.6%
	AVERAGE PRICE	$652,020	$731,323	12.2%	$671,475	$758,333	12.9%
	AVERAGE DOM	18	28	55.6%	15	22	46.7%
	% OF ASKING PRICE	104.1%	101.3%	-2.7%	104.6%	101.6%	-3.0%

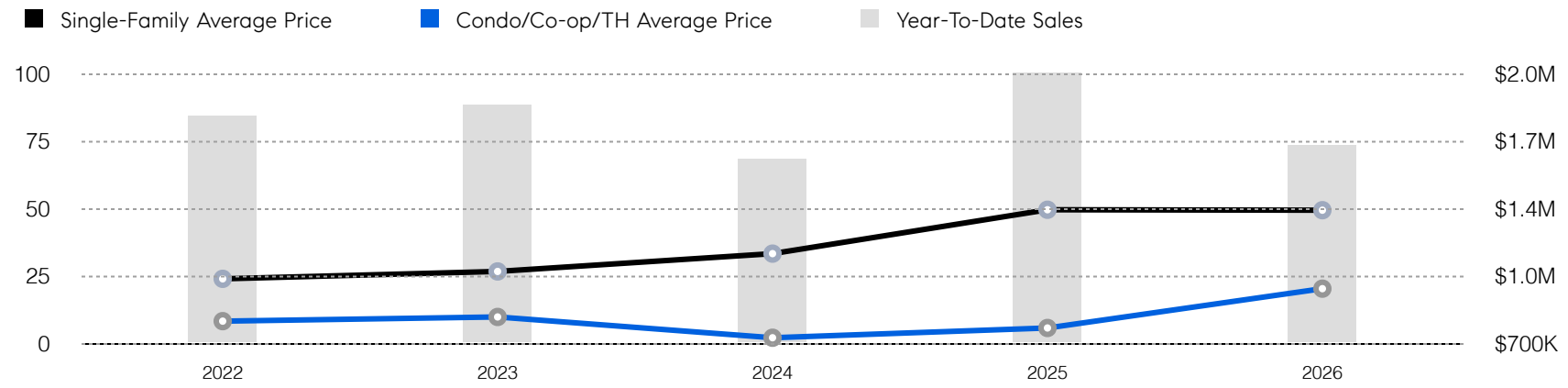
Historic Sales Trends



Wyckoff

		YTD 2025	YTD 2026	% Change	Q2 2025	Q2 2026	% Change
Single-Family	CONTRACTS SIGNED	89	87	-2.2%	54	68	25.9%
	ACTIVE LISTINGS	55	32	-41.8%	55	32	-41.8%
	# OF SALES	91	65	-28.6%	52	41	-21.2%
	SALES VOLUME	$122,576,973	$87,414,499	-28.7%	$75,276,149	$56,774,999	-24.6%
	MEDIAN PRICE	$1,179,000	$1,275,000	8.1%	$1,255,000	$1,291,500	2.9%
	AVERAGE PRICE	$1,347,000	$1,344,838	-0.2%	$1,447,618	$1,384,756	-4.3%
	AVERAGE DOM	24	39	62.5%	21	30	42.9%
	% OF ASKING PRICE	107.2%	105.3%	-1.9%	109.2%	108.4%	-0.8%
Condo/Co-op/TH	CONTRACTS SIGNED	10	8	-20.0%	5	6	20.0%
	ACTIVE LISTINGS	2	5	150.0%	2	5	150.0%
	# OF SALES	9	8	-11.1%	2	5	150.0%
	SALES VOLUME	$6,994,000	$7,732,800	10.6%	$1,550,000	$5,202,800	235.7%
	MEDIAN PRICE	$777,000	$866,400	11.5%	$775,000	$952,800	22.9%
	AVERAGE PRICE	$777,111	$966,600	24.4%	$775,000	$1,040,560	34.3%
	AVERAGE DOM	15	21	40.0%	8	13	62.5%
	% OF ASKING PRICE	108.3%	101.1%	-7.2%	113.1%	102.3%	-10.9%

Historic Sales Trends



COMPASS

Sources: Garden State MLS, New Jersey MLS, Hudson MLS, 01/01/2025 - 06/30/2025 vs. 01/01/2026 - 06/30/2026

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