



COMPASS

February 2023

Bergen Market Insights

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FEBRUARY 2023

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Allendale

FEBRUARY 2023

UNDER CONTRACT

6	\$1.4M	\$1.3M
Total Properties	Average Price	Median Price
-14%	60%	41%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

UNITS SOLD

2	\$687K	\$687K
Total Properties	Average Price	Median Price
-50%	13%	19%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

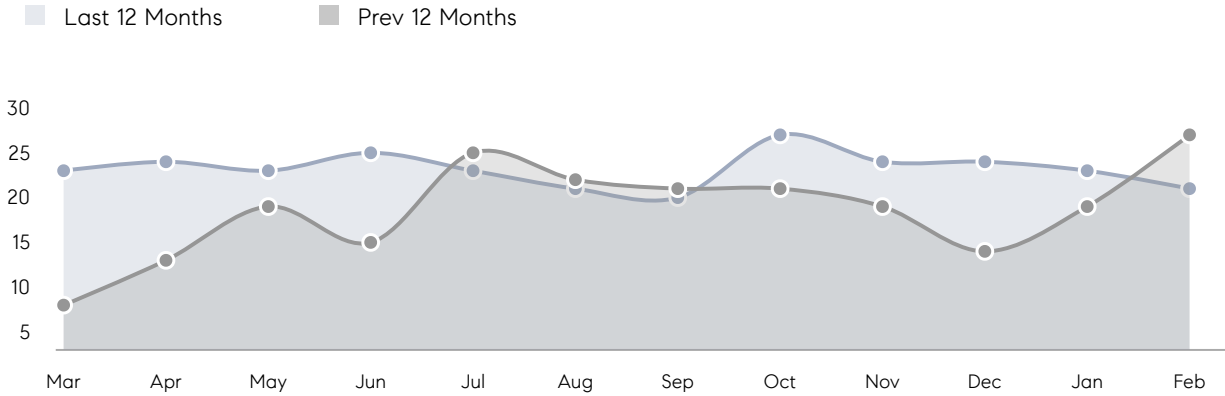
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	35	61	-43%
	% OF ASKING PRICE	102%	98%	
	AVERAGE SOLD PRICE	\$687,500	\$606,972	13.3%
	# OF CONTRACTS	6	7	-14.3%
	NEW LISTINGS	3	14	-79%
Houses	AVERAGE DOM	35	79	-56%
	% OF ASKING PRICE	102%	97%	
	AVERAGE SOLD PRICE	\$687,500	\$606,296	13%
	# OF CONTRACTS	6	7	-14%
	NEW LISTINGS	2	13	-85%
Condo/Co-op/TH	AVERAGE DOM	-	7	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$609,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	1	0%

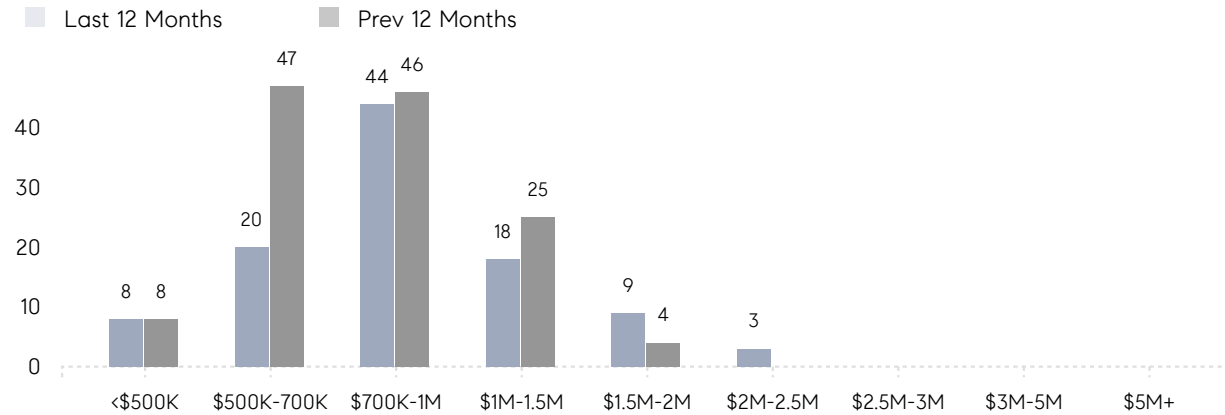
Allendale

FEBRUARY 2023

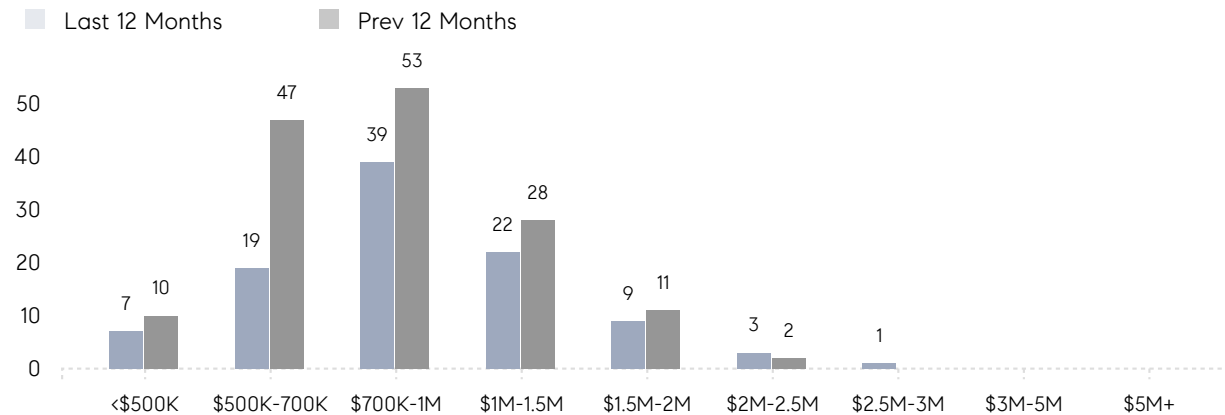
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Alpine

FEBRUARY 2023

UNDER CONTRACT

2
Total
Properties

\$4.3M
Average
Price

\$4.3M
Median
Price

0%
Change From
Feb 2022

40%
Increase From
Feb 2022

40%
Increase From
Feb 2022

UNITS SOLD

5
Total
Properties

\$4.6M
Average
Price

\$4.2M
Median
Price

150%
Increase From
Feb 2022

328%
Increase From
Feb 2022

286%
Increase From
Feb 2022

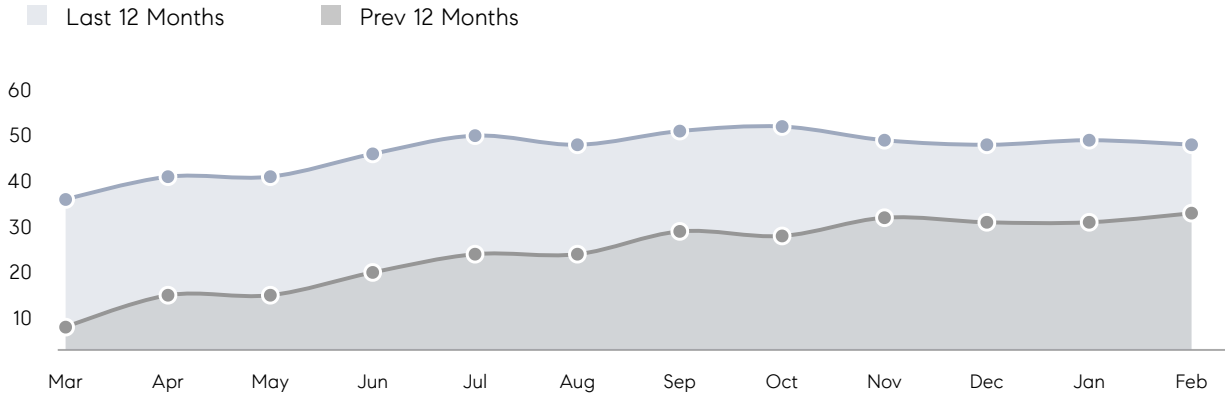
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	137	116	18%
	% OF ASKING PRICE	86%	96%	
	AVERAGE SOLD PRICE	\$4,651,500	\$1,087,500	327.7%
	# OF CONTRACTS	2	2	0.0%
	NEW LISTINGS	3	3	0%
Houses	AVERAGE DOM	137	116	18%
	% OF ASKING PRICE	86%	96%	
	AVERAGE SOLD PRICE	\$4,651,500	\$1,087,500	328%
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	3	3	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

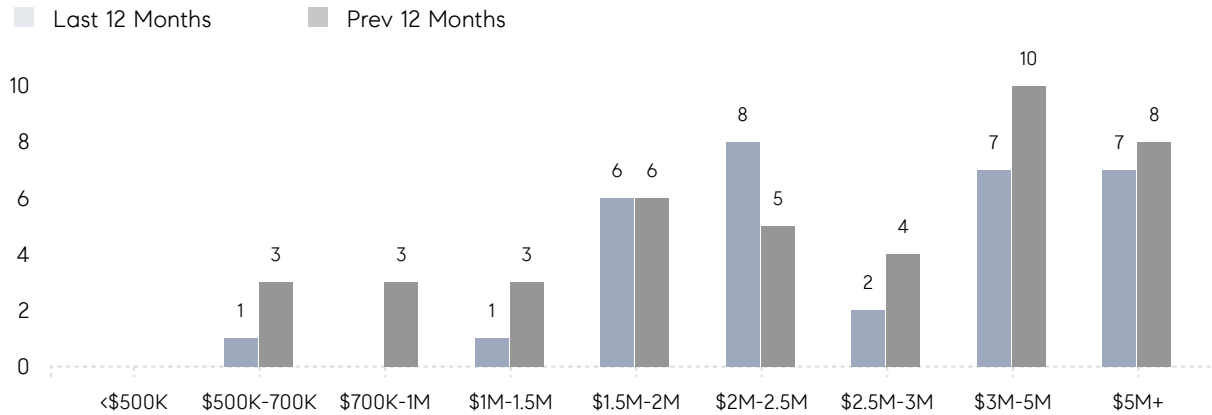
Alpine

FEBRUARY 2023

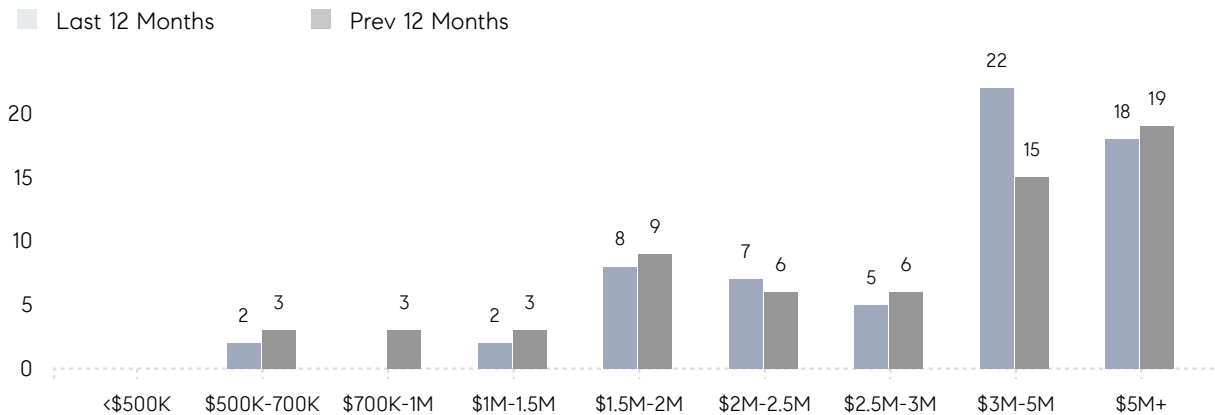
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Bergenfield

FEBRUARY 2023

UNDER CONTRACT

11
Total
Properties

\$499K
Average
Price

\$524K
Median
Price

-58%
Decrease From
Feb 2022

-7%
Decrease From
Feb 2022

10%
Increase From
Feb 2022

UNITS SOLD

4
Total
Properties

\$502K
Average
Price

\$522K
Median
Price

-64%
Decrease From
Feb 2022

0%
Change From
Feb 2022

9%
Increase From
Feb 2022

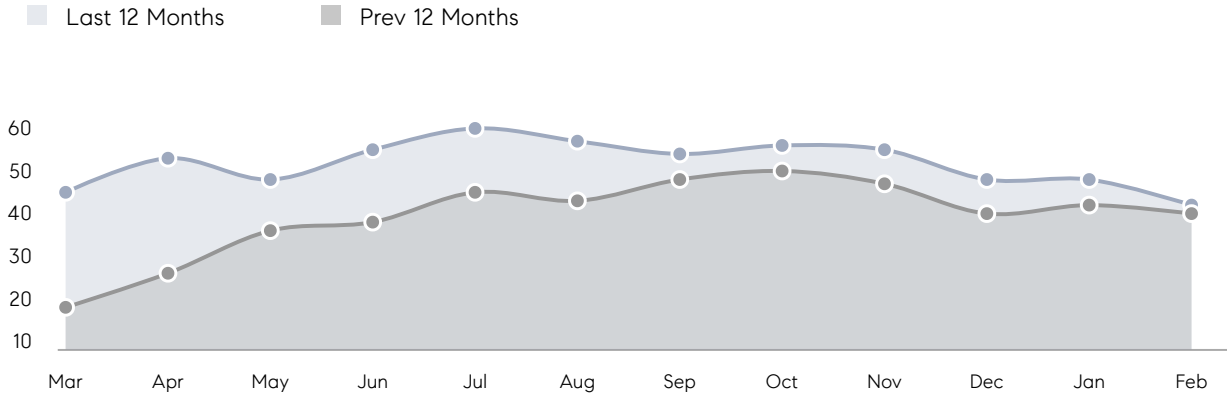
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	77	45	71%
	% OF ASKING PRICE	95%	102%	
	AVERAGE SOLD PRICE	\$502,500	\$504,091	-0.3%
	# OF CONTRACTS	11	26	-57.7%
	NEW LISTINGS	6	25	-76%
Houses	AVERAGE DOM	77	45	71%
	% OF ASKING PRICE	95%	102%	
	AVERAGE SOLD PRICE	\$502,500	\$504,091	0%
	# OF CONTRACTS	10	24	-58%
	NEW LISTINGS	6	23	-74%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	0	2	0%

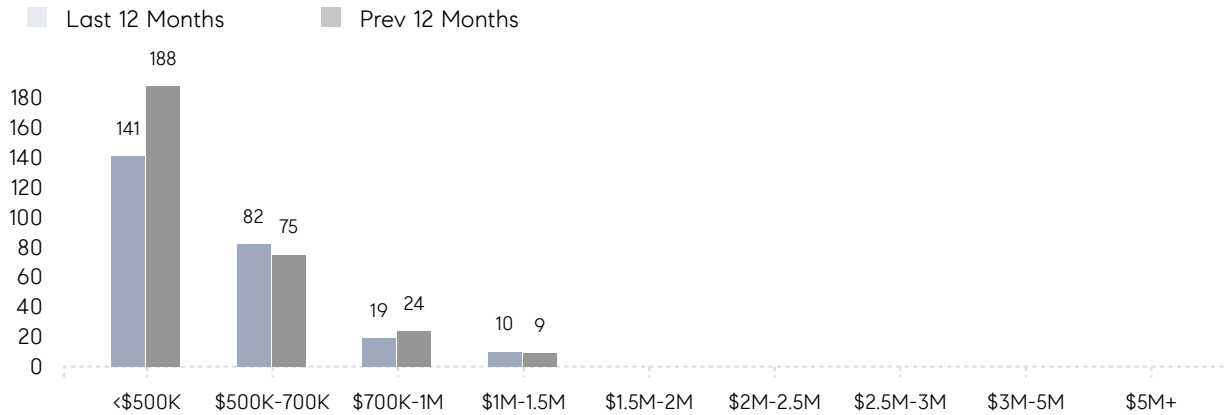
Bergenfield

FEBRUARY 2023

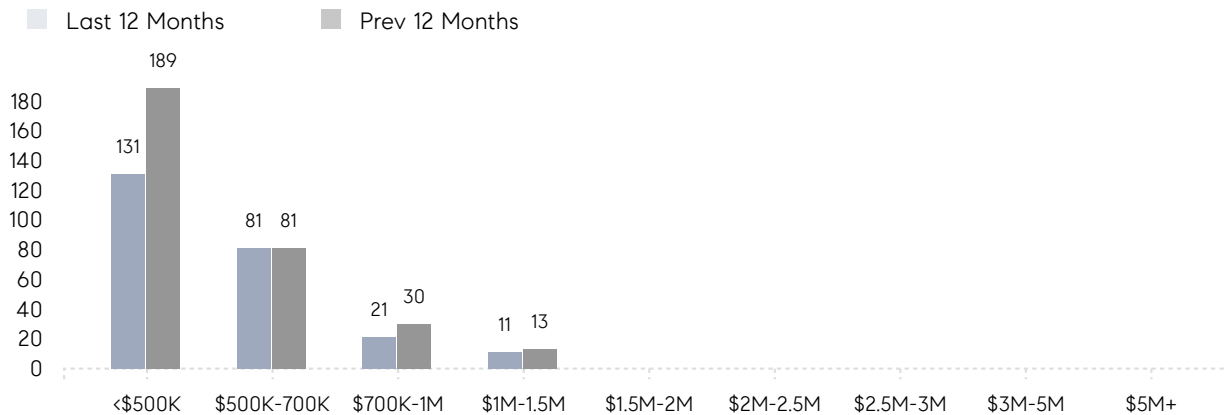
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Bogota

FEBRUARY 2023

UNDER CONTRACT

3
Total
Properties

\$527K
Average
Price

\$524K
Median
Price

50%
Increase From
Feb 2022

39%
Increase From
Feb 2022

38%
Increase From
Feb 2022

UNITS SOLD

1
Total
Properties

\$560K
Average
Price

\$560K
Median
Price

-83%
Decrease From
Feb 2022

23%
Increase From
Feb 2022

29%
Increase From
Feb 2022

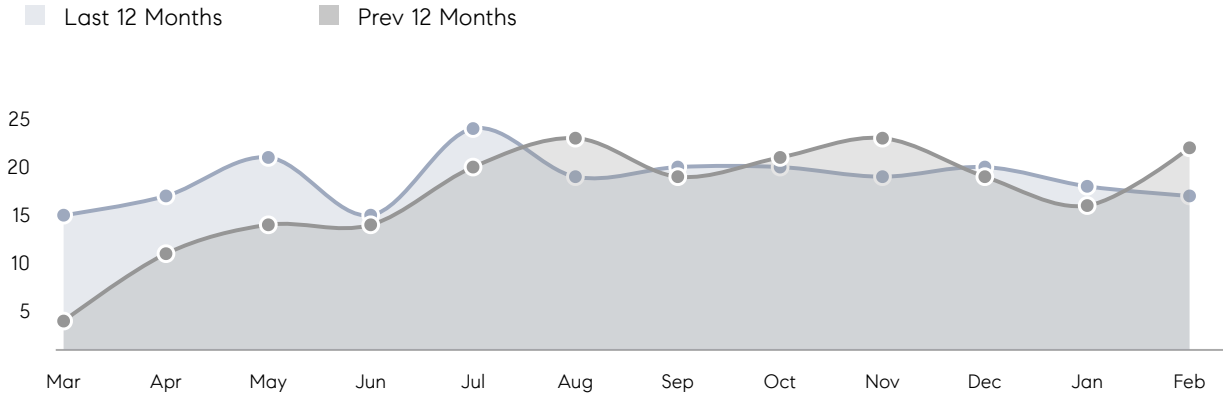
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	7	71	-90%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$560,000	\$455,296	23.0%
	# OF CONTRACTS	3	2	50.0%
	NEW LISTINGS	2	7	-71%
Houses	AVERAGE DOM	7	71	-90%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$560,000	\$455,296	23%
	# OF CONTRACTS	3	2	50%
	NEW LISTINGS	2	7	-71%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

Bogota

FEBRUARY 2023

Monthly Inventory



Contracts By Price Range



Listings By Price Range



Carlstadt

FEBRUARY 2023

UNDER CONTRACT

1	\$558K	\$558K
Total Properties	Average Price	Median Price
-50%	4%	4%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

UNITS SOLD

1	\$455K	\$455K
Total Properties	Average Price	Median Price
-75%	-40%	-34%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

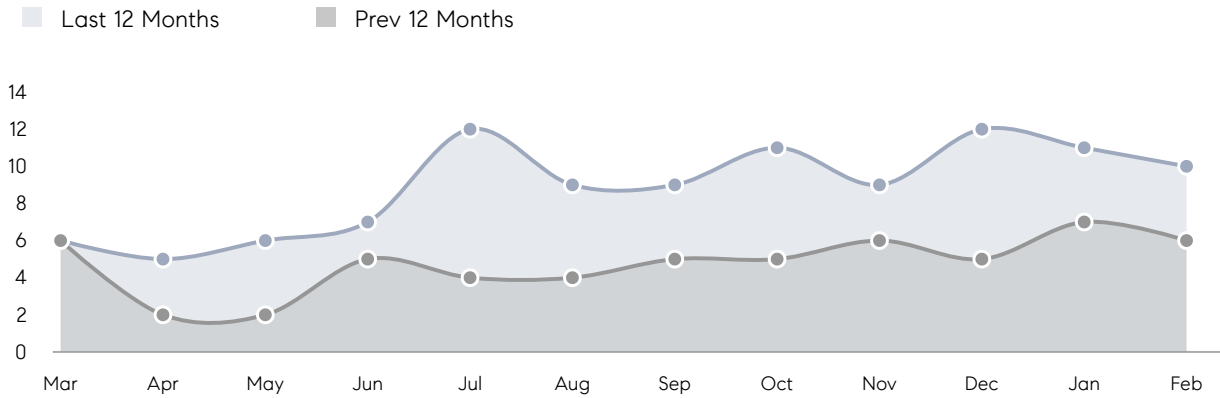
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	18	35	-49%
	% OF ASKING PRICE	97%	103%	
	AVERAGE SOLD PRICE	\$455,000	\$763,750	-40.4%
	# OF CONTRACTS	1	2	-50.0%
	NEW LISTINGS	0	1	0%
Houses	AVERAGE DOM	18	35	-49%
	% OF ASKING PRICE	97%	103%	
	AVERAGE SOLD PRICE	\$455,000	\$763,750	-40%
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	0	1	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

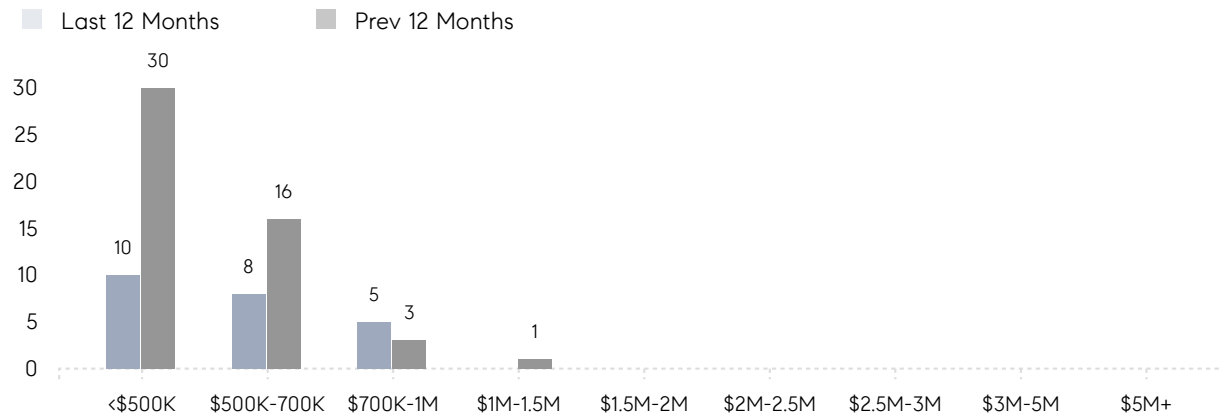
Carlstadt

FEBRUARY 2023

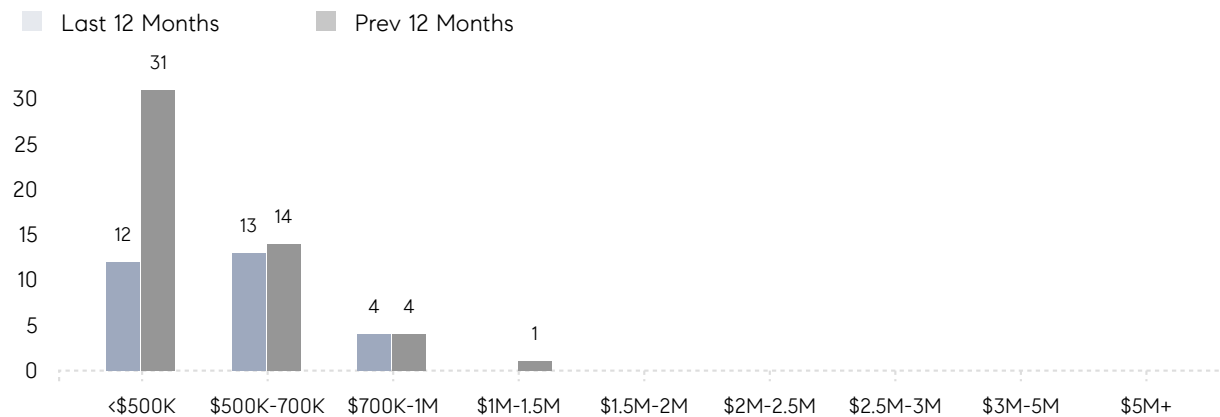
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Cliffside Park

FEBRUARY 2023

UNDER CONTRACT

24
Total
Properties

\$634K
Average
Price

\$619K
Median
Price

-4%
Decrease From
Feb 2022

1%
Change From
Feb 2022

9%
Increase From
Feb 2022

UNITS SOLD

11
Total
Properties

\$511K
Average
Price

\$475K
Median
Price

-63%
Decrease From
Feb 2022

-12%
Decrease From
Feb 2022

1%
Increase From
Feb 2022

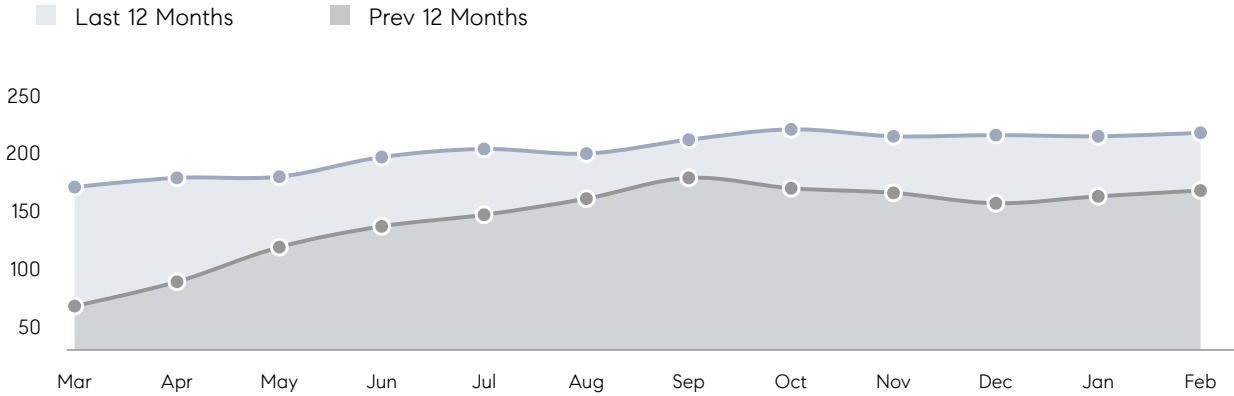
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	65	76	-14%
	% OF ASKING PRICE	97%	97%	
	AVERAGE SOLD PRICE	\$511,309	\$582,050	-12.2%
	# OF CONTRACTS	24	25	-4.0%
	NEW LISTINGS	31	38	-18%
Houses	AVERAGE DOM	71	34	109%
	% OF ASKING PRICE	96%	100%	
	AVERAGE SOLD PRICE	\$492,500	\$775,000	-36%
	# OF CONTRACTS	3	4	-25%
	NEW LISTINGS	3	3	0%
Condo/Co-op/TH	AVERAGE DOM	64	80	-20%
	% OF ASKING PRICE	97%	97%	
	AVERAGE SOLD PRICE	\$515,489	\$560,611	-8%
	# OF CONTRACTS	21	21	0%
	NEW LISTINGS	28	35	-20%

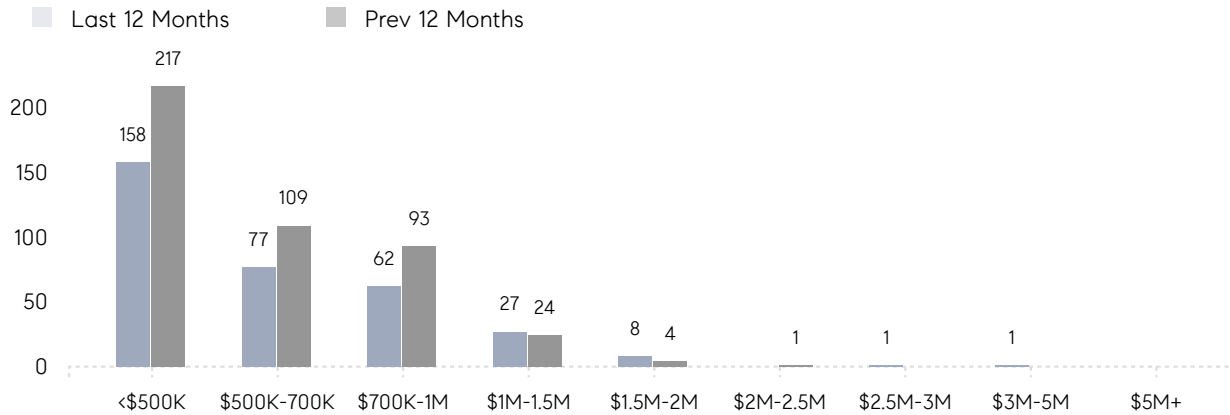
Cliffside Park

FEBRUARY 2023

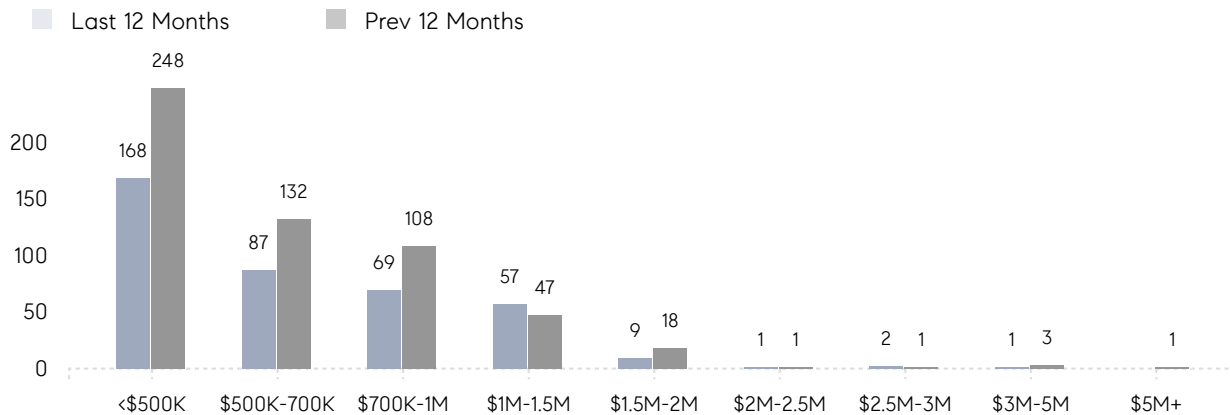
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Closter

FEBRUARY 2023

UNDER CONTRACT

7
Total
Properties

\$876K
Average
Price

\$799K
Median
Price

-12%
Decrease From
Feb 2022

2%
Increase From
Feb 2022

14%
Increase From
Feb 2022

UNITS SOLD

4
Total
Properties

\$696K
Average
Price

\$625K
Median
Price

-56%
Decrease From
Feb 2022

-26%
Decrease From
Feb 2022

-26%
Decrease From
Feb 2022

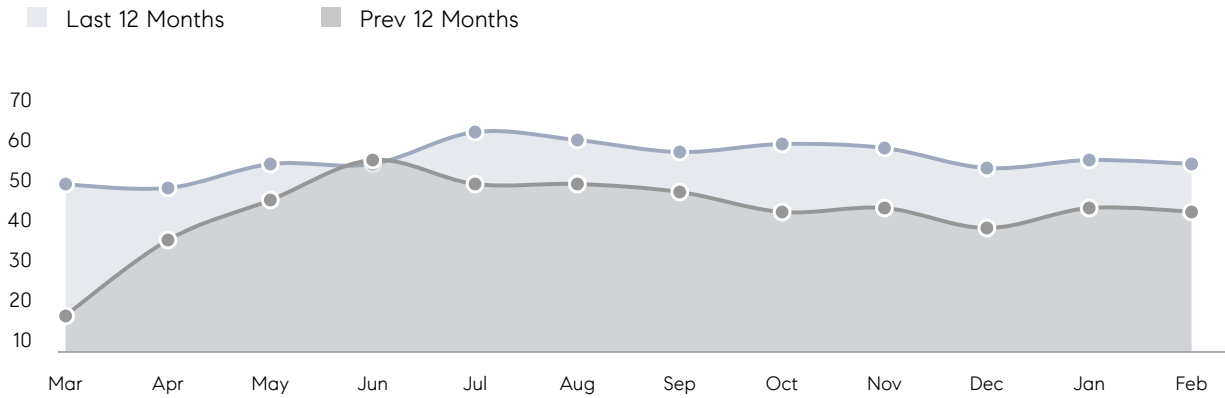
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	81	52	56%
	% OF ASKING PRICE	90%	96%	
	AVERAGE SOLD PRICE	\$696,250	\$938,667	-25.8%
	# OF CONTRACTS	7	8	-12.5%
	NEW LISTINGS	6	8	-25%
Houses	AVERAGE DOM	81	52	56%
	% OF ASKING PRICE	90%	96%	
	AVERAGE SOLD PRICE	\$696,250	\$938,667	-26%
	# OF CONTRACTS	7	8	-12%
	NEW LISTINGS	6	8	-25%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

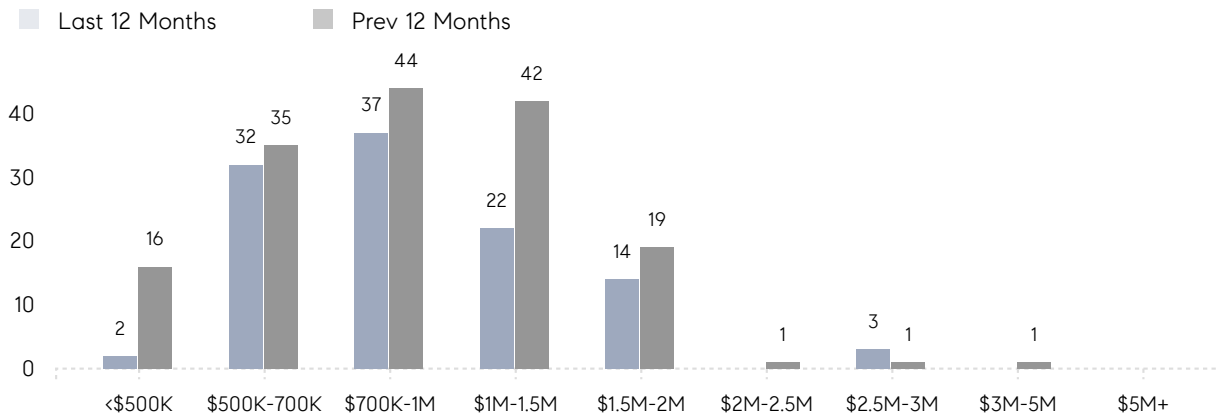
Cluster

FEBRUARY 2023

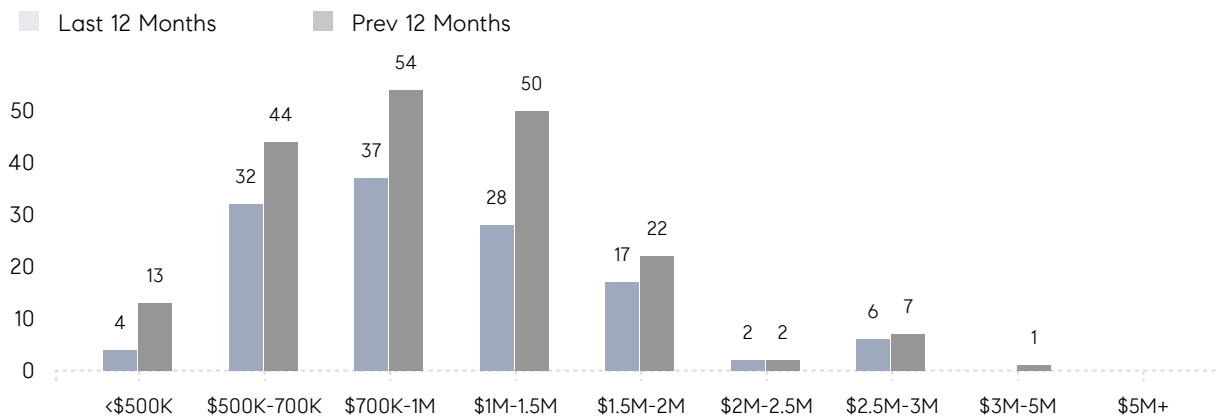
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Cresskill

FEBRUARY 2023

UNDER CONTRACT

5	\$1.4M	\$1.4M
Total Properties	Average Price	Median Price
-67%	57%	59%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

UNITS SOLD

8	\$954K	\$515K
Total Properties	Average Price	Median Price
-27%	9%	-34%
Decrease From Feb 2022	Increase From Feb 2022	Decrease From Feb 2022

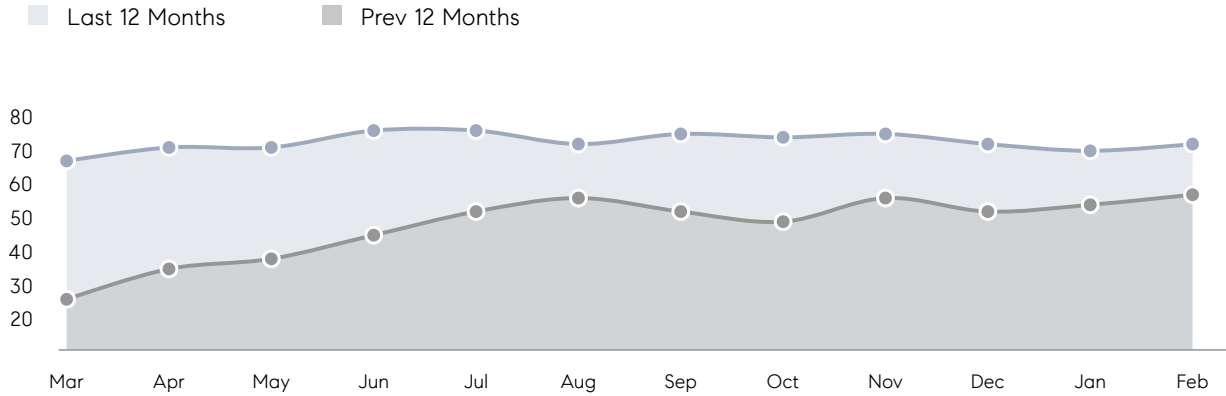
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	78	59	32%
	% OF ASKING PRICE	96%	98%	
	AVERAGE SOLD PRICE	\$954,500	\$879,364	8.5%
	# OF CONTRACTS	5	15	-66.7%
	NEW LISTINGS	8	18	-56%
Houses	AVERAGE DOM	78	56	39%
	% OF ASKING PRICE	96%	100%	
	AVERAGE SOLD PRICE	\$954,500	\$934,714	2%
	# OF CONTRACTS	4	15	-73%
	NEW LISTINGS	7	16	-56%
Condo/Co-op/TH	AVERAGE DOM	-	65	-
	% OF ASKING PRICE	-	94%	
	AVERAGE SOLD PRICE	-	\$782,500	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	1	2	-50%

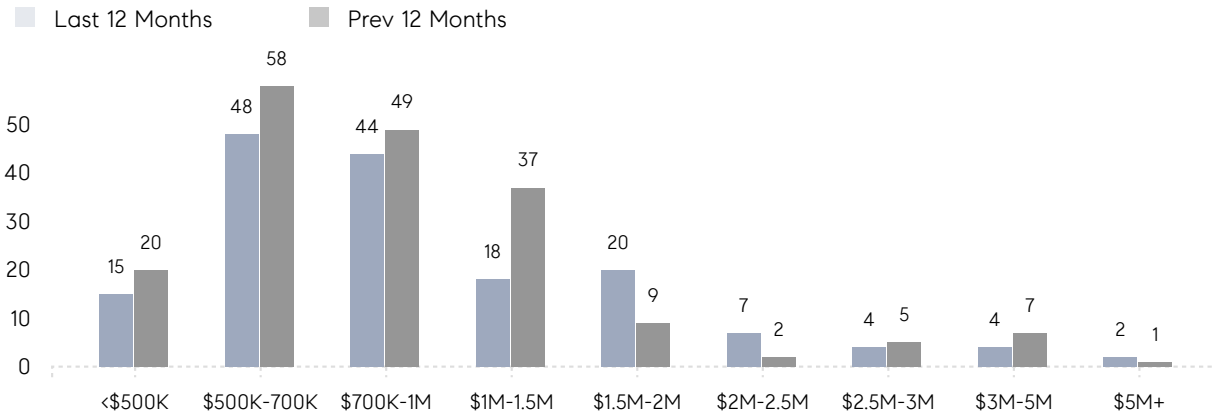
Cresskill

FEBRUARY 2023

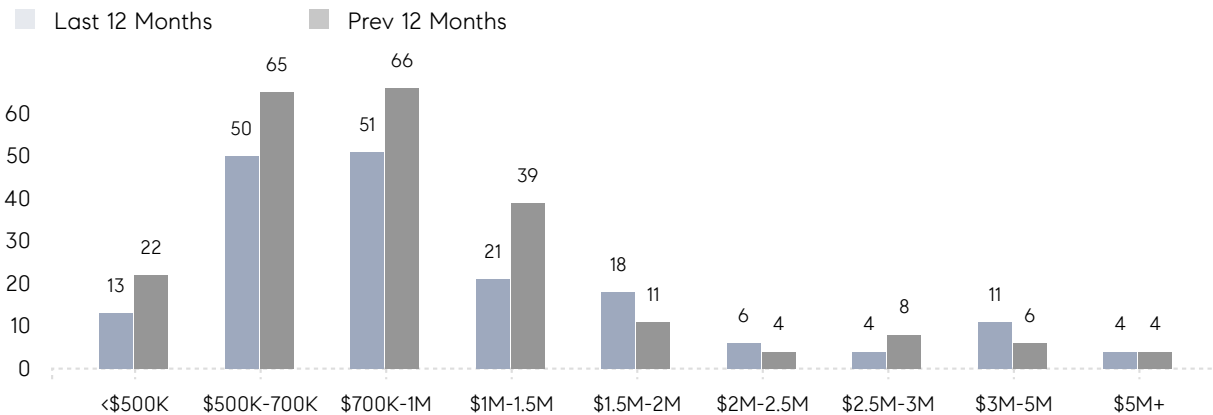
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Demarest

FEBRUARY 2023

UNDER CONTRACT

2	\$1.9M	\$1.9M
Total Properties	Average Price	Median Price
-60%	59%	91%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

UNITS SOLD

1	\$5.2M	\$5.2M
Total Properties	Average Price	Median Price
-80%	428%	557%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

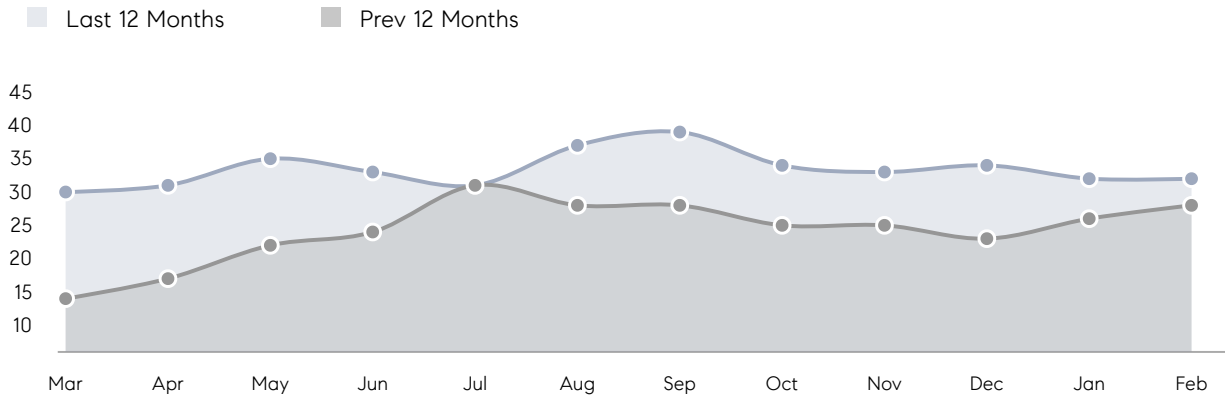
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	683	46	1,385%
	% OF ASKING PRICE	116%	100%	
	AVERAGE SOLD PRICE	\$5,220,000	\$988,400	428.1%
	# OF CONTRACTS	2	5	-60.0%
	NEW LISTINGS	1	9	-89%
Houses	AVERAGE DOM	683	46	1,385%
	% OF ASKING PRICE	116%	100%	
	AVERAGE SOLD PRICE	\$5,220,000	\$988,400	428%
	# OF CONTRACTS	1	5	-80%
	NEW LISTINGS	1	7	-86%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	2	0%

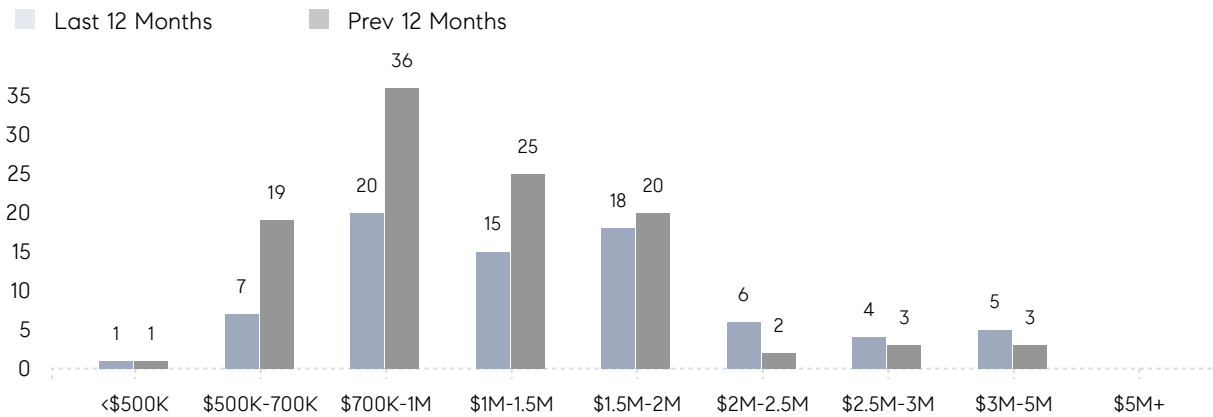
Demarest

FEBRUARY 2023

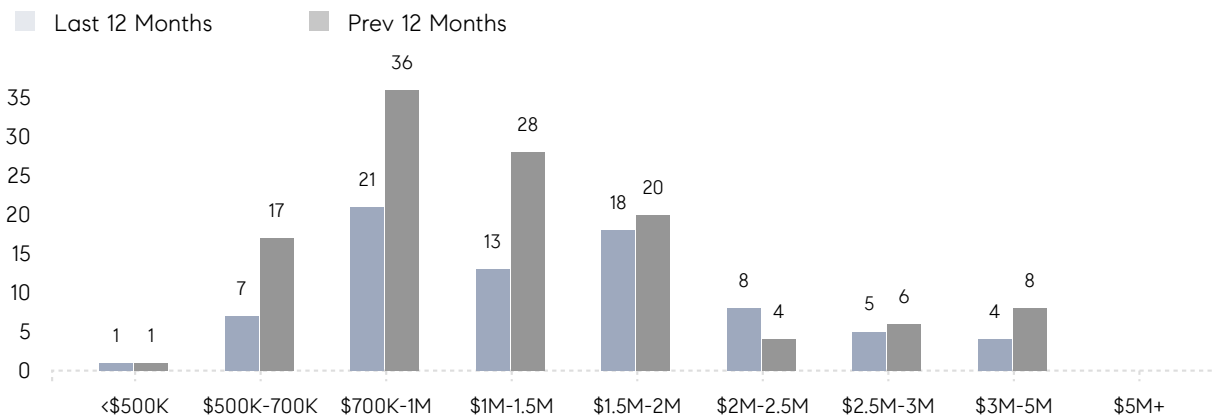
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Dumont

FEBRUARY 2023

UNDER CONTRACT

14
Total
Properties

\$488K
Average
Price

\$482K
Median
Price

-22%
Decrease From
Feb 2022

-2%
Decrease From
Feb 2022

4%
Increase From
Feb 2022

UNITS SOLD

6
Total
Properties

\$508K
Average
Price

\$455K
Median
Price

-14%
Decrease From
Feb 2022

3%
Increase From
Feb 2022

-4%
Decrease From
Feb 2022

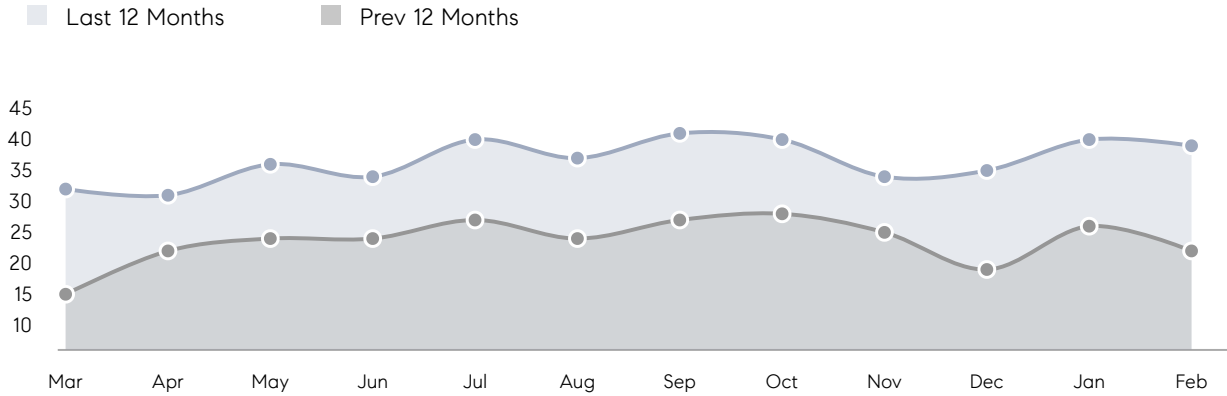
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	36	42	-14%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$508,852	\$494,786	2.8%
	# OF CONTRACTS	14	18	-22.2%
	NEW LISTINGS	11	14	-21%
Houses	AVERAGE DOM	36	42	-14%
	% OF ASKING PRICE	104%	103%	
	AVERAGE SOLD PRICE	\$508,852	\$494,786	3%
	# OF CONTRACTS	14	18	-22%
	NEW LISTINGS	11	14	-21%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

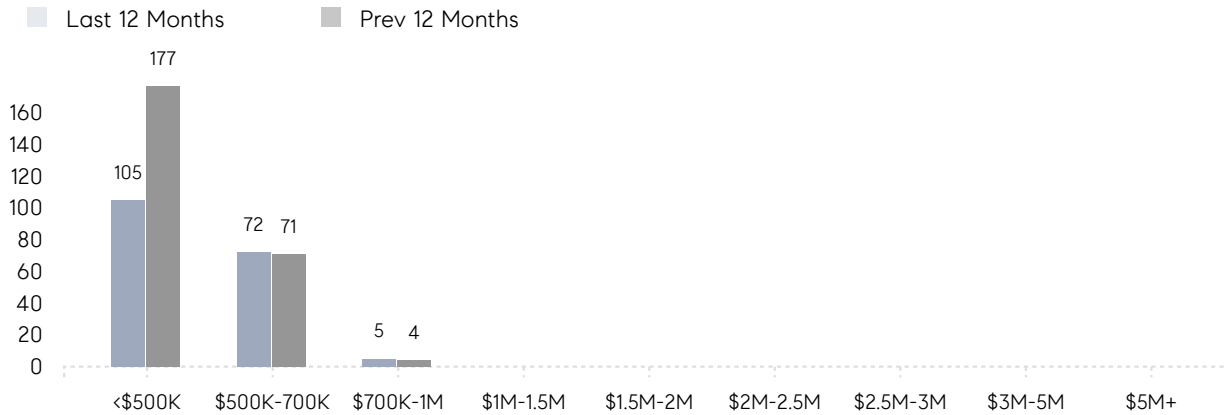
Dumont

FEBRUARY 2023

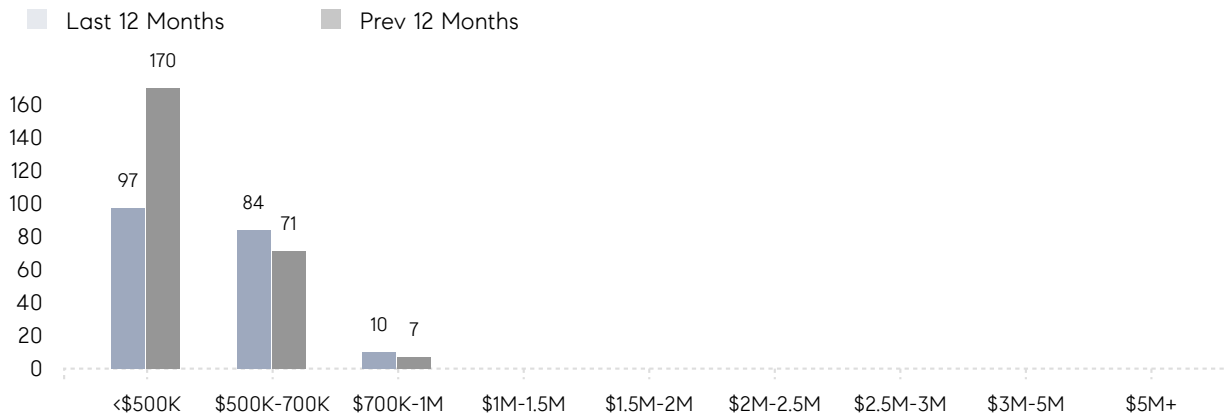
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Edgewater

FEBRUARY 2023

UNDER CONTRACT

19	\$642K	\$549K
Total Properties	Average Price	Median Price
-47%	-18%	-11%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

9	\$764K	\$800K
Total Properties	Average Price	Median Price
-50%	-17%	18%
Decrease From Feb 2022	Decrease From Feb 2022	Increase From Feb 2022

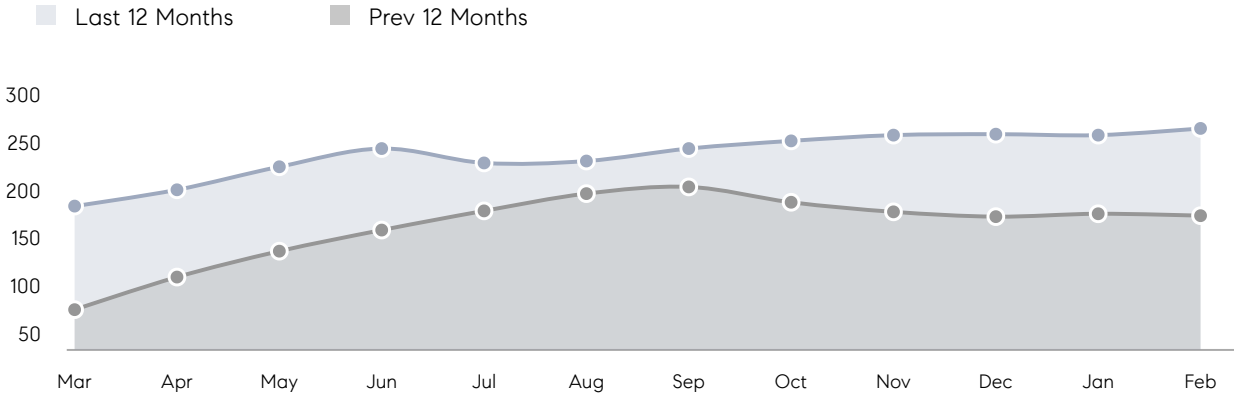
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	78	130	-40%
	% OF ASKING PRICE	95%	91%	
	AVERAGE SOLD PRICE	\$764,333	\$918,361	-16.8%
	# OF CONTRACTS	19	36	-47.2%
	NEW LISTINGS	26	34	-24%
Houses	AVERAGE DOM	-	222	-
	% OF ASKING PRICE	-	61%	
	AVERAGE SOLD PRICE	-	\$760,000	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	2	4	-50%
Condo/Co-op/TH	AVERAGE DOM	78	124	-37%
	% OF ASKING PRICE	95%	92%	
	AVERAGE SOLD PRICE	\$764,333	\$927,676	-18%
	# OF CONTRACTS	19	35	-46%
	NEW LISTINGS	24	30	-20%

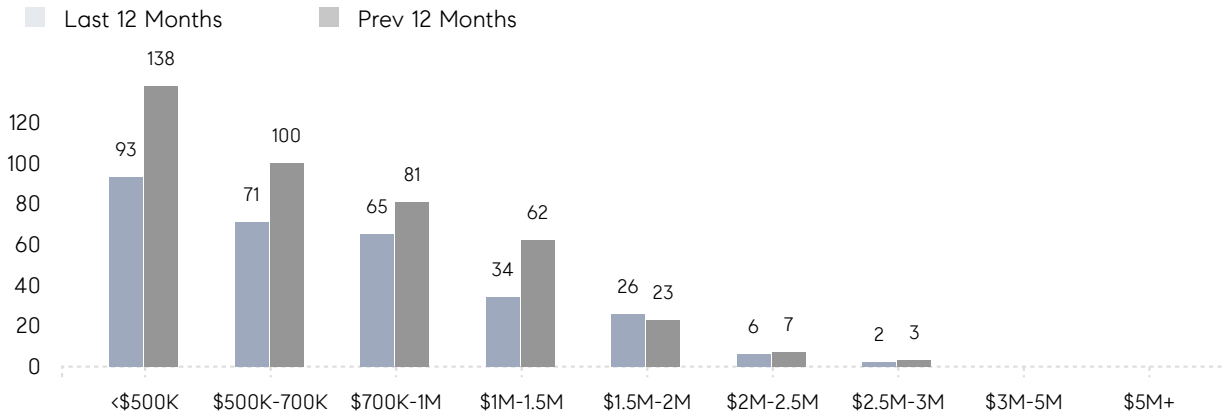
Edgewater

FEBRUARY 2023

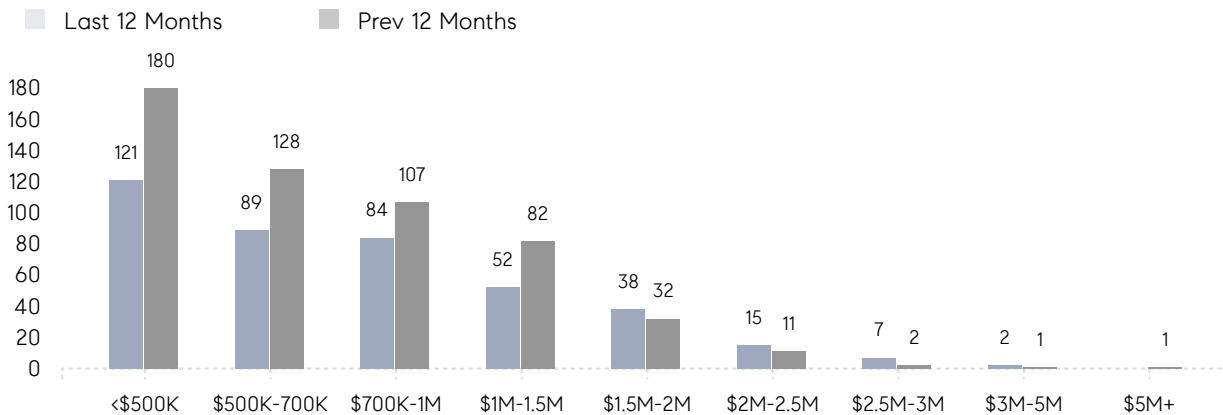
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Elmwood Park

FEBRUARY 2023

UNDER CONTRACT

14
Total
Properties

\$450K
Average
Price

\$444K
Median
Price

8%
Increase From
Feb 2022

-3%
Decrease From
Feb 2022

-1%
Decrease From
Feb 2022

UNITS SOLD

4
Total
Properties

\$356K
Average
Price

\$395K
Median
Price

100%
Increase From
Feb 2022

-24%
Decrease From
Feb 2022

-16%
Decrease From
Feb 2022

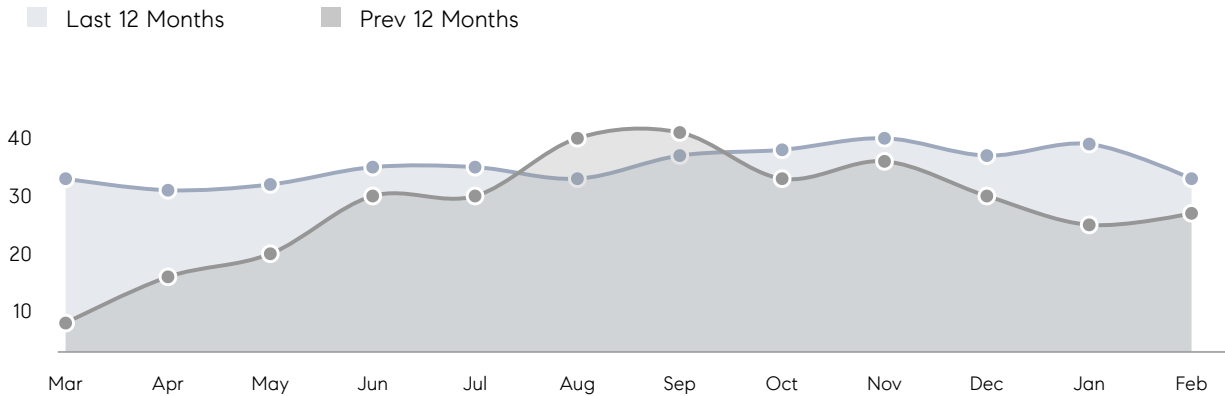
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	78	93	-16%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$356,750	\$470,000	-24.1%
	# OF CONTRACTS	14	13	7.7%
	NEW LISTINGS	6	11	-45%
Houses	AVERAGE DOM	87	93	-6%
	% OF ASKING PRICE	96%	99%	
	AVERAGE SOLD PRICE	\$448,667	\$470,000	-5%
	# OF CONTRACTS	14	11	27%
	NEW LISTINGS	6	9	-33%
Condo/Co-op/TH	AVERAGE DOM	51	-	-
	% OF ASKING PRICE	116%	-	
	AVERAGE SOLD PRICE	\$81,000	-	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	0	2	0%

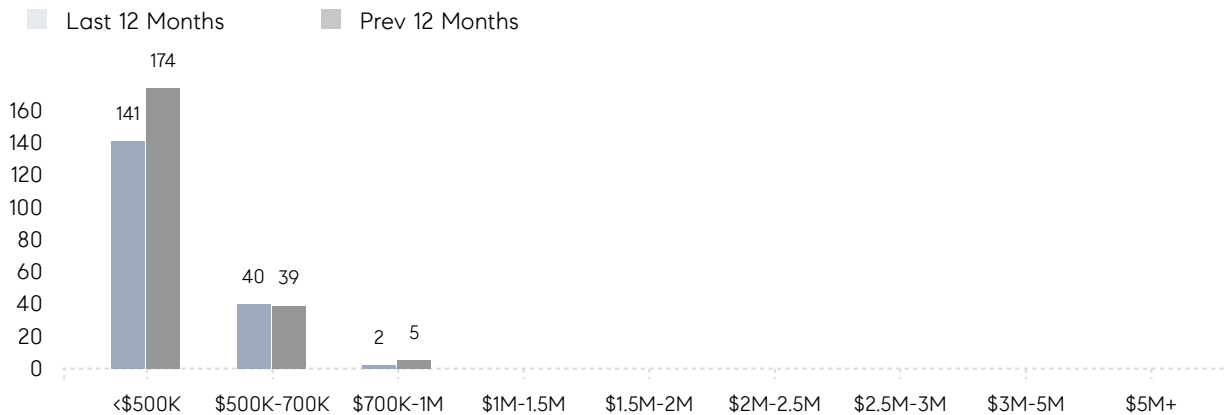
Elmwood Park

FEBRUARY 2023

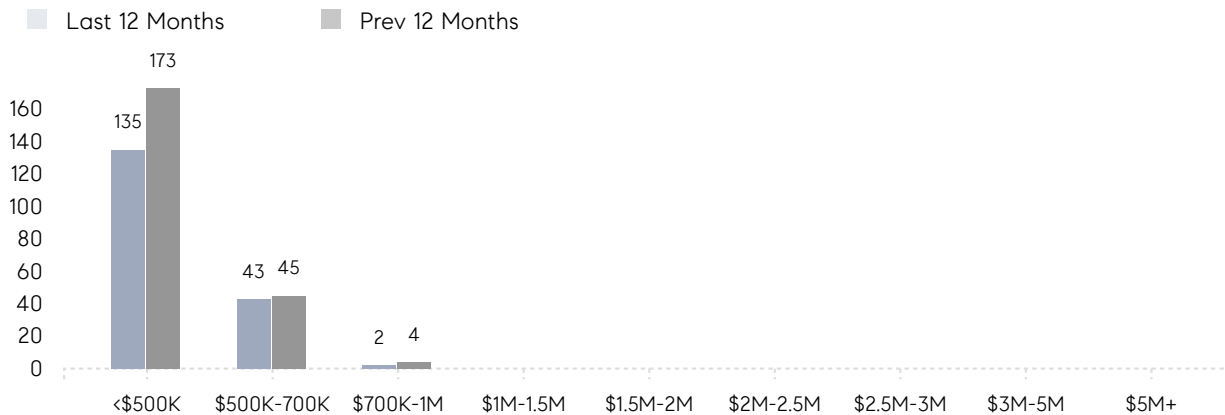
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Emerson

FEBRUARY 2023

UNDER CONTRACT

4
Total
Properties

\$557K
Average
Price

\$567K
Median
Price

0%
Change From
Feb 2022

25%
Increase From
Feb 2022

42%
Increase From
Feb 2022

UNITS SOLD

3
Total
Properties

\$606K
Average
Price

\$575K
Median
Price

-25%
Decrease From
Feb 2022

35%
Increase From
Feb 2022

27%
Increase From
Feb 2022

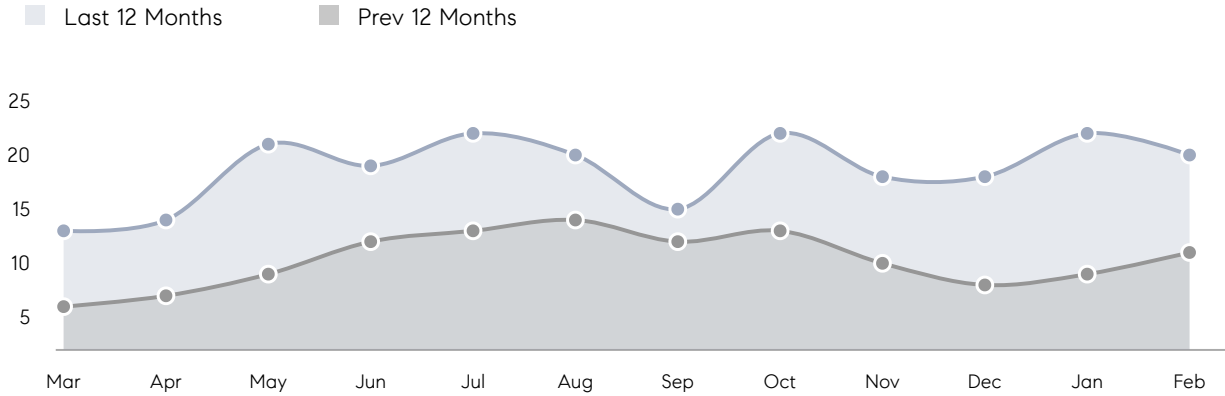
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	63	21	200%
	% OF ASKING PRICE	92%	109%	
	AVERAGE SOLD PRICE	\$606,667	\$450,500	34.7%
	# OF CONTRACTS	4	4	0.0%
	NEW LISTINGS	3	5	-40%
Houses	AVERAGE DOM	63	23	174%
	% OF ASKING PRICE	92%	112%	
	AVERAGE SOLD PRICE	\$606,667	\$489,000	24%
	# OF CONTRACTS	4	4	0%
	NEW LISTINGS	3	5	-40%
Condo/Co-op/TH	AVERAGE DOM	-	13	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$335,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

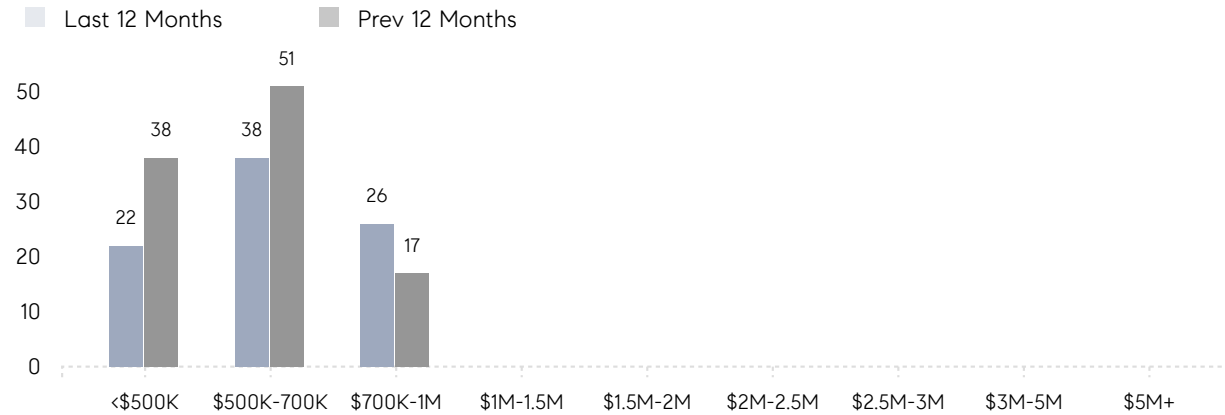
Emerson

FEBRUARY 2023

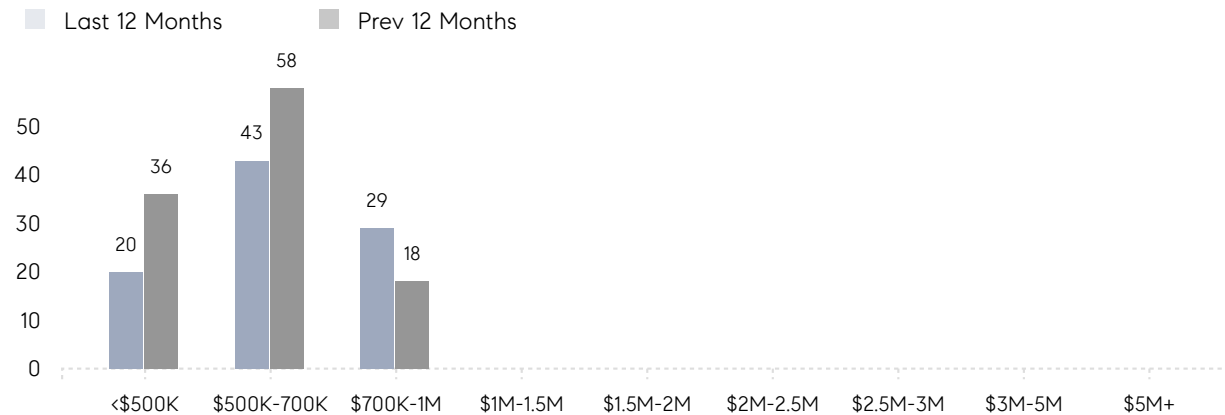
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Englewood

FEBRUARY 2023

UNDER CONTRACT

11	\$602K	\$439K
Total Properties	Average Price	Median Price
-63%	-33%	-10%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

15	\$555K	\$450K
Total Properties	Average Price	Median Price
-6%	-21%	-19%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

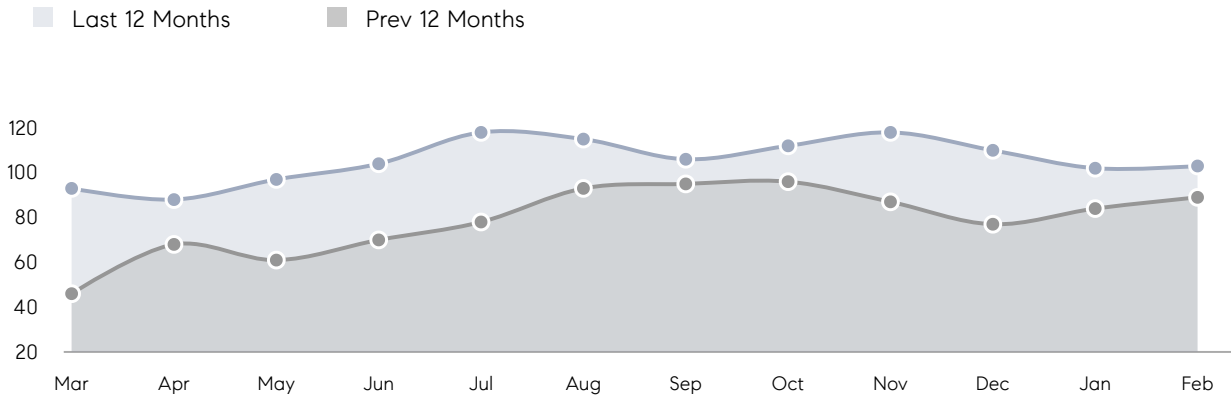
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	44	79	-44%
	% OF ASKING PRICE	97%	96%	
	AVERAGE SOLD PRICE	\$555,267	\$701,125	-20.8%
	# OF CONTRACTS	11	30	-63.3%
	NEW LISTINGS	11	37	-70%
Houses	AVERAGE DOM	45	96	-53%
	% OF ASKING PRICE	96%	95%	
	AVERAGE SOLD PRICE	\$831,667	\$859,818	-3%
	# OF CONTRACTS	8	13	-38%
	NEW LISTINGS	7	19	-63%
Condo/Co-op/TH	AVERAGE DOM	44	41	7%
	% OF ASKING PRICE	97%	98%	
	AVERAGE SOLD PRICE	\$371,000	\$352,000	5%
	# OF CONTRACTS	3	17	-82%
	NEW LISTINGS	4	18	-78%

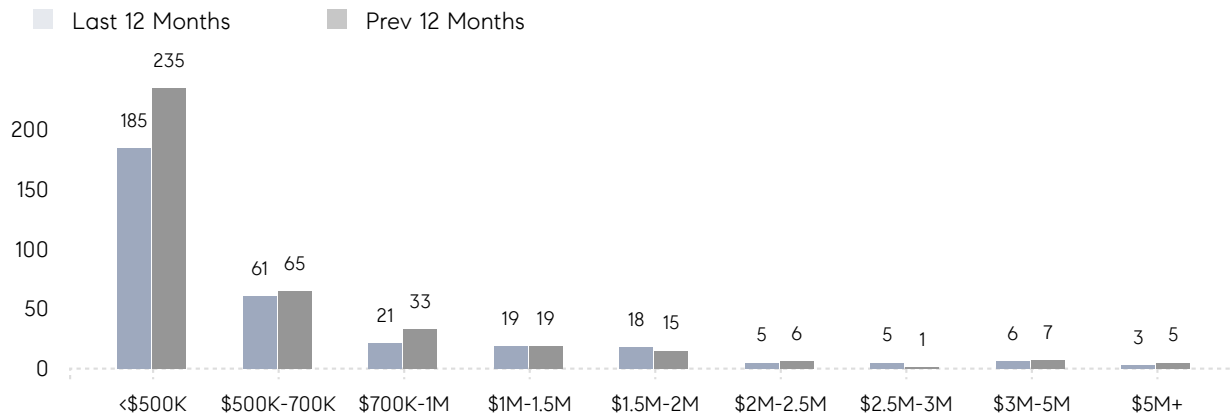
Englewood

FEBRUARY 2023

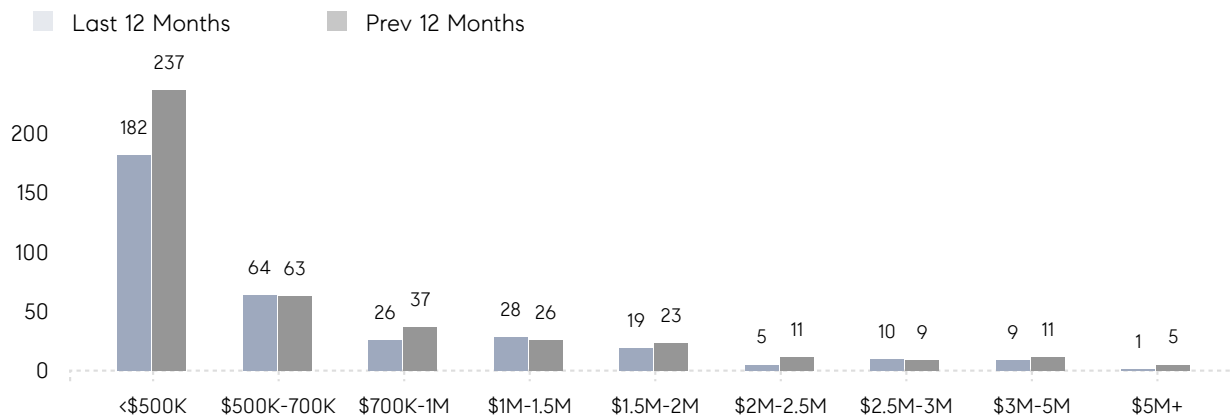
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Englewood Cliffs

FEBRUARY 2023

UNDER CONTRACT

4	\$2.1M	\$1.7M
Total Properties	Average Price	Median Price
-64%	60%	58%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

UNITS SOLD

7	\$1.7M	\$1.1M
Total Properties	Average Price	Median Price
-12%	10%	-13%
Decrease From Feb 2022	Increase From Feb 2022	Decrease From Feb 2022

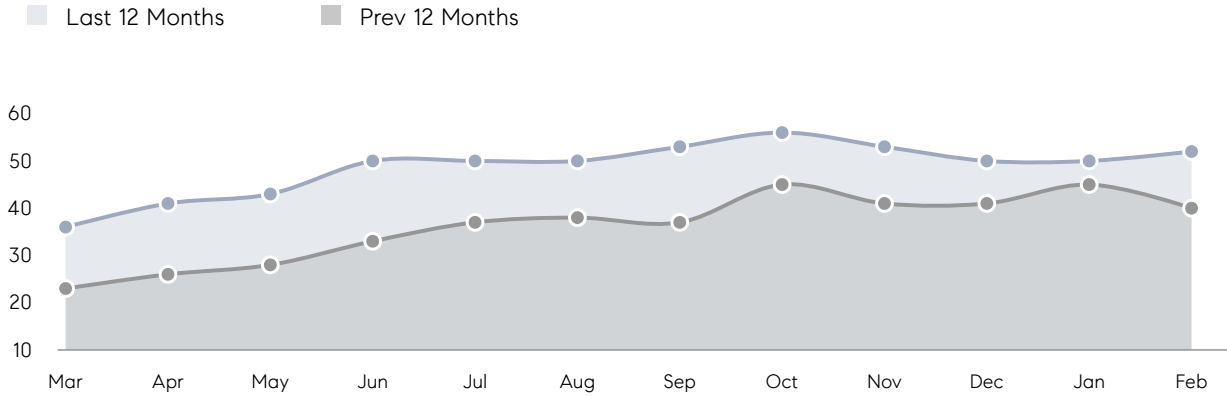
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	122	98	24%
	% OF ASKING PRICE	87%	94%	
	AVERAGE SOLD PRICE	\$1,776,000	\$1,612,125	10.2%
	# OF CONTRACTS	4	11	-63.6%
	NEW LISTINGS	9	7	29%
Houses	AVERAGE DOM	122	98	24%
	% OF ASKING PRICE	87%	94%	
	AVERAGE SOLD PRICE	\$1,776,000	\$1,612,125	10%
	# OF CONTRACTS	4	11	-64%
	NEW LISTINGS	9	7	29%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

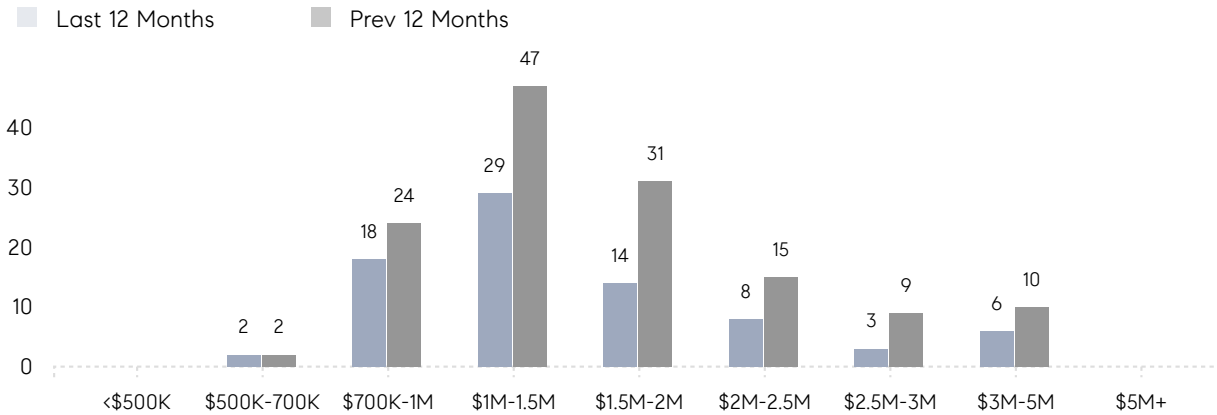
Englewood Cliffs

FEBRUARY 2023

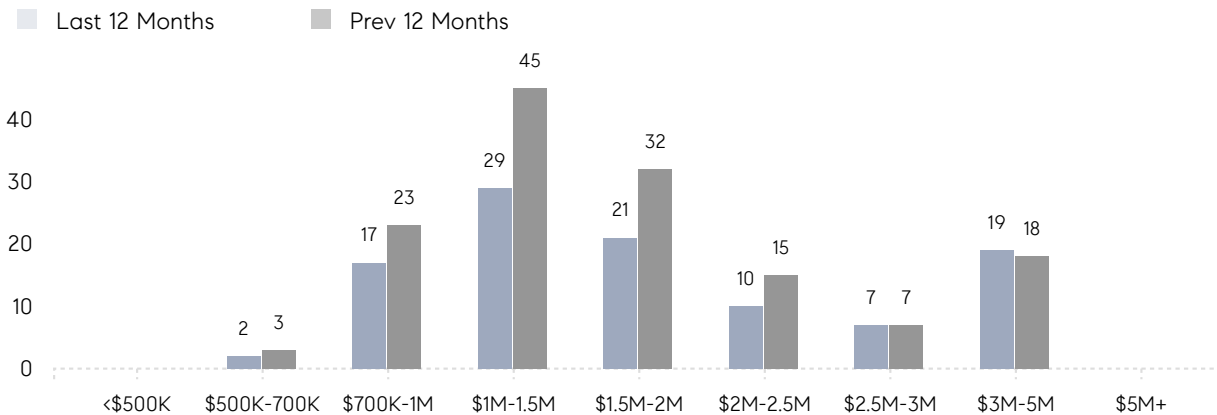
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Fair Lawn

FEBRUARY 2023

UNDER CONTRACT

17
Total
Properties

\$609K
Average
Price

\$629K
Median
Price

-15%
Decrease From
Feb 2022

16%
Increase From
Feb 2022

30%
Increase From
Feb 2022

UNITS SOLD

15
Total
Properties

\$537K
Average
Price

\$487K
Median
Price

-42%
Decrease From
Feb 2022

-2%
Decrease From
Feb 2022

-2%
Decrease From
Feb 2022

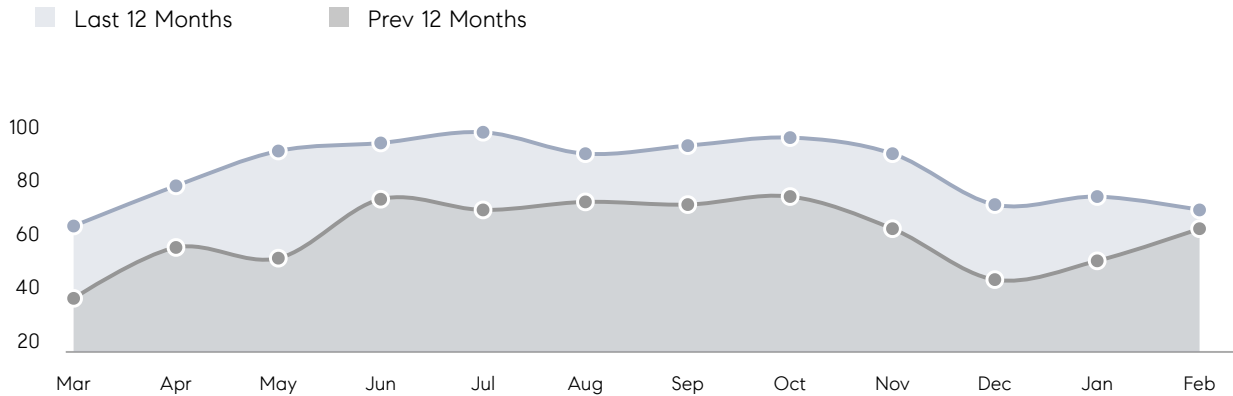
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	42	44	-5%
	% OF ASKING PRICE	97%	103%	
	AVERAGE SOLD PRICE	\$537,067	\$549,962	-2.3%
	# OF CONTRACTS	17	20	-15.0%
	NEW LISTINGS	13	32	-59%
Houses	AVERAGE DOM	40	41	-2%
	% OF ASKING PRICE	97%	103%	
	AVERAGE SOLD PRICE	\$547,929	\$558,217	-2%
	# OF CONTRACTS	17	20	-15%
	NEW LISTINGS	13	32	-59%
Condo/Co-op/TH	AVERAGE DOM	63	67	-6%
	% OF ASKING PRICE	94%	101%	
	AVERAGE SOLD PRICE	\$385,000	\$486,667	-21%
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

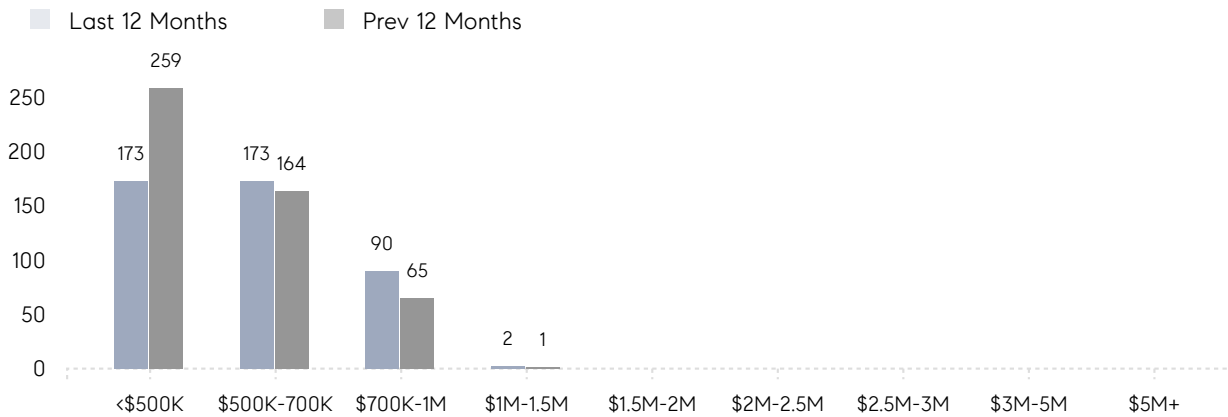
Fair Lawn

FEBRUARY 2023

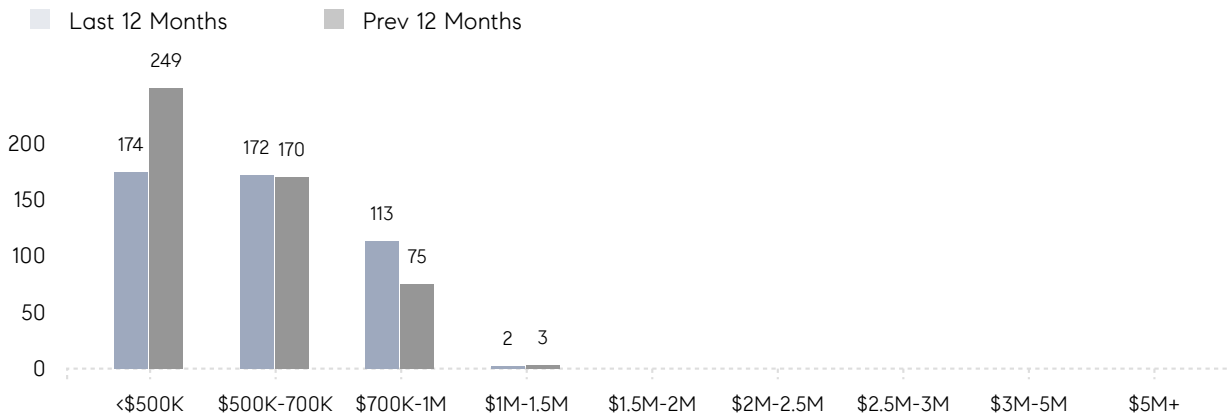
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Fairview

FEBRUARY 2023

UNDER CONTRACT

2	\$874K	\$874K
Total Properties	Average Price	Median Price
-75%	93%	106%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

UNITS SOLD

1	\$315K	\$315K
Total Properties	Average Price	Median Price
-75%	-38%	-40%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

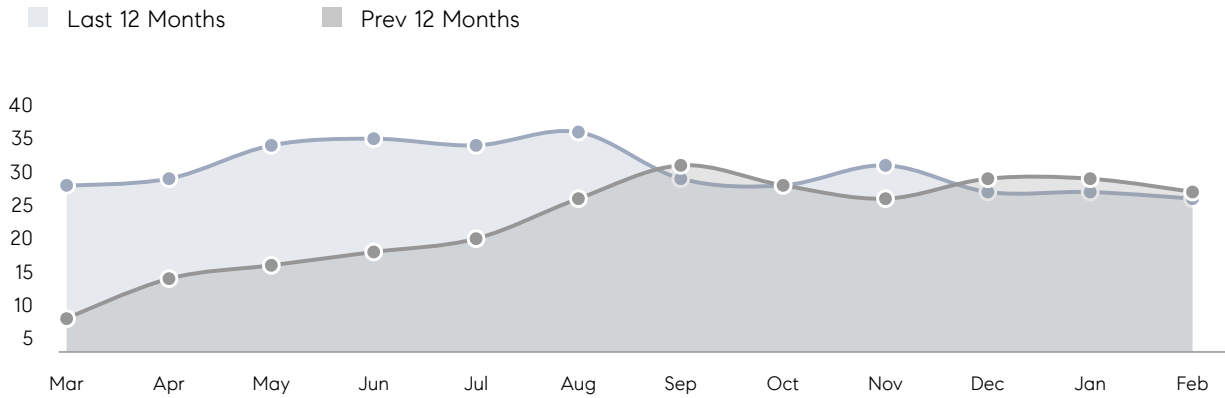
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	21	49	-57%
	% OF ASKING PRICE	103%	98%	
	AVERAGE SOLD PRICE	\$315,000	\$506,250	-37.8%
	# OF CONTRACTS	2	8	-75.0%
	NEW LISTINGS	2	5	-60%
Houses	AVERAGE DOM	21	57	-63%
	% OF ASKING PRICE	103%	98%	
	AVERAGE SOLD PRICE	\$315,000	\$583,333	-46%
	# OF CONTRACTS	0	4	0%
	NEW LISTINGS	2	2	0%
Condo/Co-op/TH	AVERAGE DOM	-	25	-
	% OF ASKING PRICE	-	98%	
	AVERAGE SOLD PRICE	-	\$275,000	-
	# OF CONTRACTS	2	4	-50%
	NEW LISTINGS	0	3	0%

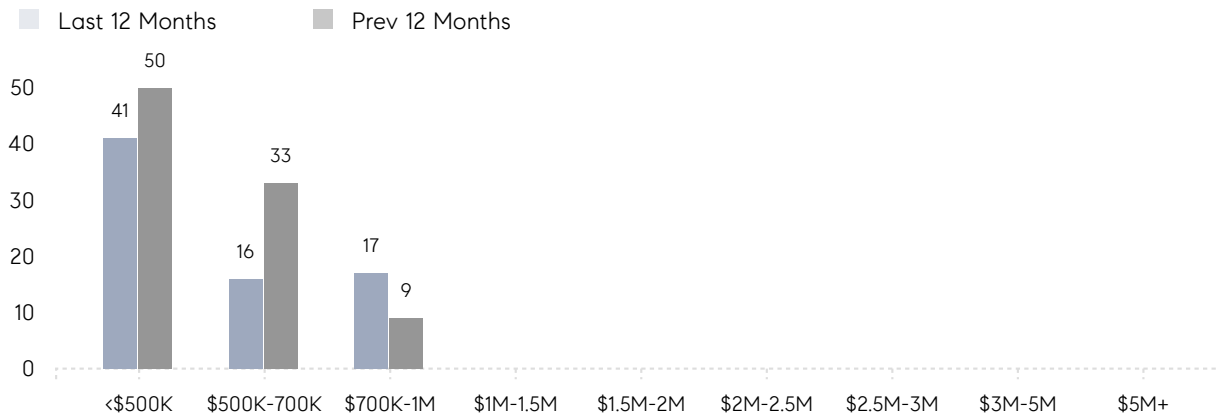
Fairview

FEBRUARY 2023

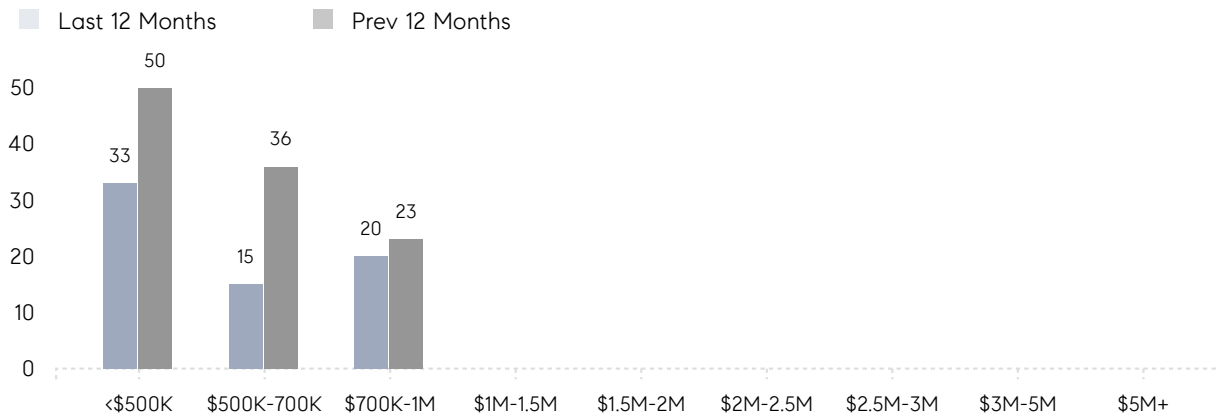
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Fort Lee

FEBRUARY 2023

UNDER CONTRACT

46
Total
Properties

\$531K
Average
Price

\$377K
Median
Price

-19%
Decrease From
Feb 2022

2%
Increase From
Feb 2022

22%
Increase From
Feb 2022

UNITS SOLD

33
Total
Properties

\$451K
Average
Price

\$325K
Median
Price

-42%
Decrease From
Feb 2022

39%
Increase From
Feb 2022

43%
Increase From
Feb 2022

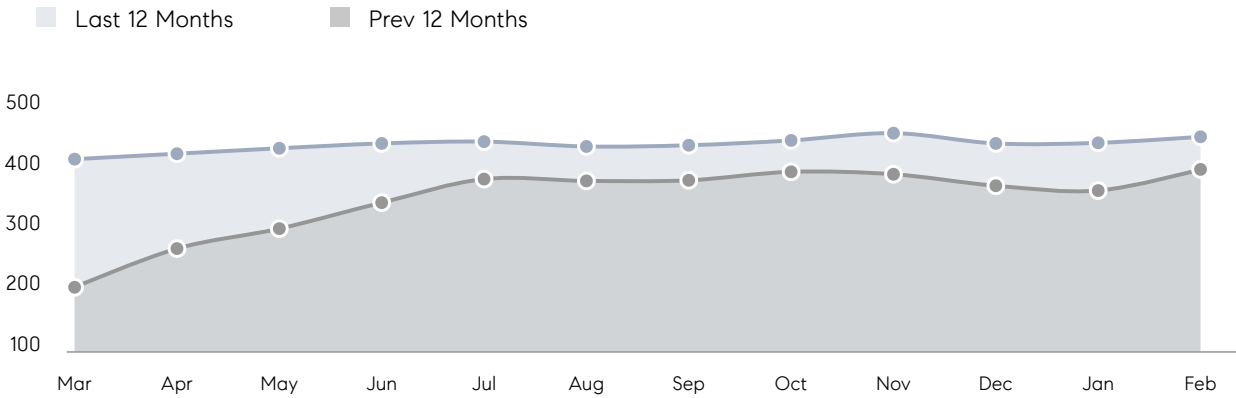
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	75	86	-13%
	% OF ASKING PRICE	94%	94%	
	AVERAGE SOLD PRICE	\$451,818	\$324,807	39.1%
	# OF CONTRACTS	46	57	-19.3%
	NEW LISTINGS	55	88	-37%
Houses	AVERAGE DOM	45	45	0%
	% OF ASKING PRICE	97%	99%	
	AVERAGE SOLD PRICE	\$1,008,750	\$794,520	27%
	# OF CONTRACTS	6	4	50%
	NEW LISTINGS	4	9	-56%
Condo/Co-op/TH	AVERAGE DOM	79	90	-12%
	% OF ASKING PRICE	94%	93%	
	AVERAGE SOLD PRICE	\$375,000	\$279,642	34%
	# OF CONTRACTS	40	53	-25%
	NEW LISTINGS	51	79	-35%

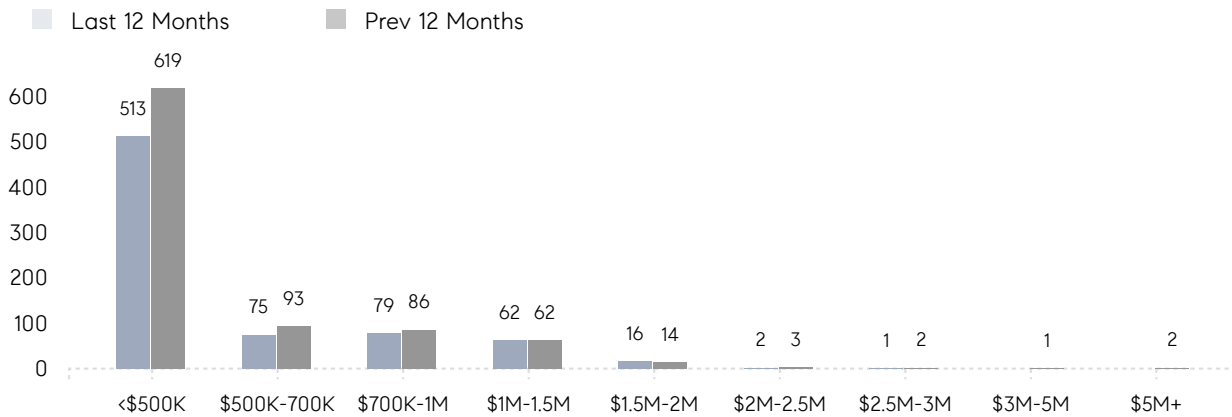
Fort Lee

FEBRUARY 2023

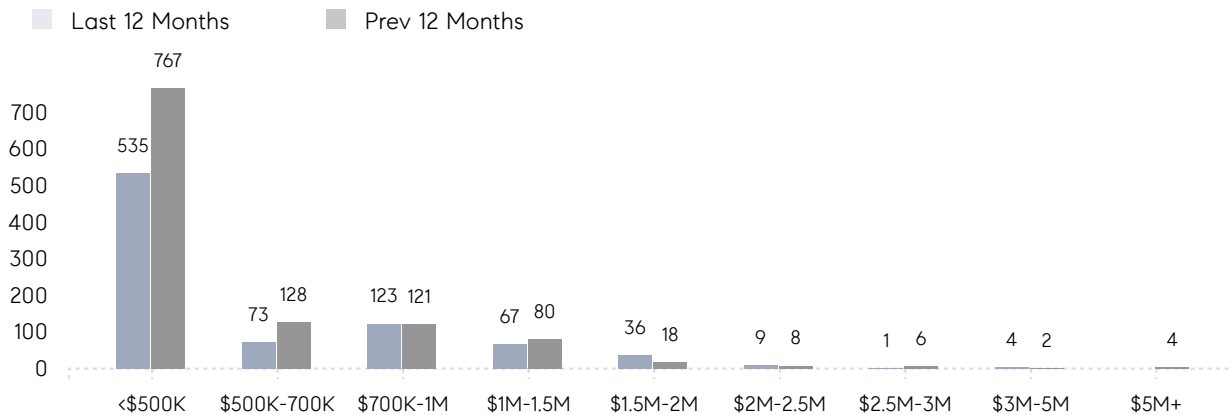
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Franklin Lakes

FEBRUARY 2023

UNDER CONTRACT

11	\$1.6M	\$1.5M
Total Properties	Average Price	Median Price
-31%	-11%	6%
Decrease From Feb 2022	Decrease From Feb 2022	Increase From Feb 2022

UNITS SOLD

5	\$1.2M	\$699K
Total Properties	Average Price	Median Price
-72%	-30%	-55%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

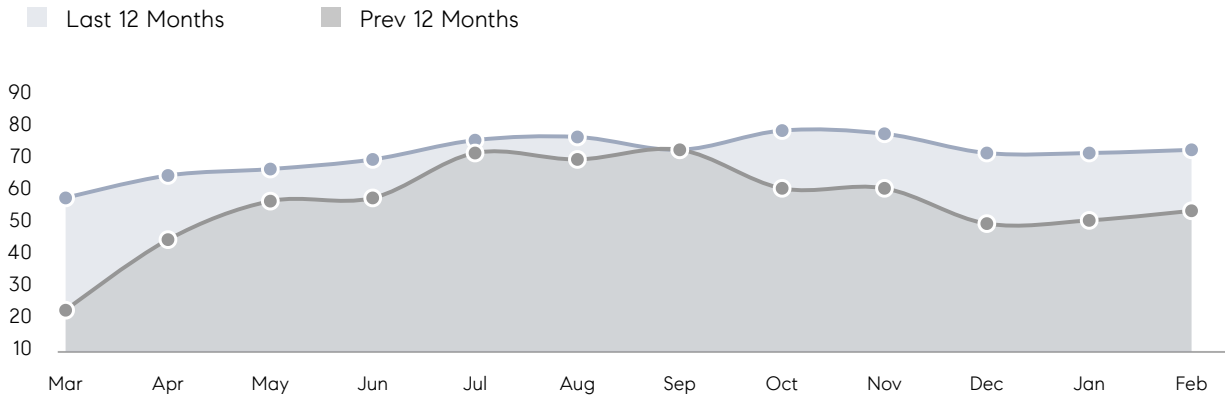
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	55	122	-55%
	% OF ASKING PRICE	94%	95%	
	AVERAGE SOLD PRICE	\$1,240,000	\$1,764,537	-29.7%
	# OF CONTRACTS	11	16	-31.2%
	NEW LISTINGS	13	19	-32%
Houses	AVERAGE DOM	67	119	-44%
	% OF ASKING PRICE	93%	94%	
	AVERAGE SOLD PRICE	\$1,375,000	\$1,805,852	-24%
	# OF CONTRACTS	8	14	-43%
	NEW LISTINGS	10	18	-44%
Condo/Co-op/TH	AVERAGE DOM	9	137	-93%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$699,999	\$1,557,963	-55%
	# OF CONTRACTS	3	2	50%
	NEW LISTINGS	3	1	200%

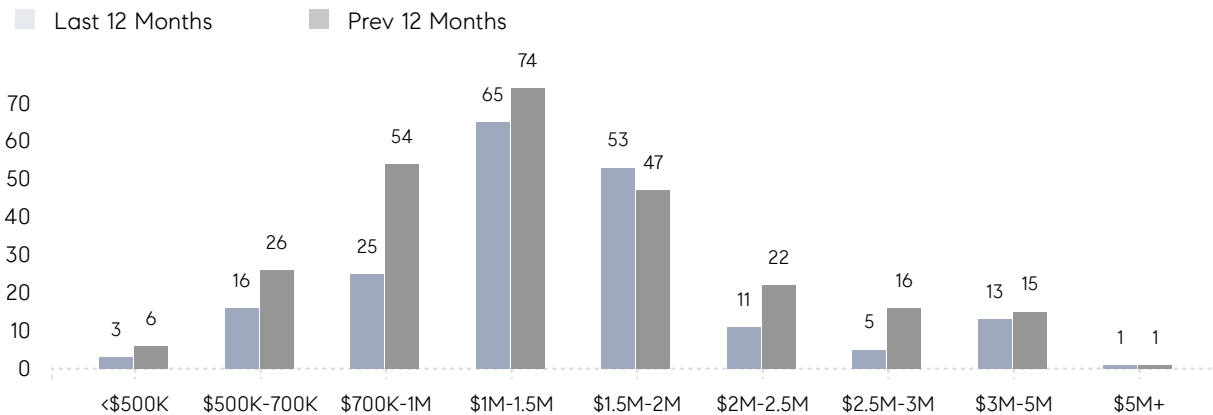
Franklin Lakes

FEBRUARY 2023

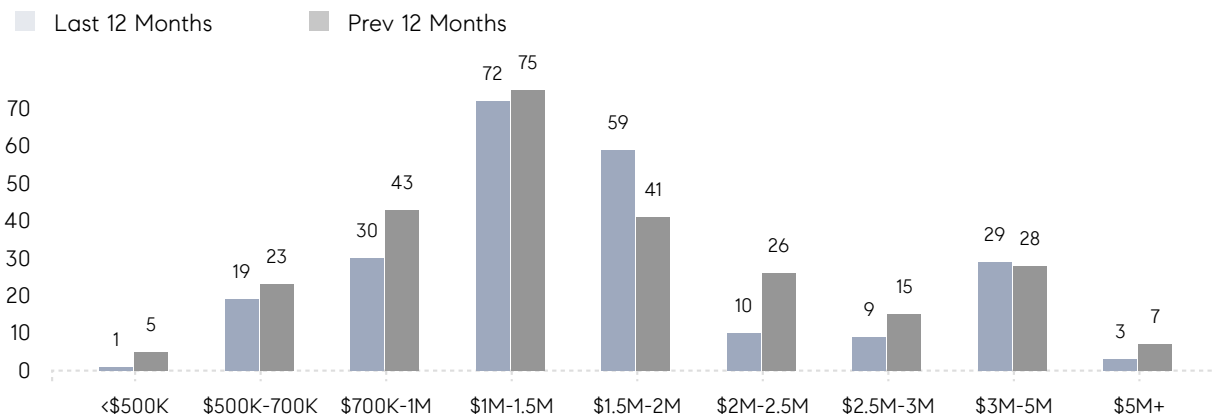
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Garfield City

FEBRUARY 2023

UNDER CONTRACT

7
Total
Properties

\$466K
Average
Price

\$479K
Median
Price

-53%
Decrease From
Feb 2022

10%
Increase From
Feb 2022

7%
Increase From
Feb 2022

UNITS SOLD

3
Total
Properties

\$493K
Average
Price

\$490K
Median
Price

-62%
Decrease From
Feb 2022

22%
Increase From
Feb 2022

14%
Increase From
Feb 2022

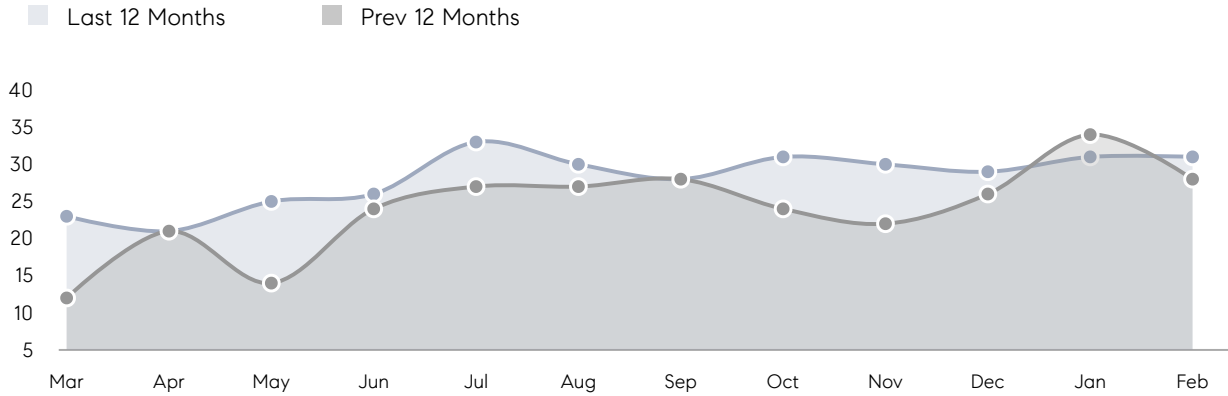
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	20	52	-62%
	% OF ASKING PRICE	101%	98%	
	AVERAGE SOLD PRICE	\$493,667	\$405,500	21.7%
	# OF CONTRACTS	7	15	-53.3%
	NEW LISTINGS	7	9	-22%
Houses	AVERAGE DOM	10	48	-79%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$445,500	\$454,800	-2%
	# OF CONTRACTS	5	11	-55%
	NEW LISTINGS	3	7	-57%
Condo/Co-op/TH	AVERAGE DOM	41	59	-31%
	% OF ASKING PRICE	98%	95%	
	AVERAGE SOLD PRICE	\$590,000	\$323,333	82%
	# OF CONTRACTS	2	4	-50%
	NEW LISTINGS	4	2	100%

Garfield City

FEBRUARY 2023

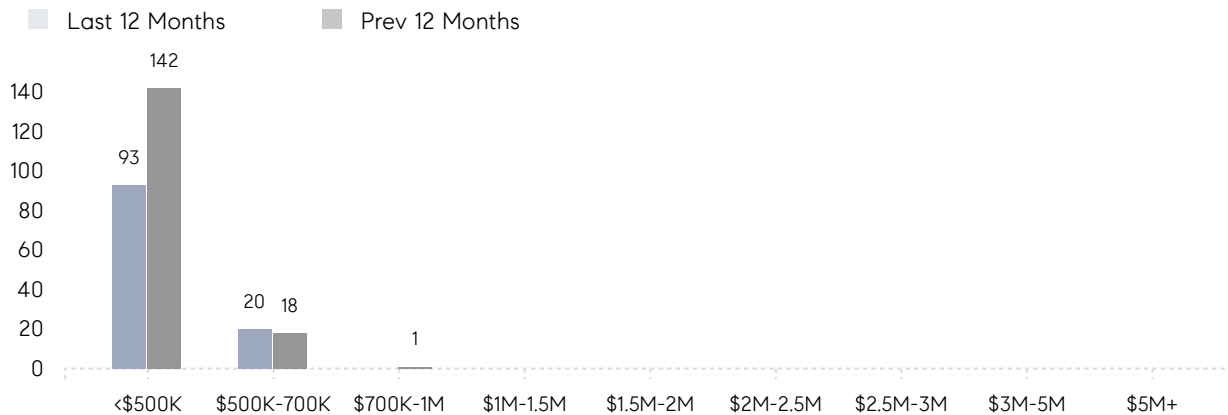
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Glen Rock

FEBRUARY 2023

UNDER CONTRACT

11
Total
Properties

\$857K
Average
Price

\$699K
Median
Price

0%
Change From
Feb 2022

12%
Increase From
Feb 2022

-6%
Decrease From
Feb 2022

UNITS SOLD

5
Total
Properties

\$1.0M
Average
Price

\$790K
Median
Price

-55%
Decrease From
Feb 2022

23%
Increase From
Feb 2022

18%
Increase From
Feb 2022

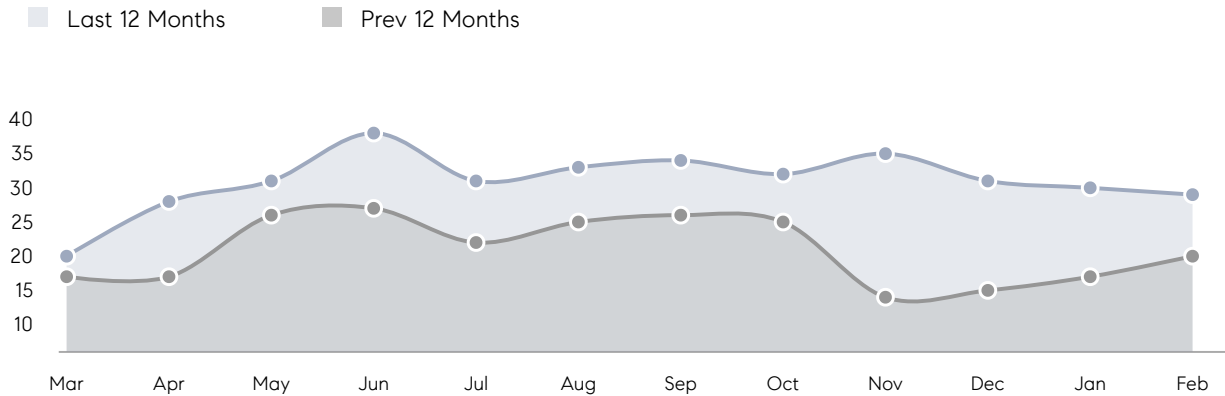
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	64	61	5%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$1,025,100	\$833,355	23.0%
	# OF CONTRACTS	11	11	0.0%
	NEW LISTINGS	11	13	-15%
Houses	AVERAGE DOM	64	61	5%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$1,025,100	\$833,355	23%
	# OF CONTRACTS	11	9	22%
	NEW LISTINGS	11	11	0%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	0	2	0%

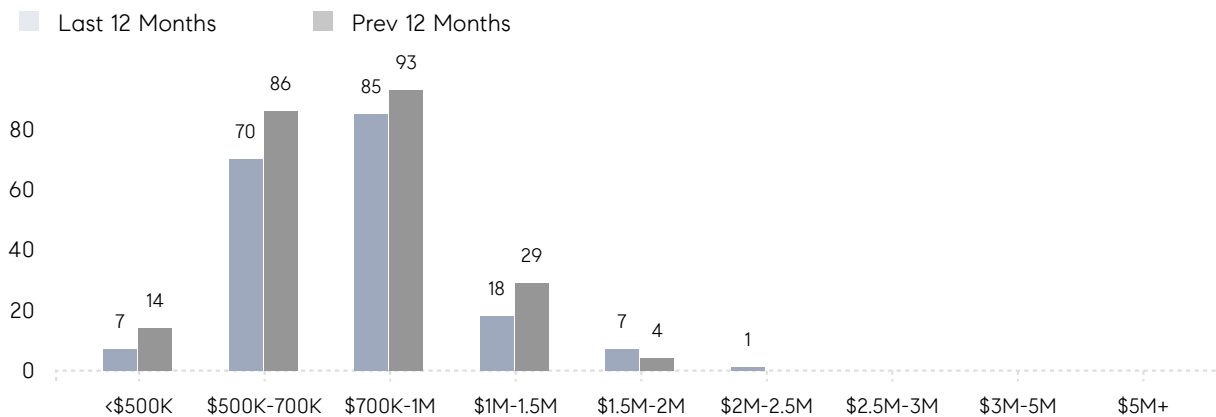
Glen Rock

FEBRUARY 2023

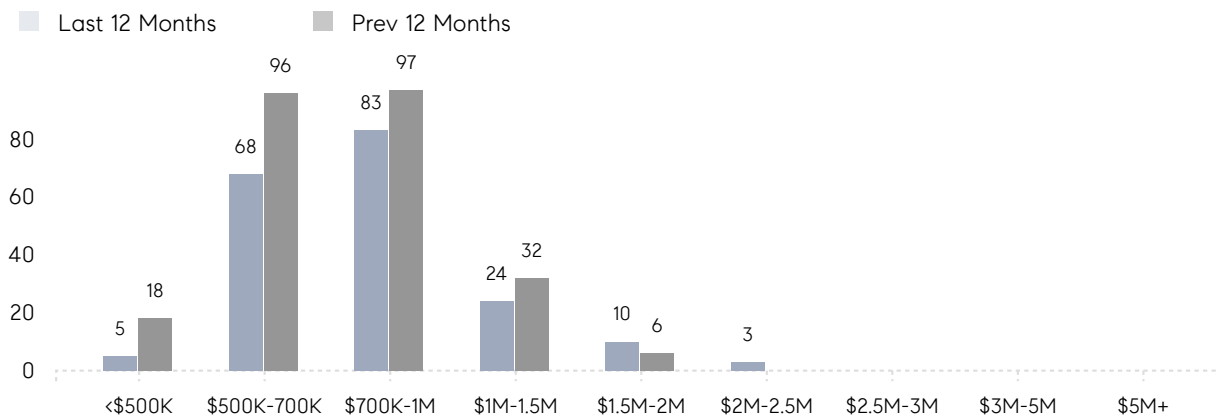
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Hackensack

FEBRUARY 2023

UNDER CONTRACT

29
Total
Properties

\$404K
Average
Price

\$349K
Median
Price

-3%
Decrease From
Feb 2022

18%
Increase From
Feb 2022

6%
Increase From
Feb 2022

UNITS SOLD

18
Total
Properties

\$307K
Average
Price

\$291K
Median
Price

-31%
Decrease From
Feb 2022

-7%
Decrease From
Feb 2022

-1%
Change From
Feb 2022

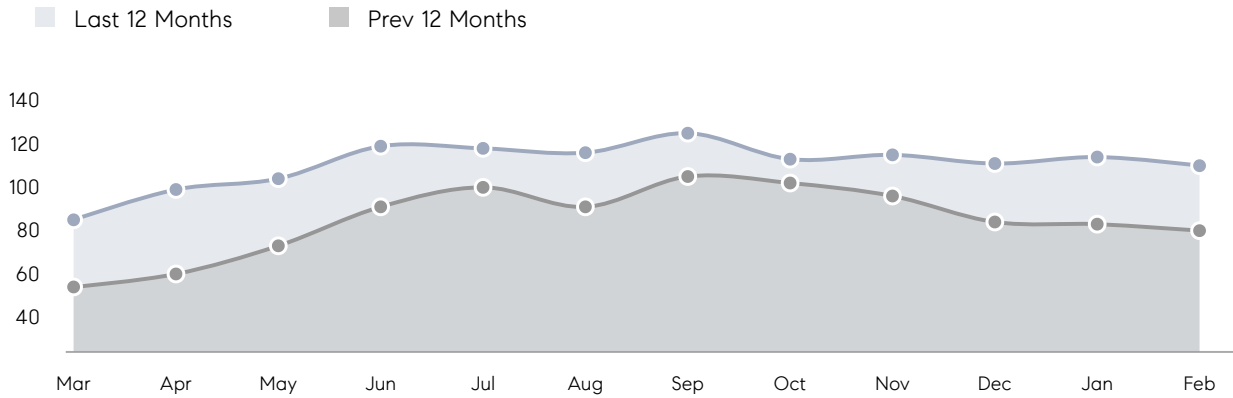
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	56	61	-8%
	% OF ASKING PRICE	98%	98%	
	AVERAGE SOLD PRICE	\$307,219	\$329,070	-6.6%
	# OF CONTRACTS	29	30	-3.3%
	NEW LISTINGS	27	24	13%
Houses	AVERAGE DOM	58	113	-49%
	% OF ASKING PRICE	101%	95%	
	AVERAGE SOLD PRICE	\$507,500	\$550,618	-8%
	# OF CONTRACTS	10	10	0%
	NEW LISTINGS	13	9	44%
Condo/Co-op/TH	AVERAGE DOM	55	42	31%
	% OF ASKING PRICE	97%	99%	
	AVERAGE SOLD PRICE	\$249,996	\$247,447	1%
	# OF CONTRACTS	19	20	-5%
	NEW LISTINGS	14	15	-7%

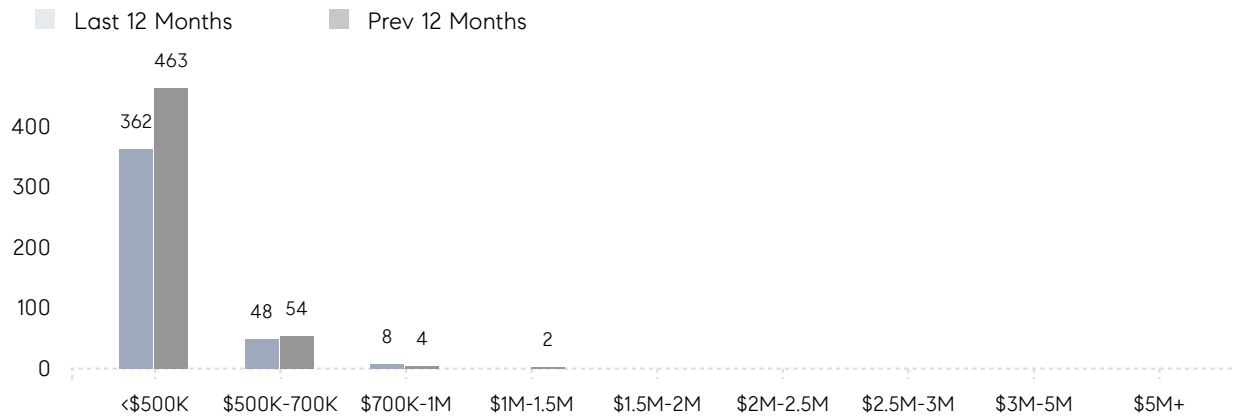
Hackensack

FEBRUARY 2023

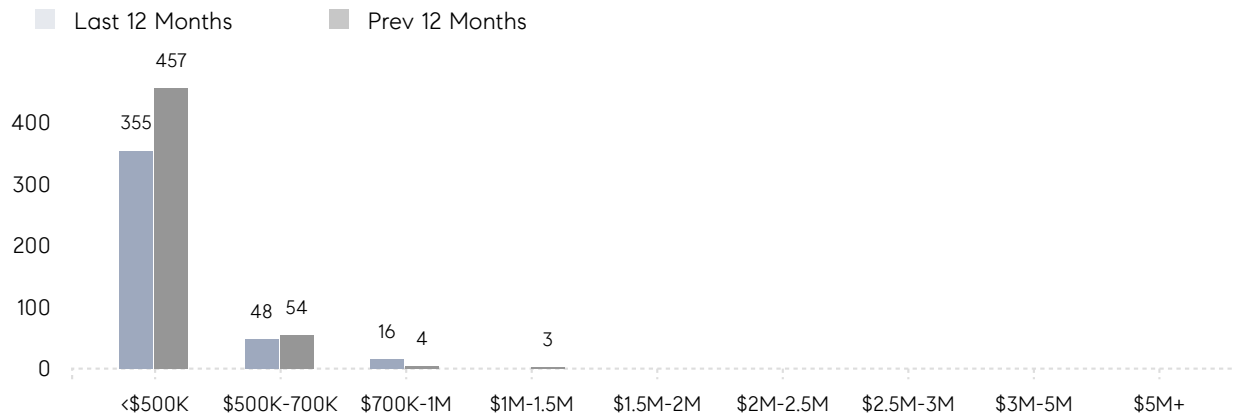
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Haworth

FEBRUARY 2023

UNDER CONTRACT

1	\$1.2M	\$1.2M
Total Properties	Average Price	Median Price
-80%	18%	18%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

UNITS SOLD

2	\$1.1M	\$1.1M
Total Properties	Average Price	Median Price
-67%	1%	11%
Decrease From Feb 2022	Change From Feb 2022	Increase From Feb 2022

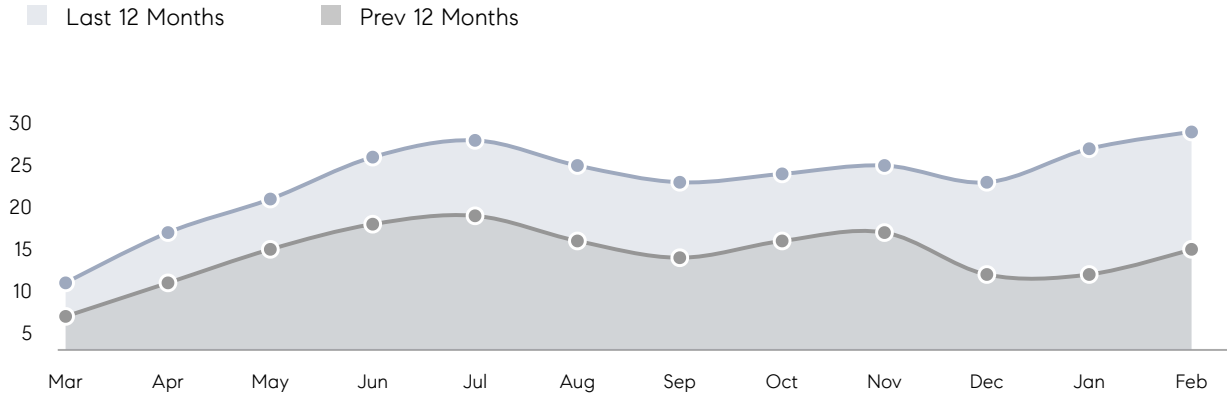
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	51	8	538%
	% OF ASKING PRICE	94%	101%	
	AVERAGE SOLD PRICE	\$1,147,500	\$1,141,667	0.5%
	# OF CONTRACTS	1	5	-80.0%
	NEW LISTINGS	2	7	-71%
Houses	AVERAGE DOM	59	8	638%
	% OF ASKING PRICE	88%	101%	
	AVERAGE SOLD PRICE	\$1,325,000	\$1,141,667	16%
	# OF CONTRACTS	1	5	-80%
	NEW LISTINGS	2	7	-71%
Condo/Co-op/TH	AVERAGE DOM	42	-	-
	% OF ASKING PRICE	100%	-	
	AVERAGE SOLD PRICE	\$970,000	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

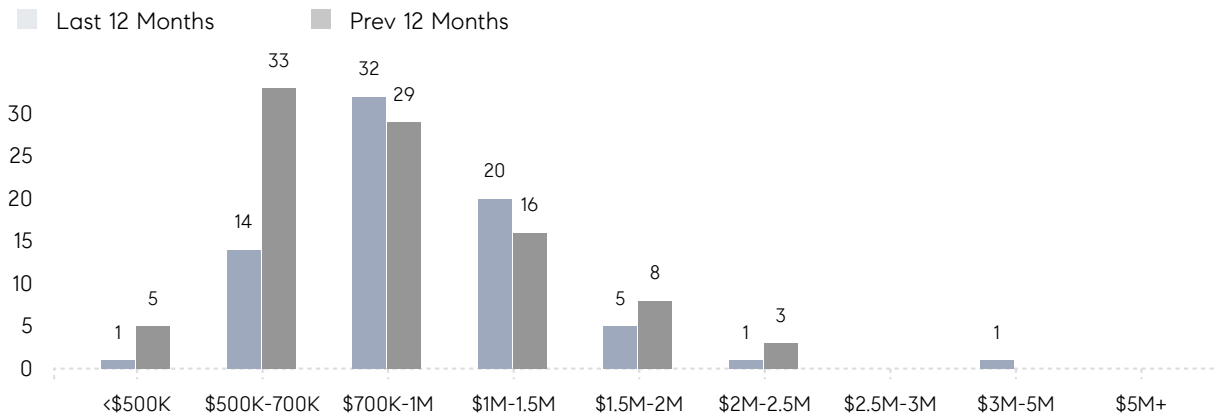
Haworth

FEBRUARY 2023

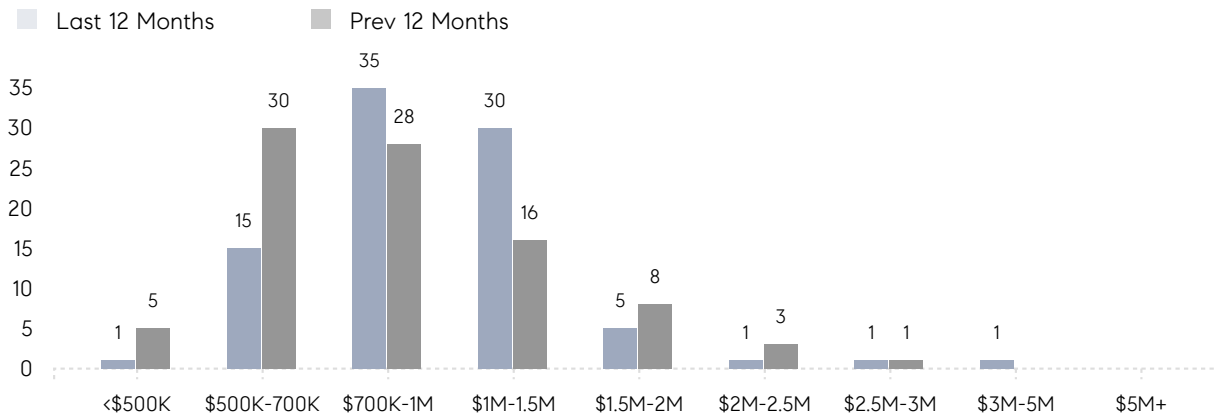
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Harrington Park

FEBRUARY 2023

UNDER CONTRACT

6
Total
Properties

\$707K
Average
Price

\$698K
Median
Price

50%
Increase From
Feb 2022

-5%
Decrease From
Feb 2022

-7%
Decrease From
Feb 2022

UNITS SOLD

1
Total
Properties

\$605K
Average
Price

\$605K
Median
Price

-83%
Decrease From
Feb 2022

-22%
Decrease From
Feb 2022

-24%
Decrease From
Feb 2022

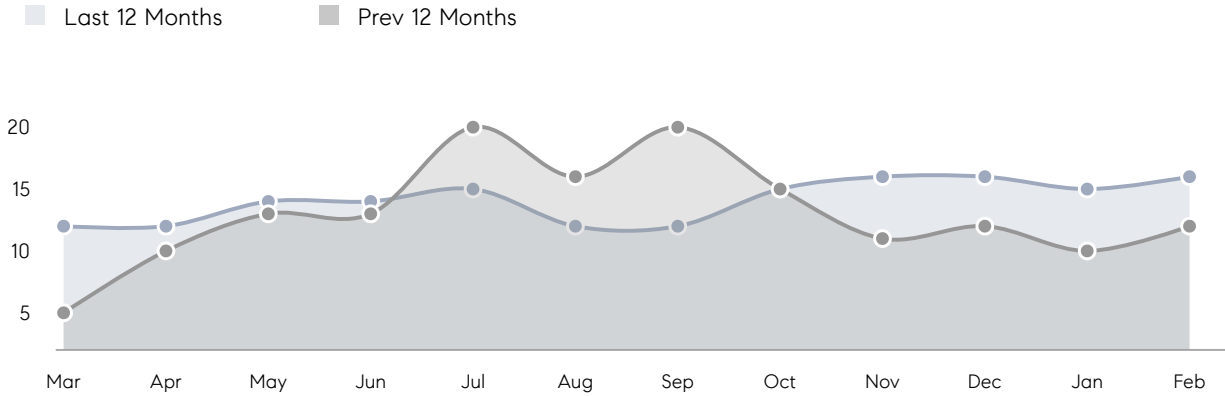
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	44	70	-37%
	% OF ASKING PRICE	98%	101%	
	AVERAGE SOLD PRICE	\$605,000	\$780,500	-22.5%
	# OF CONTRACTS	6	4	50.0%
	NEW LISTINGS	6	6	0%
Houses	AVERAGE DOM	44	70	-37%
	% OF ASKING PRICE	98%	101%	
	AVERAGE SOLD PRICE	\$605,000	\$780,500	-22%
	# OF CONTRACTS	6	4	50%
	NEW LISTINGS	6	5	20%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

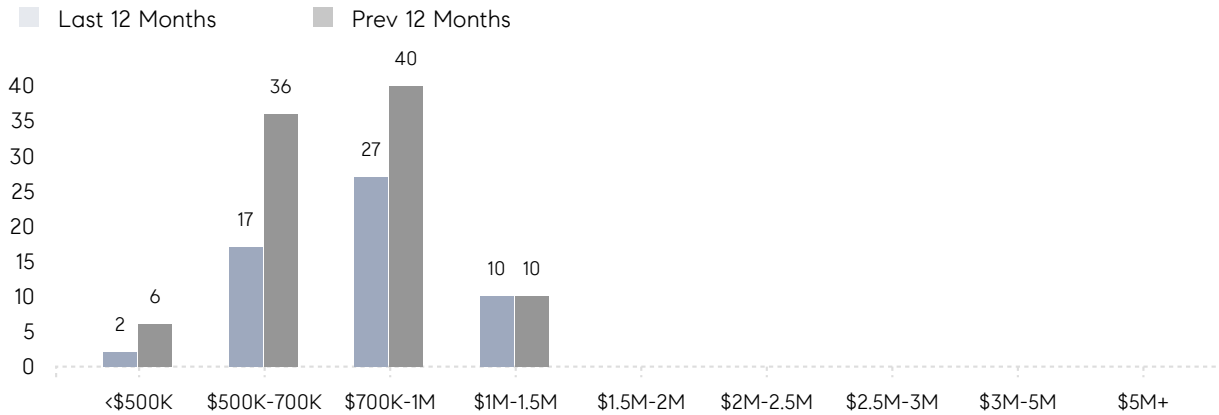
Harrington Park

FEBRUARY 2023

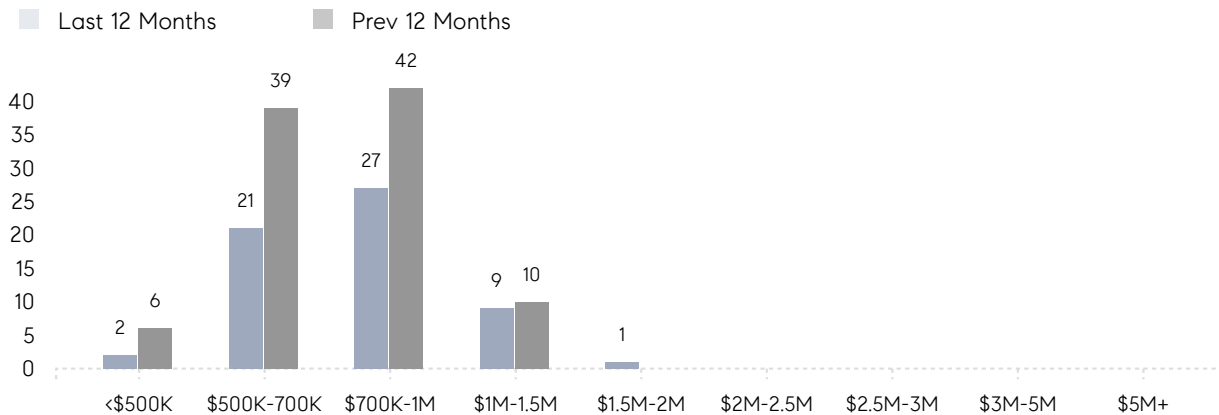
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Hasbrouck Heights

FEBRUARY 2023

UNDER CONTRACT

7
Total
Properties

\$903K
Average
Price

\$999K
Median
Price

17%
Increase From
Feb 2022

54%
Increase From
Feb 2022

65%
Increase From
Feb 2022

UNITS SOLD

5
Total
Properties

\$559K
Average
Price

\$540K
Median
Price

-29%
Decrease From
Feb 2022

8%
Increase From
Feb 2022

16%
Increase From
Feb 2022

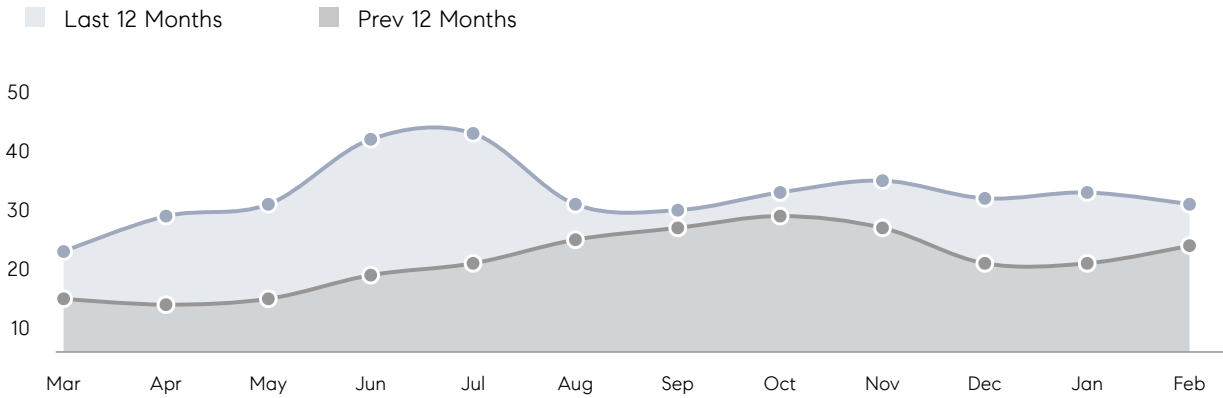
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	27	40	-32%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$559,000	\$517,857	7.9%
	# OF CONTRACTS	7	6	16.7%
	NEW LISTINGS	5	9	-44%
Houses	AVERAGE DOM	27	40	-32%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$559,000	\$530,833	5%
	# OF CONTRACTS	7	6	17%
	NEW LISTINGS	5	9	-44%
Condo/Co-op/TH	AVERAGE DOM	-	42	-
	% OF ASKING PRICE	-	98%	
	AVERAGE SOLD PRICE	-	\$440,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

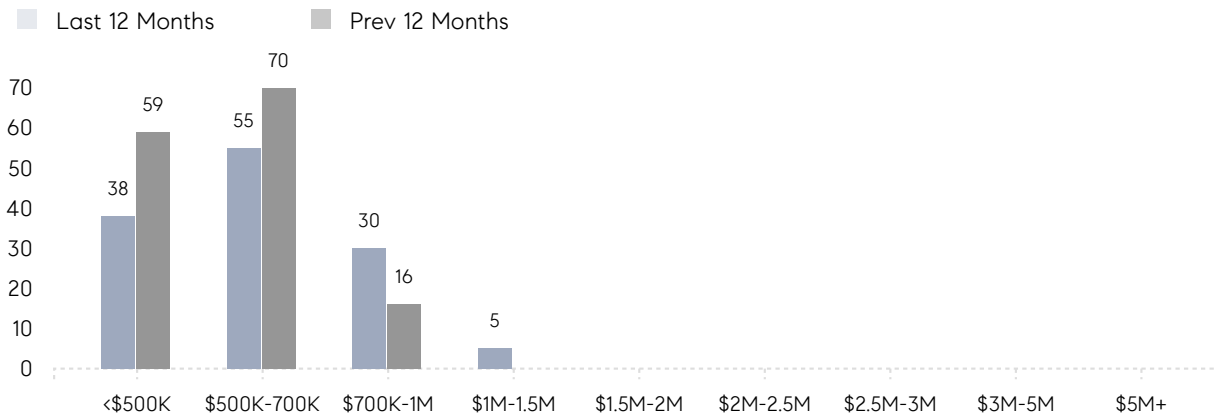
Hasbrouck Heights

FEBRUARY 2023

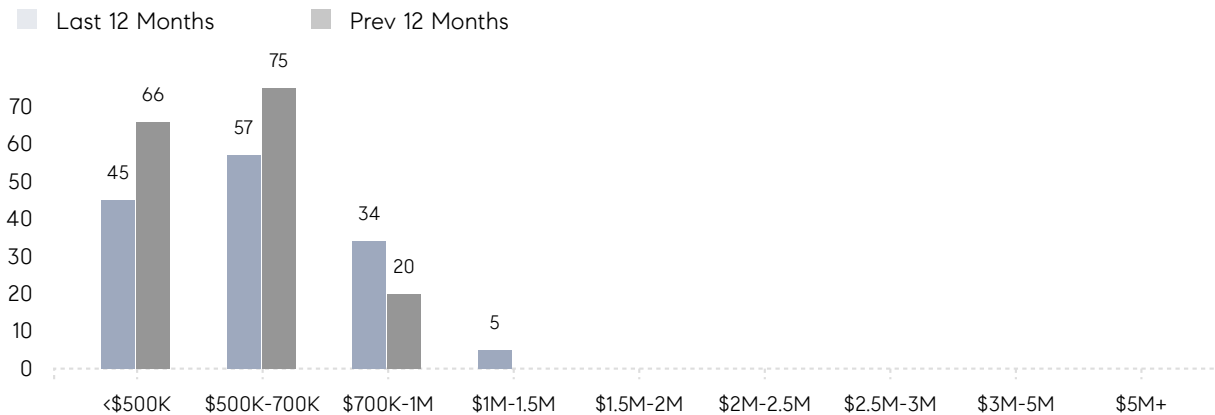
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Hillsdale

FEBRUARY 2023

UNDER CONTRACT

7
Total
Properties

\$664K
Average
Price

\$649K
Median
Price

-22%
Decrease From
Feb 2022

-4%
Decrease From
Feb 2022

4%
Increase From
Feb 2022

UNITS SOLD

3
Total
Properties

\$701K
Average
Price

\$595K
Median
Price

-50%
Decrease From
Feb 2022

27%
Increase From
Feb 2022

4%
Increase From
Feb 2022

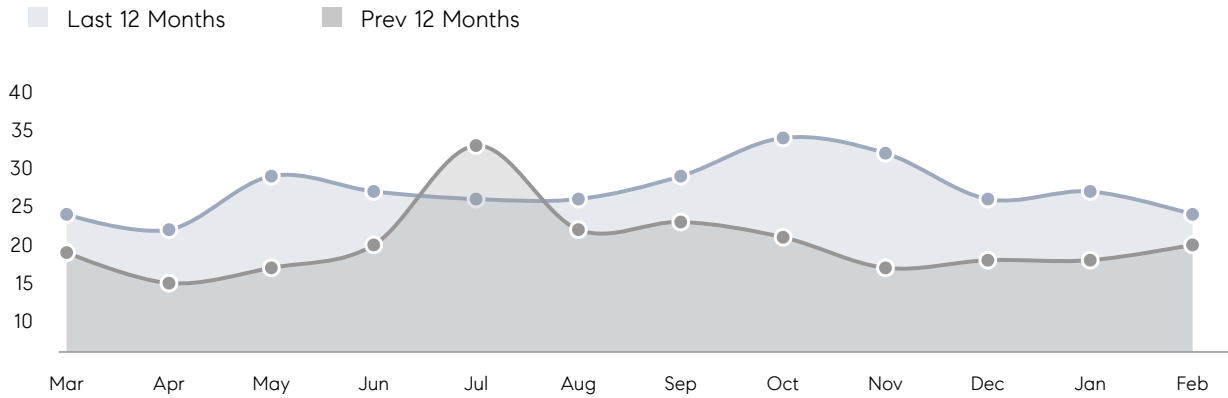
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	81	14	479%
	% OF ASKING PRICE	90%	106%	
	AVERAGE SOLD PRICE	\$701,333	\$553,500	26.7%
	# OF CONTRACTS	7	9	-22.2%
	NEW LISTINGS	3	12	-75%
Houses	AVERAGE DOM	81	14	479%
	% OF ASKING PRICE	90%	106%	
	AVERAGE SOLD PRICE	\$701,333	\$553,500	27%
	# OF CONTRACTS	7	8	-12%
	NEW LISTINGS	3	12	-75%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	0	0%

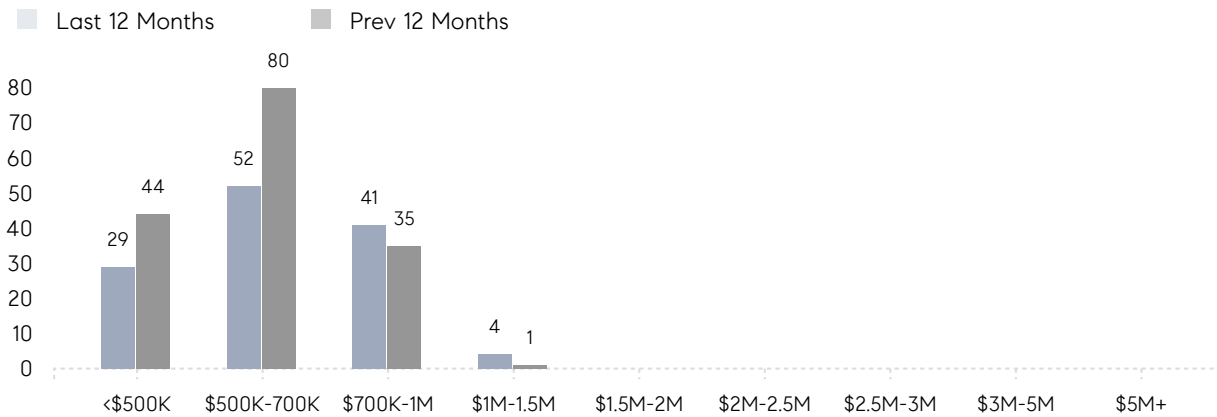
Hillsdale

FEBRUARY 2023

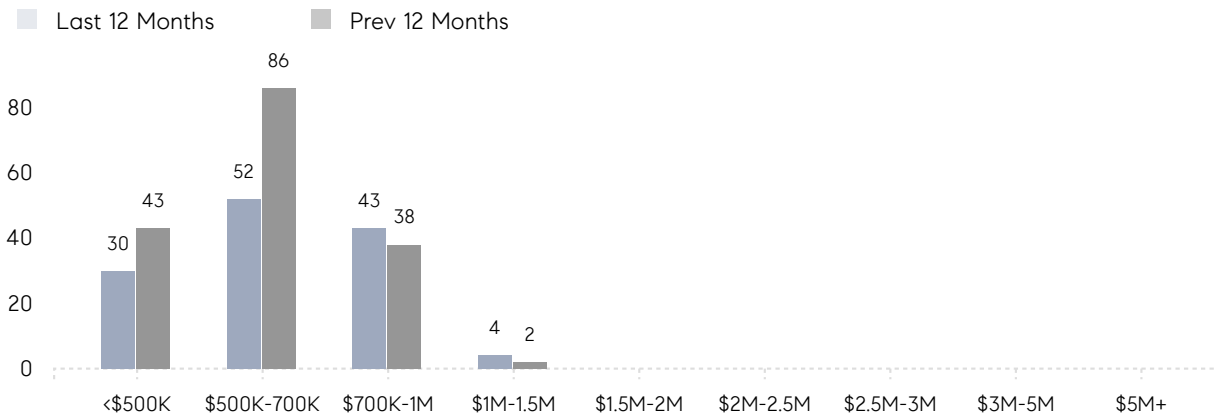
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Ho-Ho-Kus

FEBRUARY 2023

UNDER CONTRACT

4	\$1.7M	\$1.2M
Total Properties	Average Price	Median Price
-33%	28%	22%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

UNITS SOLD

4	\$2.5M	\$2.7M
Total Properties	Average Price	Median Price
300%	295%	327%
Increase From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

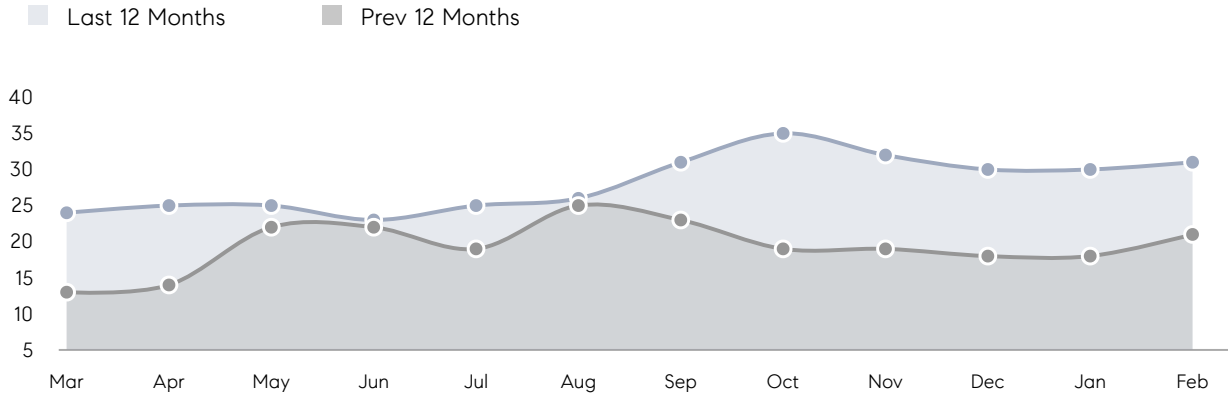
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	82	76	8%
	% OF ASKING PRICE	97%	90%	
	AVERAGE SOLD PRICE	\$2,567,500	\$650,000	295.0%
	# OF CONTRACTS	4	6	-33.3%
	NEW LISTINGS	4	10	-60%
Houses	AVERAGE DOM	82	76	8%
	% OF ASKING PRICE	97%	90%	
	AVERAGE SOLD PRICE	\$2,567,500	\$650,000	295%
	# OF CONTRACTS	4	6	-33%
	NEW LISTINGS	4	9	-56%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

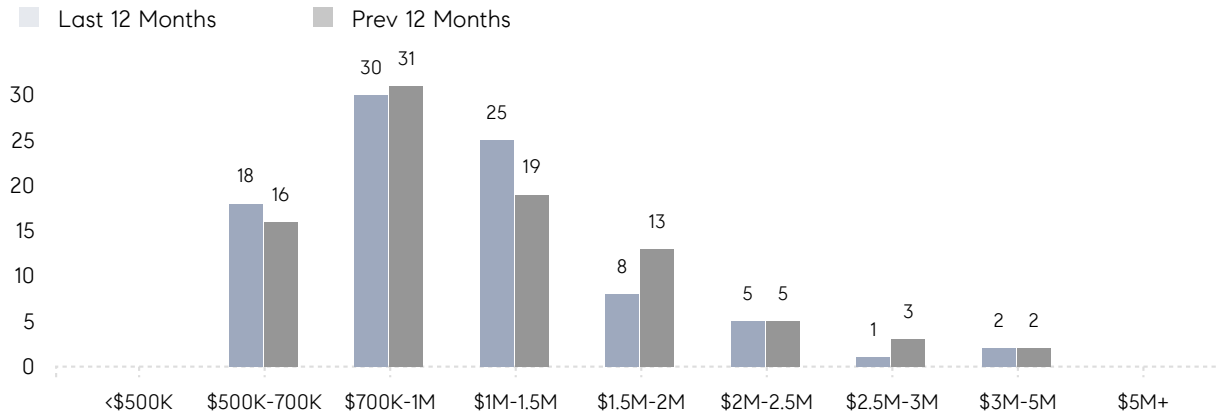
Ho-Ho-Kus

FEBRUARY 2023

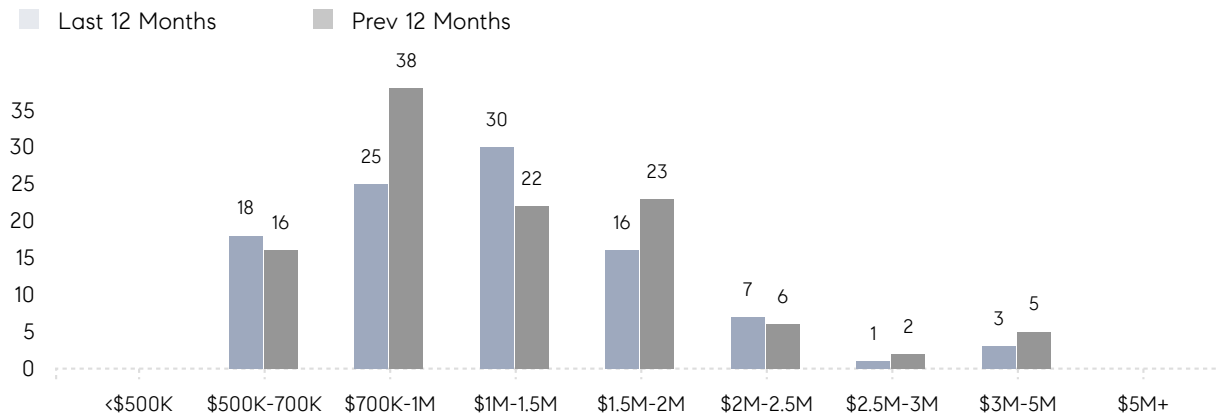
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Leonia

FEBRUARY 2023

UNDER CONTRACT

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

UNITS SOLD

5	\$589K	\$690K
Total Properties	Average Price	Median Price
-29%	-12%	1%
Decrease From Feb 2022	Decrease From Feb 2022	Increase From Feb 2022

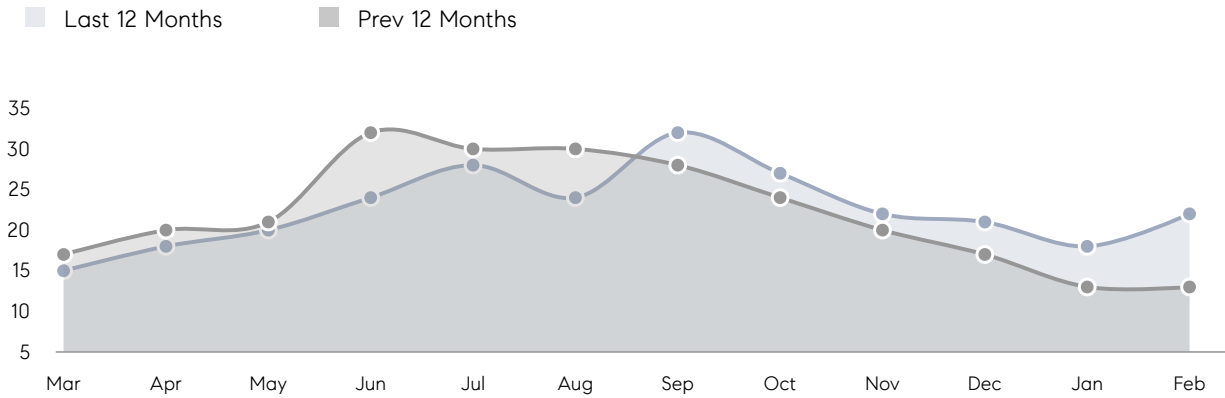
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	51	78	-35%
	% OF ASKING PRICE	94%	100%	
	AVERAGE SOLD PRICE	\$589,000	\$667,286	-11.7%
	# OF CONTRACTS	0	6	0.0%
	NEW LISTINGS	4	4	0%
Houses	AVERAGE DOM	56	78	-28%
	% OF ASKING PRICE	94%	100%	
	AVERAGE SOLD PRICE	\$661,250	\$667,286	-1%
	# OF CONTRACTS	0	5	0%
	NEW LISTINGS	3	3	0%
Condo/Co-op/TH	AVERAGE DOM	30	-	-
	% OF ASKING PRICE	94%	-	
	AVERAGE SOLD PRICE	\$300,000	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	1	1	0%

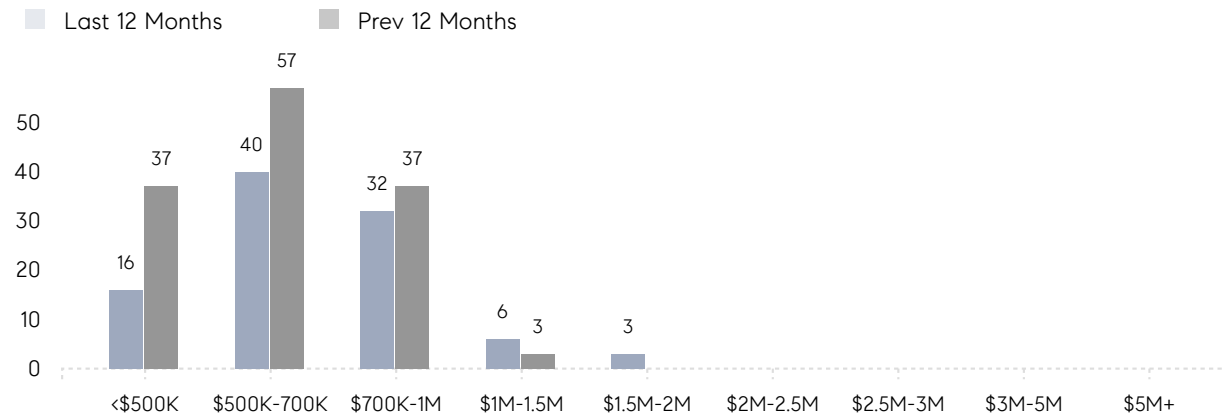
Leonia

FEBRUARY 2023

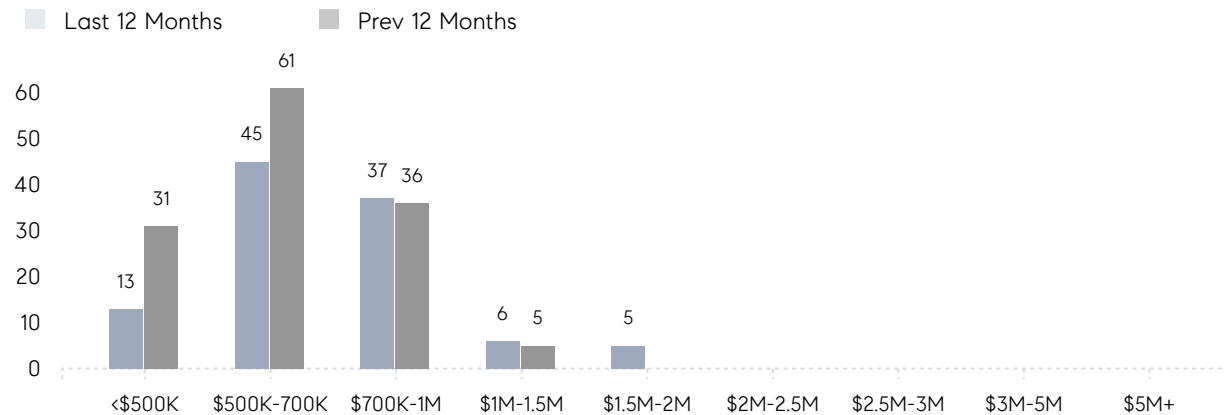
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Little Ferry

FEBRUARY 2023

UNDER CONTRACT

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

UNITS SOLD

1	\$225K	\$225K
Total Properties	Average Price	Median Price
-75%	-43%	-44%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

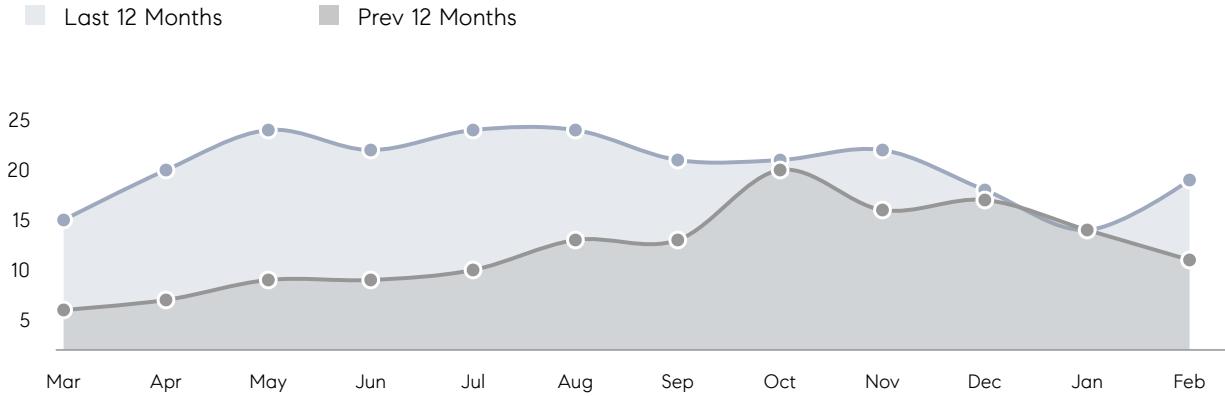
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	82	29	183%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$225,000	\$396,250	-43.2%
	# OF CONTRACTS	0	8	0.0%
	NEW LISTINGS	6	3	100%
Houses	AVERAGE DOM	-	42	-
	% OF ASKING PRICE	-	93%	
	AVERAGE SOLD PRICE	-	\$455,000	-
	# OF CONTRACTS	0	7	0%
	NEW LISTINGS	6	2	200%
Condo/Co-op/TH	AVERAGE DOM	82	17	382%
	% OF ASKING PRICE	100%	111%	
	AVERAGE SOLD PRICE	\$225,000	\$337,500	-33%
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	1	0%

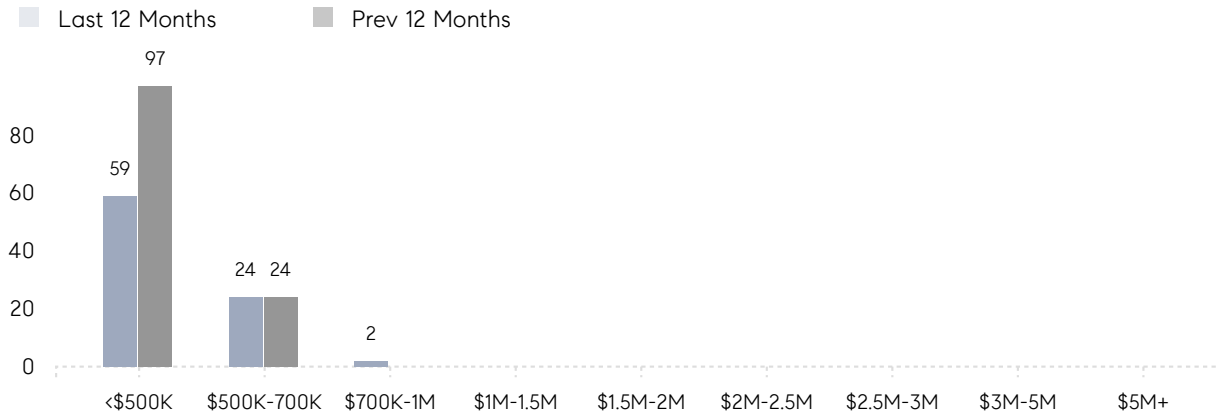
Little Ferry

FEBRUARY 2023

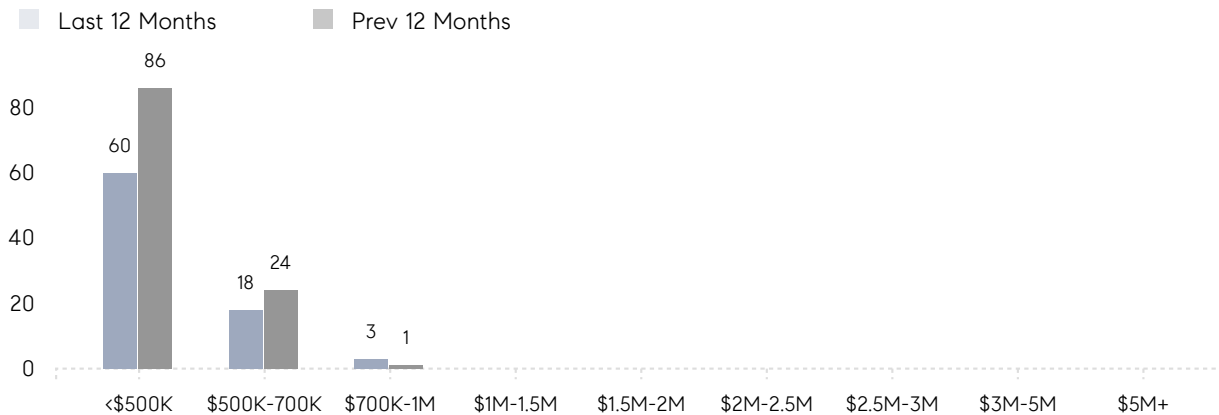
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Lodi

FEBRUARY 2023

UNDER CONTRACT

4	\$330K	\$355K
Total Properties	Average Price	Median Price
-43%	-24%	-21%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

3	\$386K	\$395K
Total Properties	Average Price	Median Price
-50%	16%	3%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

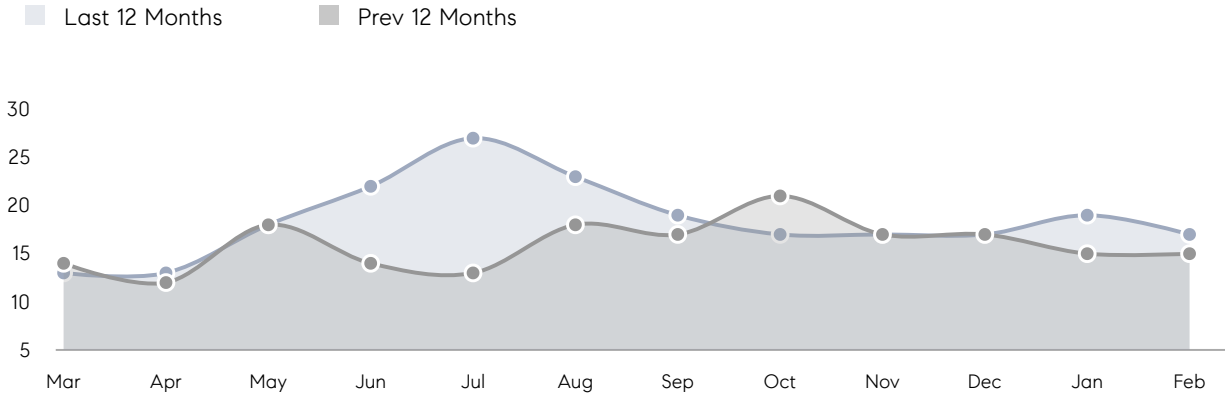
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	29	39	-26%
	% OF ASKING PRICE	106%	101%	
	AVERAGE SOLD PRICE	\$386,667	\$334,196	15.7%
	# OF CONTRACTS	4	7	-42.9%
	NEW LISTINGS	2	8	-75%
Houses	AVERAGE DOM	29	43	-33%
	% OF ASKING PRICE	107%	103%	
	AVERAGE SOLD PRICE	\$410,000	\$421,294	-3%
	# OF CONTRACTS	2	6	-67%
	NEW LISTINGS	2	6	-67%
Condo/Co-op/TH	AVERAGE DOM	28	30	-7%
	% OF ASKING PRICE	105%	97%	
	AVERAGE SOLD PRICE	\$340,000	\$160,000	113%
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	0	2	0%

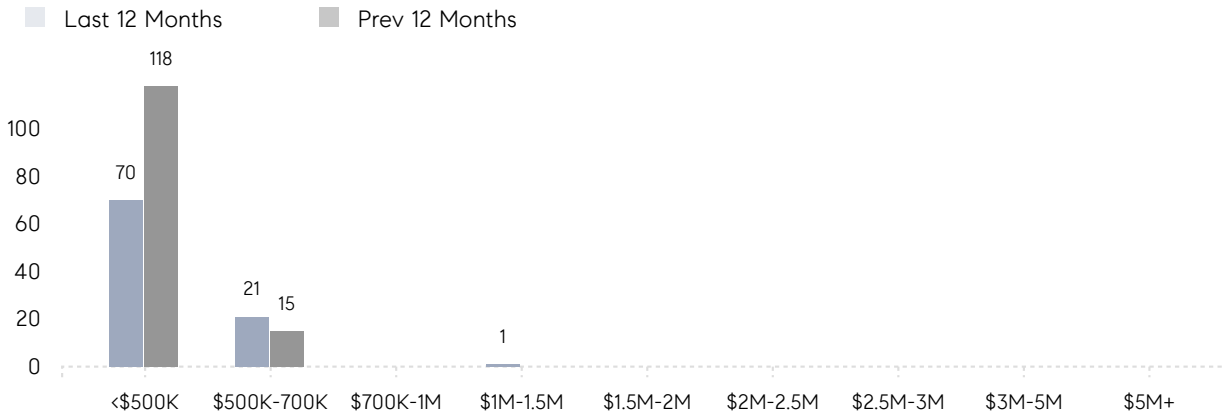
Lodi

FEBRUARY 2023

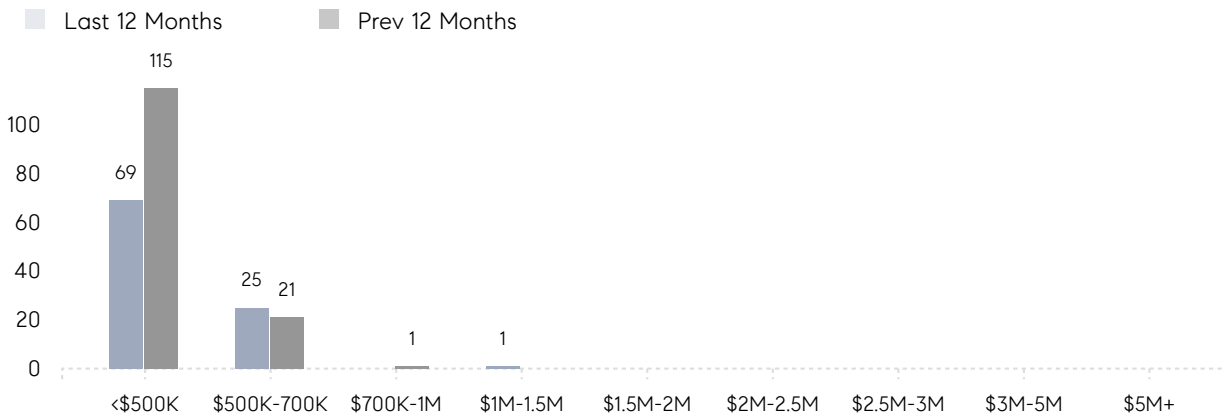
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Lyndhurst

FEBRUARY 2023

UNDER CONTRACT

9
Total
Properties

\$506K
Average
Price

\$520K
Median
Price

-10%
Decrease From
Feb 2022

-1%
Change From
Feb 2022

25%
Increase From
Feb 2022

UNITS SOLD

5
Total
Properties

\$516K
Average
Price

\$449K
Median
Price

-58%
Decrease From
Feb 2022

12%
Increase From
Feb 2022

6%
Increase From
Feb 2022

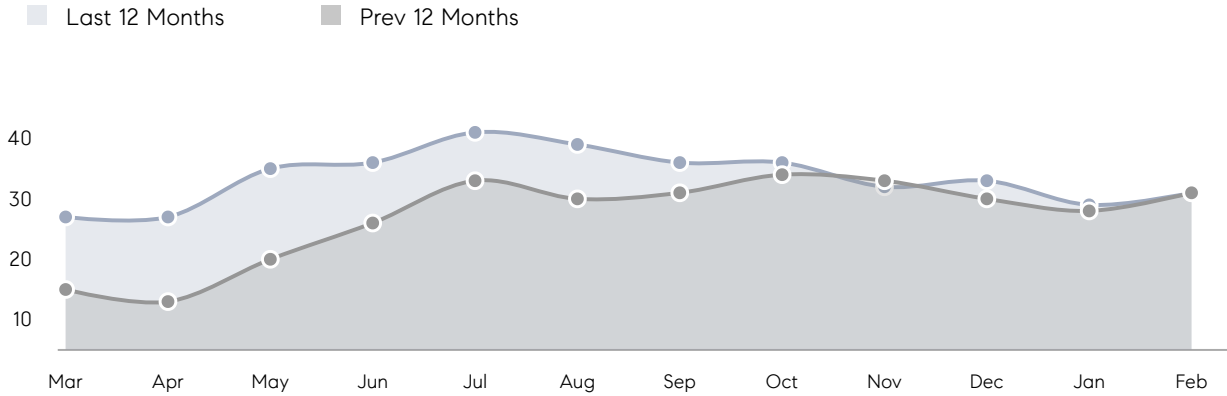
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	56	28	100%
	% OF ASKING PRICE	98%	102%	
	AVERAGE SOLD PRICE	\$516,400	\$459,042	12.5%
	# OF CONTRACTS	9	10	-10.0%
	NEW LISTINGS	12	12	0%
Houses	AVERAGE DOM	59	22	168%
	% OF ASKING PRICE	97%	102%	
	AVERAGE SOLD PRICE	\$526,750	\$497,350	6%
	# OF CONTRACTS	9	9	0%
	NEW LISTINGS	10	10	0%
Condo/Co-op/TH	AVERAGE DOM	46	58	-21%
	% OF ASKING PRICE	102%	100%	
	AVERAGE SOLD PRICE	\$475,000	\$267,500	78%
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	2	2	0%

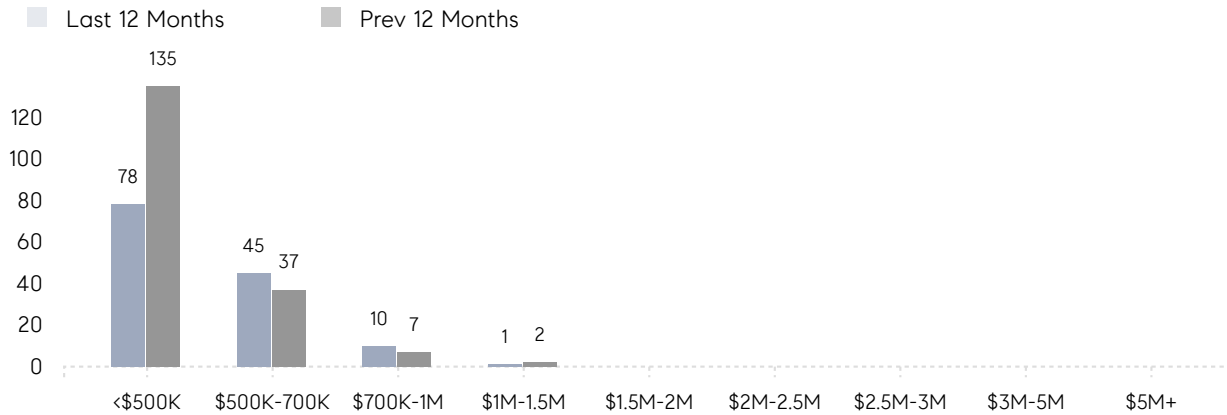
Lyndhurst

FEBRUARY 2023

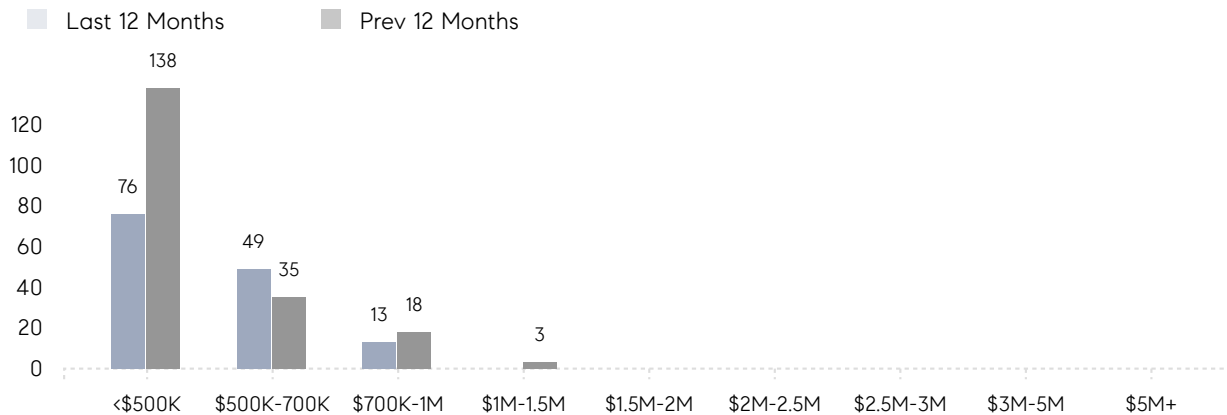
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Mahwah

FEBRUARY 2023

UNDER CONTRACT

22
Total
Properties

\$692K
Average
Price

\$557K
Median
Price

-27%
Decrease From
Feb 2022

9%
Increase From
Feb 2022

43%
Increase From
Feb 2022

UNITS SOLD

20
Total
Properties

\$593K
Average
Price

\$530K
Median
Price

-20%
Decrease From
Feb 2022

-9%
Decrease From
Feb 2022

8%
Increase From
Feb 2022

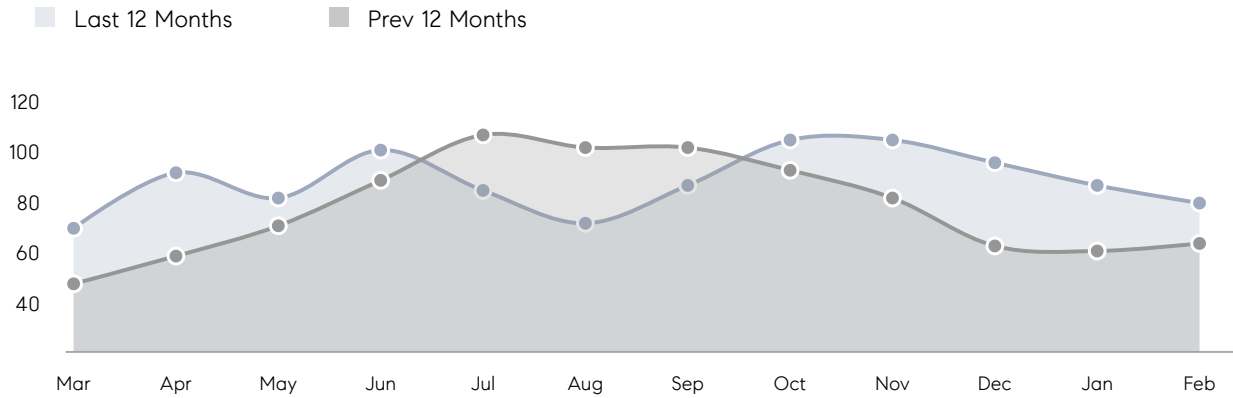
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	51	40	28%
	% OF ASKING PRICE	98%	100%	
	AVERAGE SOLD PRICE	\$593,025	\$653,112	-9.2%
	# OF CONTRACTS	22	30	-26.7%
	NEW LISTINGS	20	33	-39%
Houses	AVERAGE DOM	76	88	-14%
	% OF ASKING PRICE	96%	96%	
	AVERAGE SOLD PRICE	\$789,813	\$1,184,071	-33%
	# OF CONTRACTS	6	10	-40%
	NEW LISTINGS	7	13	-46%
Condo/Co-op/TH	AVERAGE DOM	35	22	59%
	% OF ASKING PRICE	99%	102%	
	AVERAGE SOLD PRICE	\$461,833	\$446,628	3%
	# OF CONTRACTS	16	20	-20%
	NEW LISTINGS	13	20	-35%

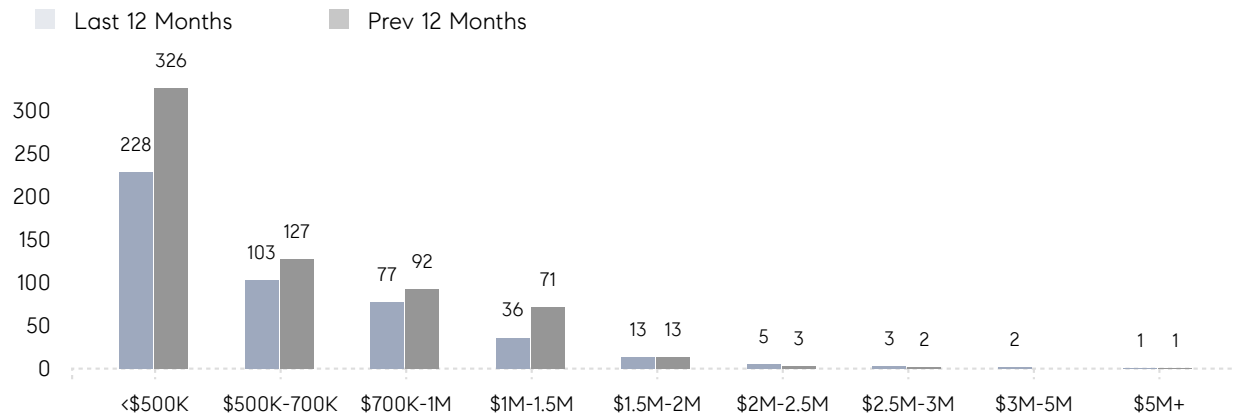
Mahwah

FEBRUARY 2023

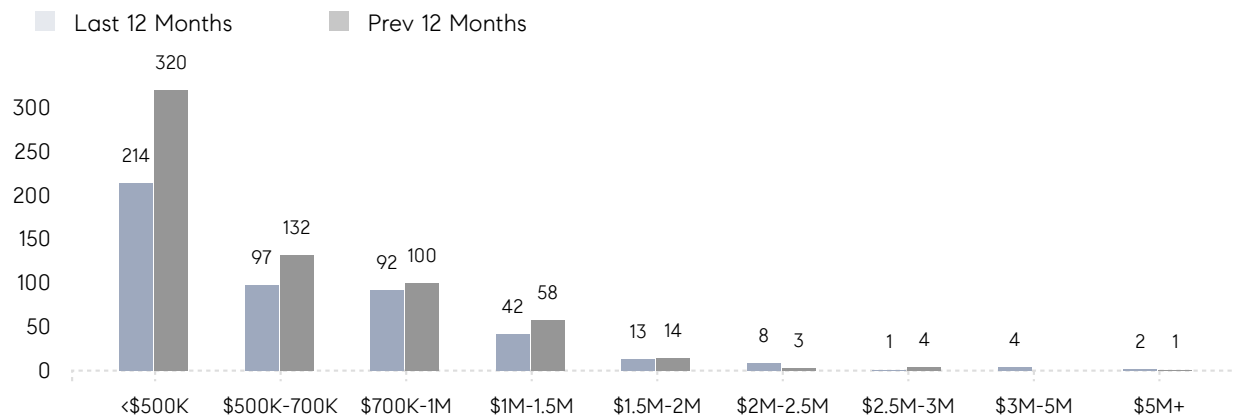
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Maywood

FEBRUARY 2023

UNDER CONTRACT

6	\$468K	\$478K
Total Properties	Average Price	Median Price
-45%	-15%	-10%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

3	\$521K	\$475K
Total Properties	Average Price	Median Price
-25%	11%	11%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

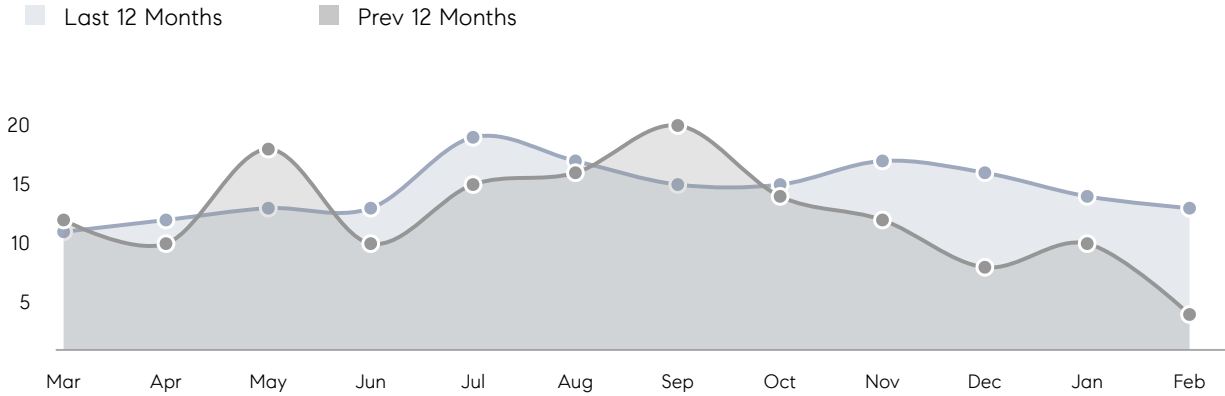
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	18	35	-49%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$521,633	\$469,596	11.1%
	# OF CONTRACTS	6	11	-45.5%
	NEW LISTINGS	3	6	-50%
Houses	AVERAGE DOM	18	35	-49%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$521,633	\$469,596	11%
	# OF CONTRACTS	6	11	-45%
	NEW LISTINGS	3	6	-50%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

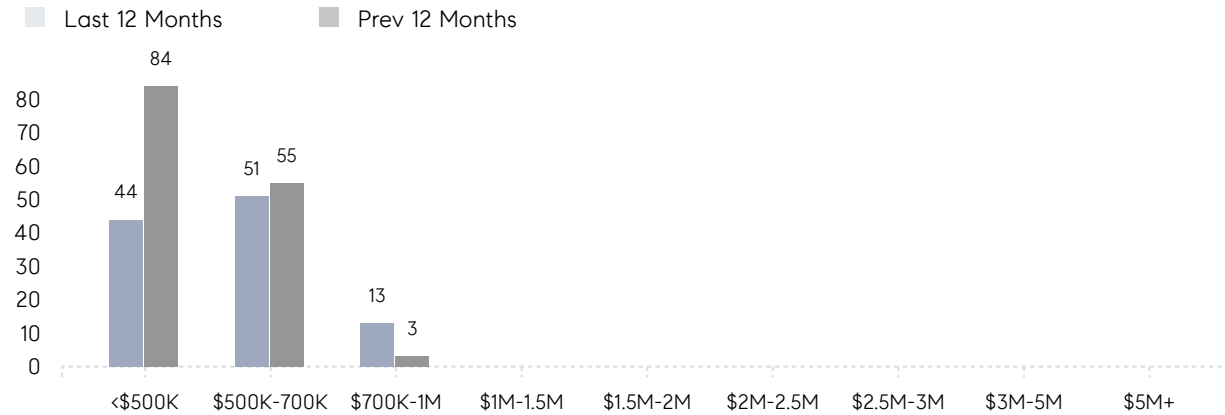
Maywood

FEBRUARY 2023

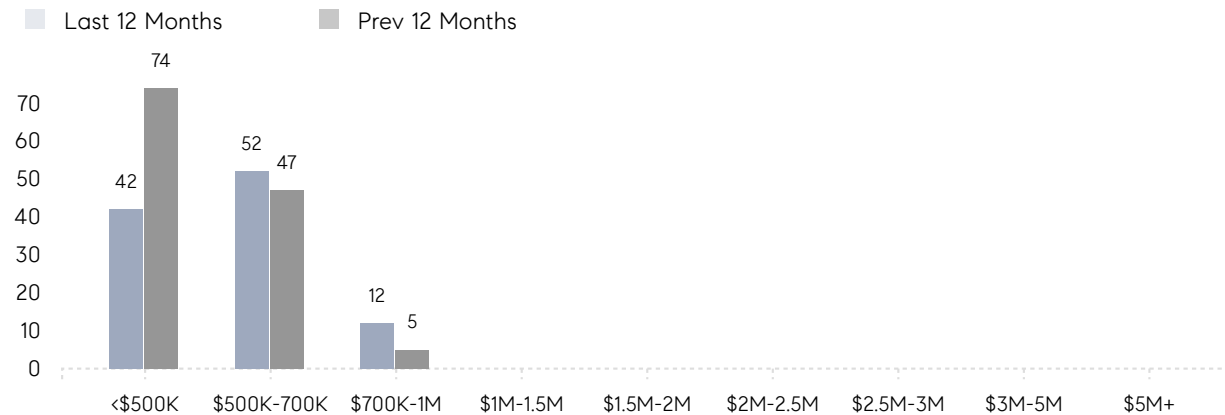
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Midland Park

FEBRUARY 2023

UNDER CONTRACT

7 **\$580K** **\$574K**

Total
Properties

Average
Price

Median
Price

17%

Increase From
Feb 2022

-24%

Decrease From
Feb 2022

-23%

Decrease From
Feb 2022

UNITS SOLD

0

Total
Properties

–

Average
Price

–

Median
Price

0%

Change From
Feb 2022

–

Change From
Feb 2022

–

Change From
Feb 2022

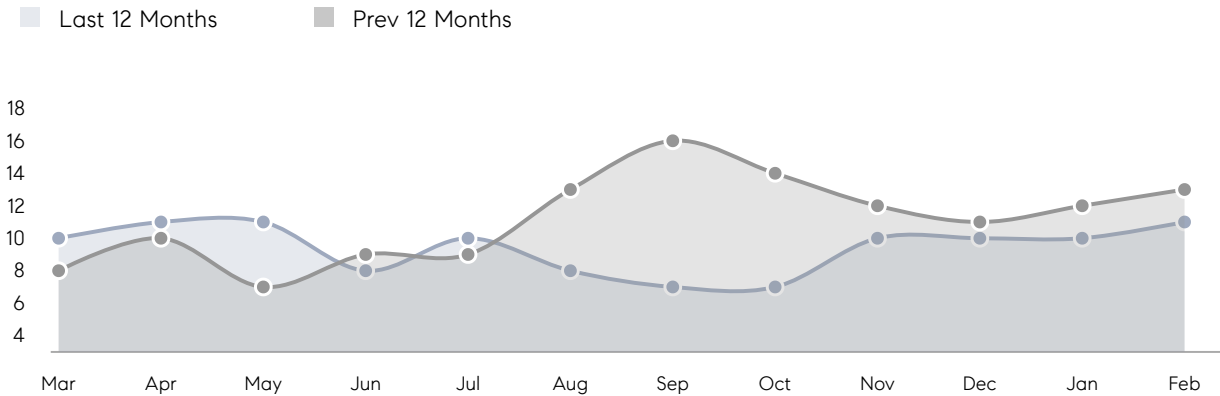
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	-	20	-
	% OF ASKING PRICE	-	109%	
	AVERAGE SOLD PRICE	-	\$540,000	-
	# OF CONTRACTS	7	6	16.7%
	NEW LISTINGS	7	6	17%
Houses	AVERAGE DOM	-	20	-
	% OF ASKING PRICE	-	109%	
	AVERAGE SOLD PRICE	-	\$540,000	-
	# OF CONTRACTS	7	6	17%
	NEW LISTINGS	7	4	75%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	2	0%

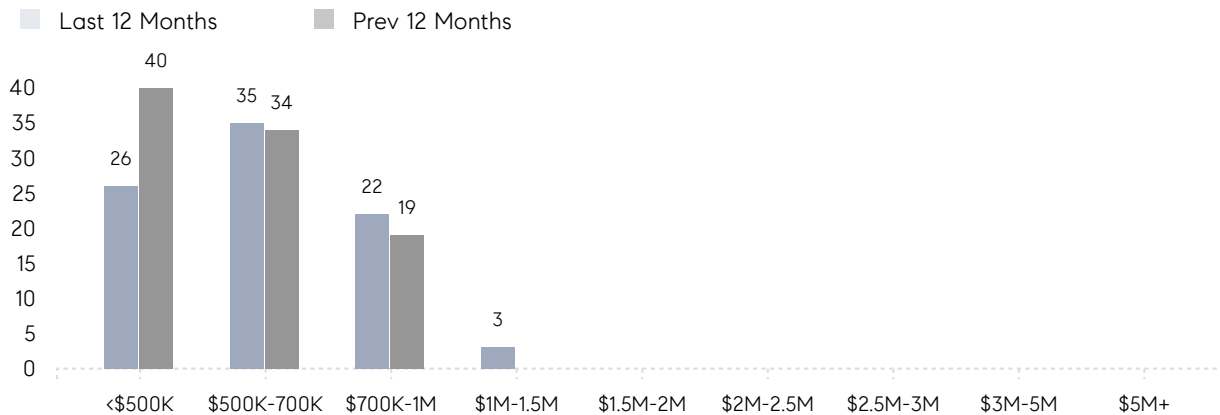
Midland Park

FEBRUARY 2023

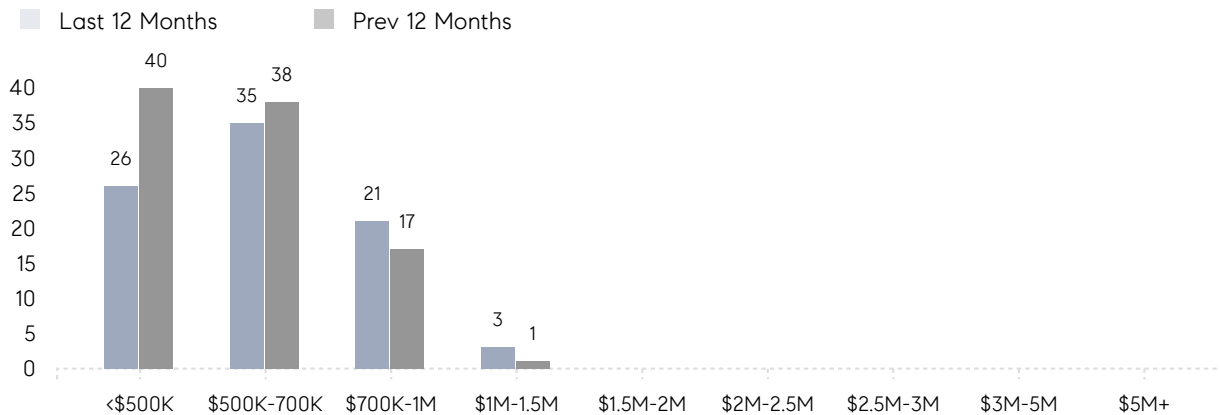
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Montvale

FEBRUARY 2023

UNDER CONTRACT

10	\$716K	\$619K
Total Properties	Average Price	Median Price
-29%	-23%	-24%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

8	\$851K	\$930K
Total Properties	Average Price	Median Price
14%	4%	-4%
Increase From Feb 2022	Increase From Feb 2022	Decrease From Feb 2022

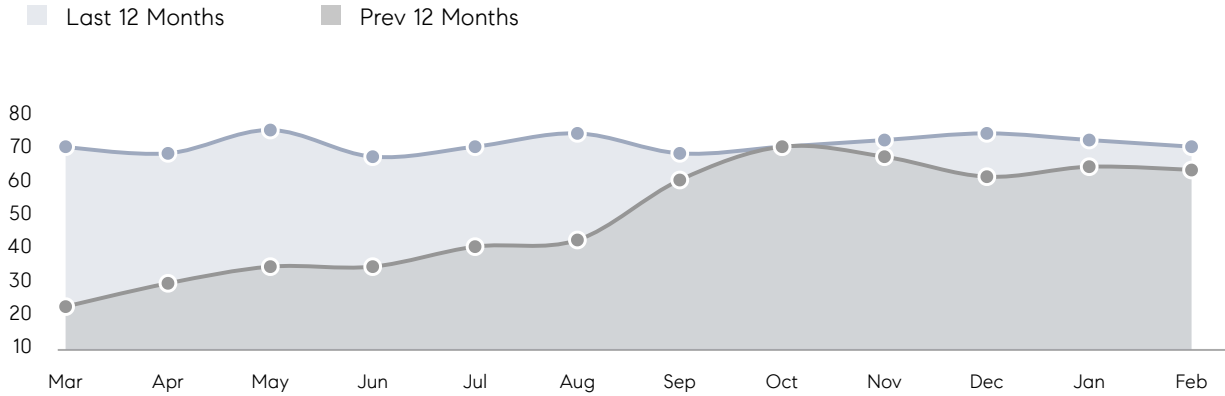
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	76	69	10%
	% OF ASKING PRICE	93%	101%	
	AVERAGE SOLD PRICE	\$851,493	\$820,898	3.7%
	# OF CONTRACTS	10	14	-28.6%
	NEW LISTINGS	9	14	-36%
Houses	AVERAGE DOM	69	68	1%
	% OF ASKING PRICE	89%	101%	
	AVERAGE SOLD PRICE	\$726,500	\$907,480	-20%
	# OF CONTRACTS	3	9	-67%
	NEW LISTINGS	3	8	-62%
Condo/Co-op/TH	AVERAGE DOM	78	74	5%
	% OF ASKING PRICE	95%	101%	
	AVERAGE SOLD PRICE	\$893,157	\$604,444	48%
	# OF CONTRACTS	7	5	40%
	NEW LISTINGS	6	6	0%

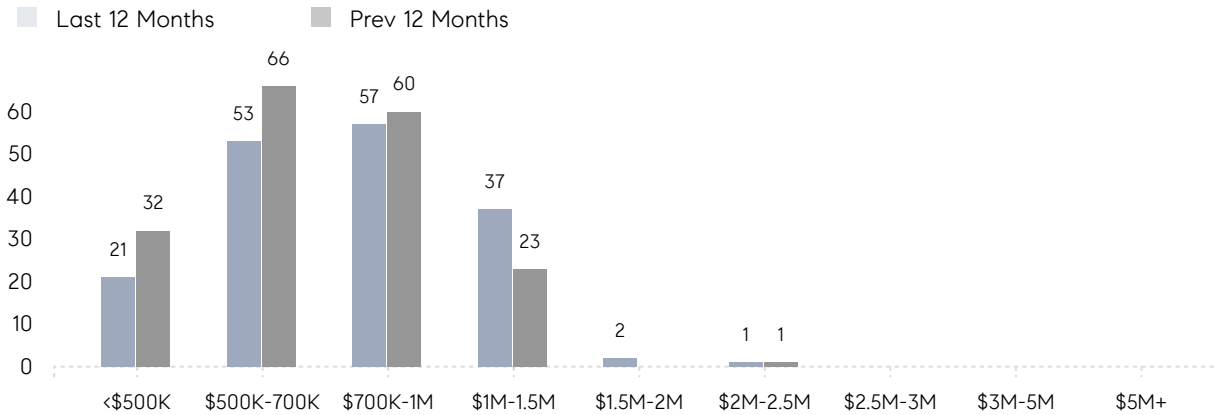
Montvale

FEBRUARY 2023

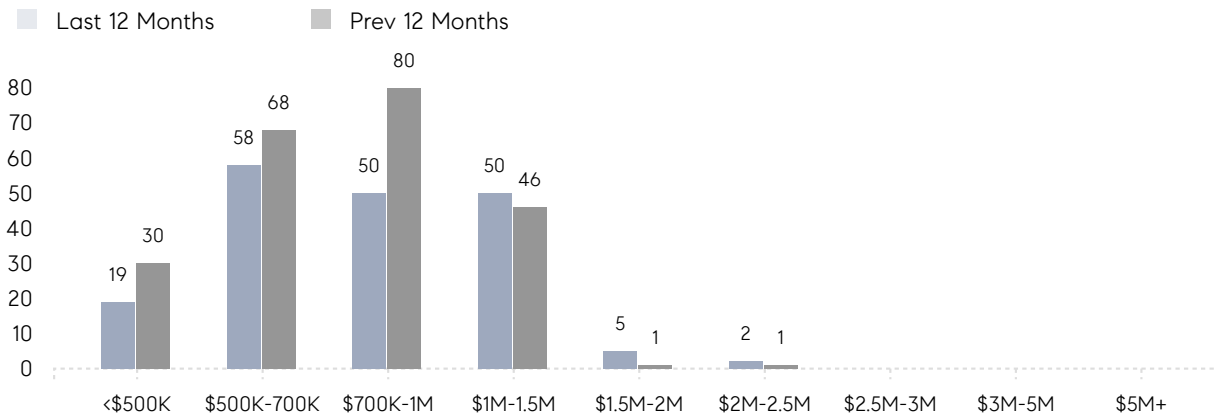
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Moonachie

FEBRUARY 2023

UNDER CONTRACT

3
Total
Properties

\$162K
Average
Price

\$89.9K
Median
Price

50%
Increase From
Feb 2022

-25%
Decrease From
Feb 2022

-58%
Decrease From
Feb 2022

UNITS SOLD

2
Total
Properties

\$505K
Average
Price

\$505K
Median
Price

100%
Increase From
Feb 2022

501%
Increase From
Feb 2022

501%
Increase From
Feb 2022

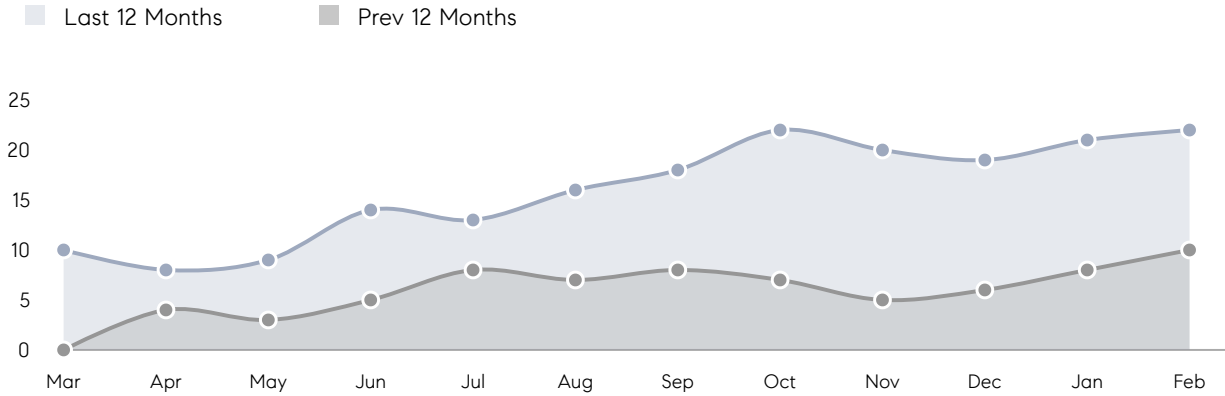
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	127	9	1,311%
	% OF ASKING PRICE	98%	100%	
	AVERAGE SOLD PRICE	\$505,000	\$84,000	501.2%
	# OF CONTRACTS	3	2	50.0%
	NEW LISTINGS	5	3	67%
Houses	AVERAGE DOM	127	9	1,311%
	% OF ASKING PRICE	98%	100%	
	AVERAGE SOLD PRICE	\$505,000	\$84,000	501%
	# OF CONTRACTS	3	2	50%
	NEW LISTINGS	5	3	67%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

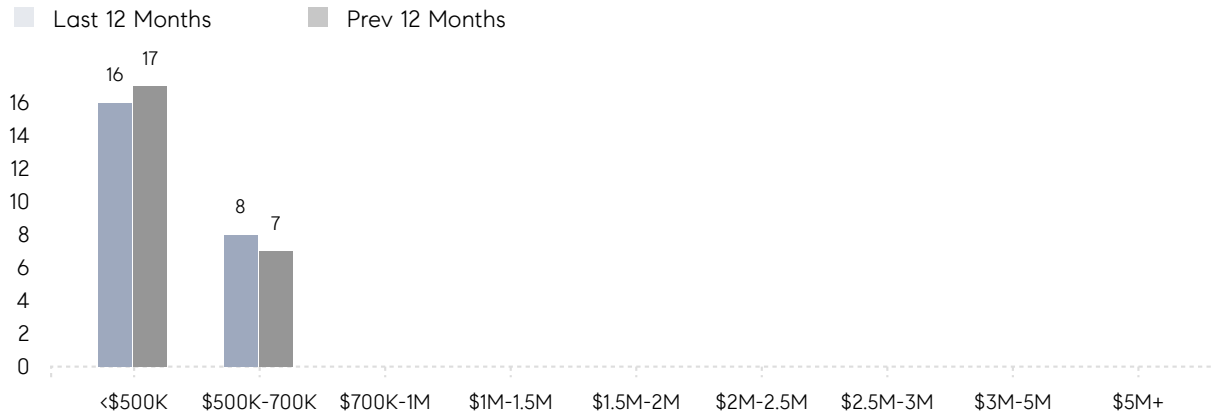
Moonachie

FEBRUARY 2023

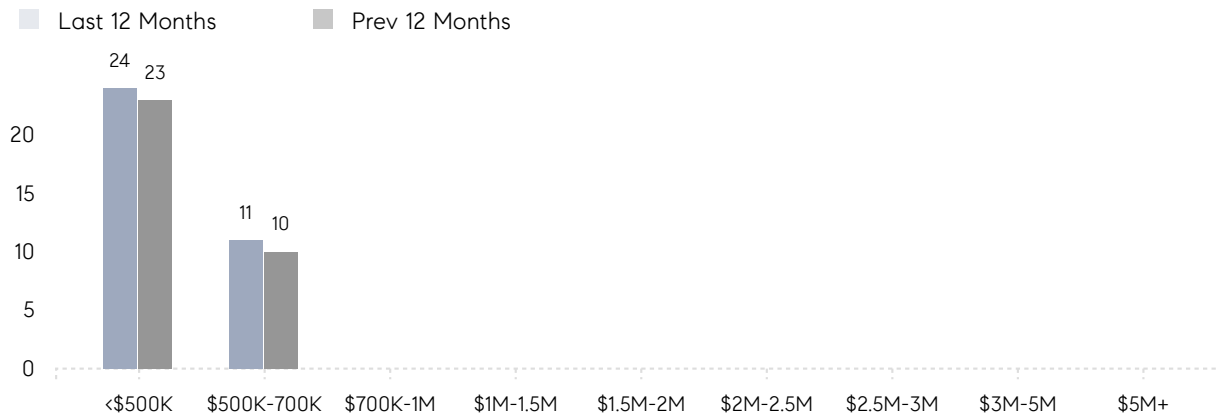
Monthly Inventory



Contracts By Price Range



Listings By Price Range



New Milford

FEBRUARY 2023

UNDER CONTRACT

11
Total
Properties

\$538K
Average
Price

\$489K
Median
Price

22%
Increase From
Feb 2022

1%
Change From
Feb 2022

-15%
Decrease From
Feb 2022

UNITS SOLD

5
Total
Properties

\$645K
Average
Price

\$615K
Median
Price

25%
Increase From
Feb 2022

46%
Increase From
Feb 2022

44%
Increase From
Feb 2022

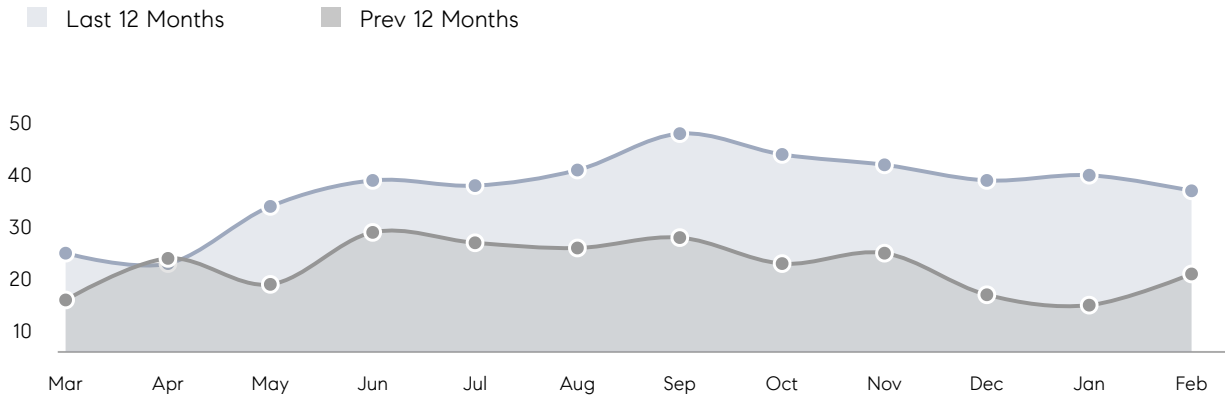
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	92	56	64%
	% OF ASKING PRICE	96%	97%	
	AVERAGE SOLD PRICE	\$645,080	\$440,375	46.5%
	# OF CONTRACTS	11	9	22.2%
	NEW LISTINGS	7	14	-50%
Houses	AVERAGE DOM	92	29	217%
	% OF ASKING PRICE	96%	96%	
	AVERAGE SOLD PRICE	\$645,080	\$502,167	28%
	# OF CONTRACTS	11	8	38%
	NEW LISTINGS	5	14	-64%
Condo/Co-op/TH	AVERAGE DOM	-	137	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$255,000	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	2	0	0%

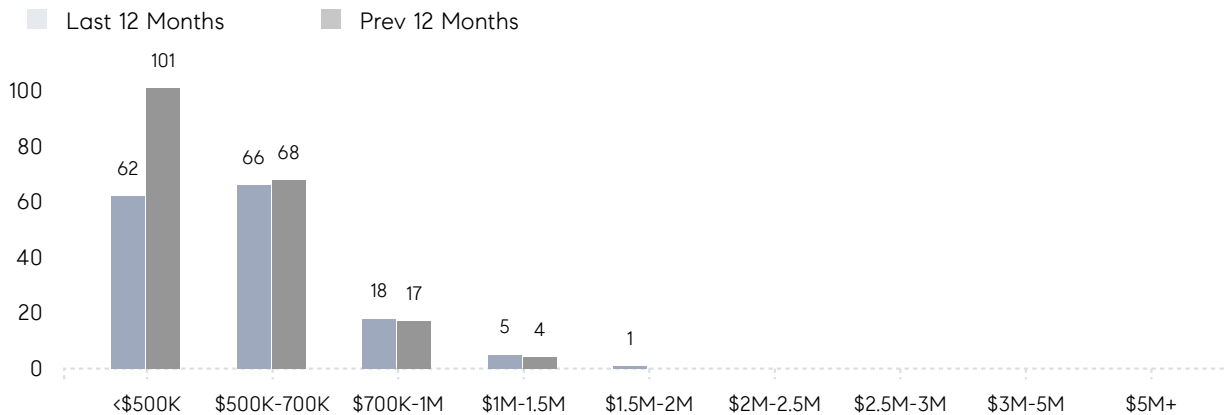
New Milford

FEBRUARY 2023

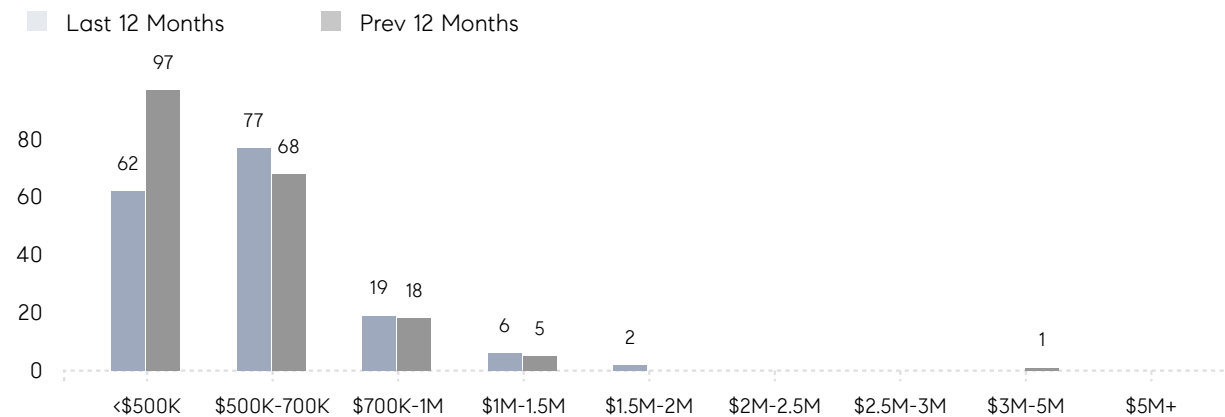
Monthly Inventory



Contracts By Price Range



Listings By Price Range



North Arlington

FEBRUARY 2023

UNDER CONTRACT

8
Total
Properties

\$423K
Average
Price

\$432K
Median
Price

100%
Increase From
Feb 2022

-16%
Decrease From
Feb 2022

-16%
Decrease From
Feb 2022

UNITS SOLD

8
Total
Properties

\$503K
Average
Price

\$479K
Median
Price

33%
Increase From
Feb 2022

17%
Increase From
Feb 2022

13%
Increase From
Feb 2022

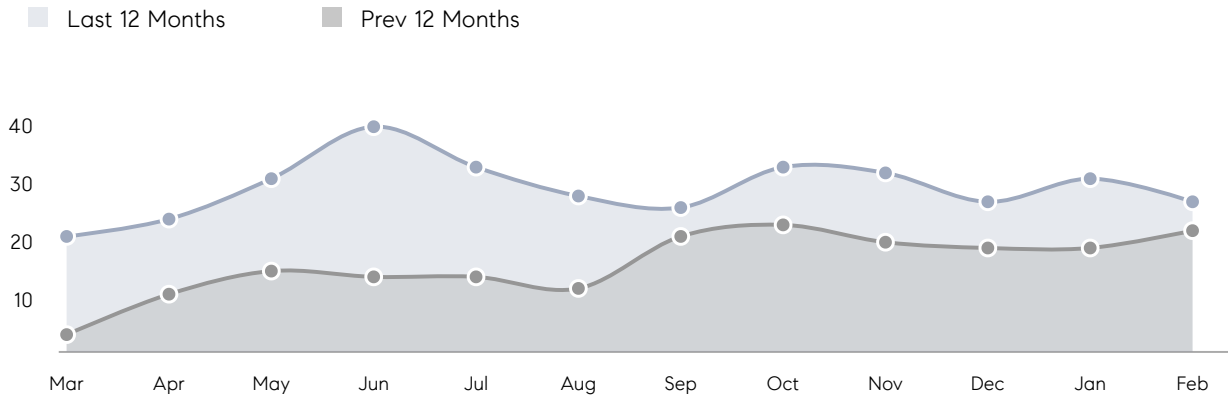
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	51	90	-43%
	% OF ASKING PRICE	100%	96%	
	AVERAGE SOLD PRICE	\$503,701	\$431,667	16.7%
	# OF CONTRACTS	8	4	100.0%
	NEW LISTINGS	3	8	-62%
Houses	AVERAGE DOM	51	90	-43%
	% OF ASKING PRICE	100%	96%	
	AVERAGE SOLD PRICE	\$503,701	\$431,667	17%
	# OF CONTRACTS	7	4	75%
	NEW LISTINGS	3	6	-50%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	0	0%
	NEW LISTINGS	0	2	0%

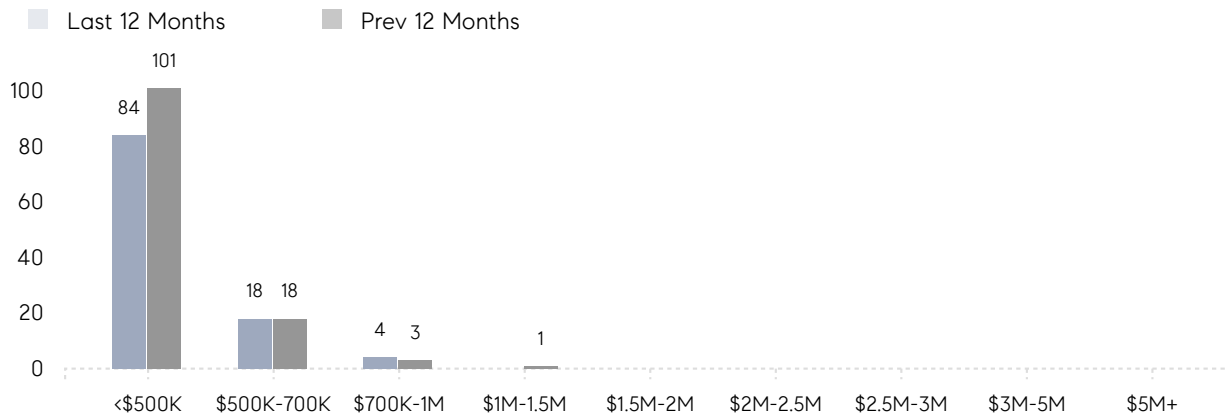
North Arlington

FEBRUARY 2023

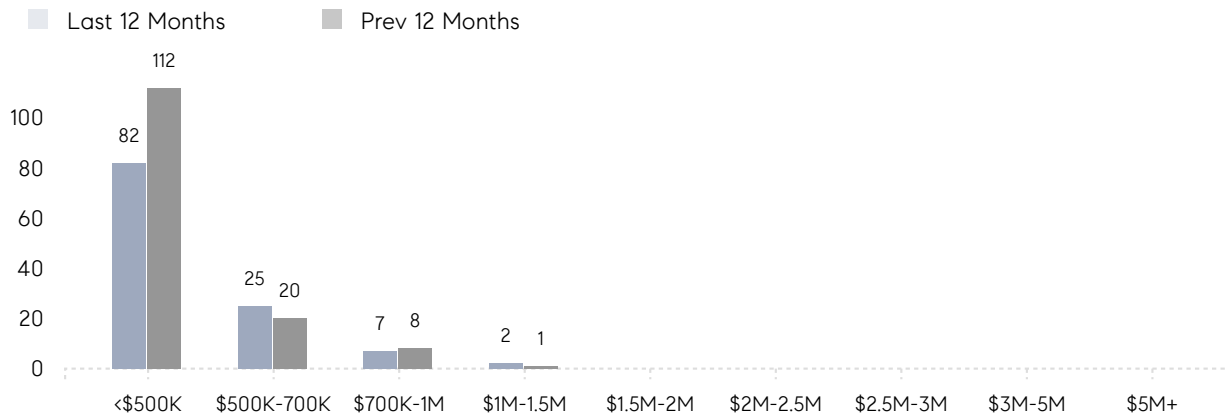
Monthly Inventory



Contracts By Price Range



Listings By Price Range



North Bergen

FEBRUARY 2023

UNDER CONTRACT

29	\$500K	\$310K
Total Properties	Average Price	Median Price
-17%	-3%	-38%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

7	\$731K	\$607K
Total Properties	Average Price	Median Price
-79%	101%	93%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

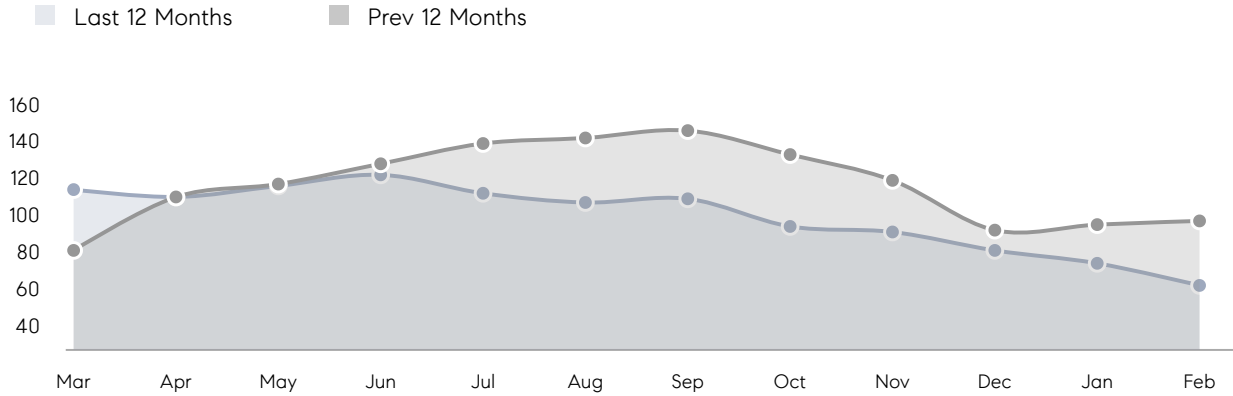
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	13	60	-78%
	% OF ASKING PRICE	100%	98%	
	AVERAGE SOLD PRICE	\$731,071	\$364,038	100.8%
	# OF CONTRACTS	29	35	-17.1%
	NEW LISTINGS	25	51	-51%
Houses	AVERAGE DOM	9	31	-71%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$496,250	\$500,030	-1%
	# OF CONTRACTS	5	11	-55%
	NEW LISTINGS	6	11	-45%
Condo/Co-op/TH	AVERAGE DOM	17	77	-78%
	% OF ASKING PRICE	98%	97%	
	AVERAGE SOLD PRICE	\$1,044,167	\$286,329	265%
	# OF CONTRACTS	24	24	0%
	NEW LISTINGS	19	40	-52%

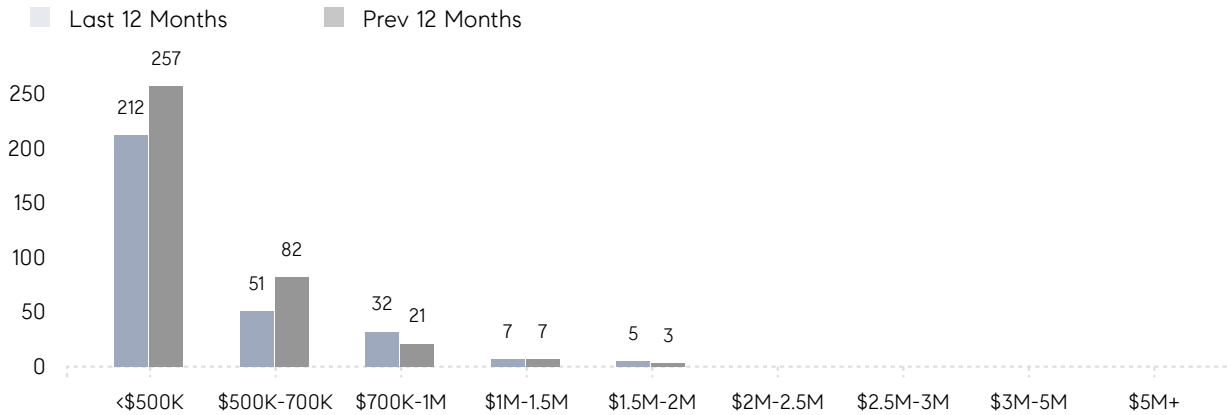
North Bergen

FEBRUARY 2023

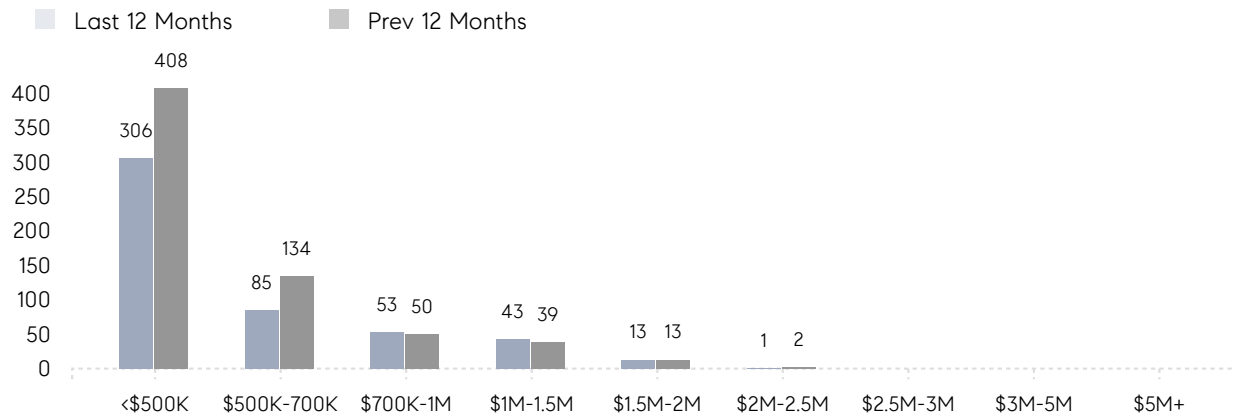
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Northvale

FEBRUARY 2023

UNDER CONTRACT

1
Total
Properties

\$558K
Average
Price

\$558K
Median
Price

0%
Change From
Feb 2022

5%
Increase From
Feb 2022

5%
Increase From
Feb 2022

UNITS SOLD

2
Total
Properties

\$452K
Average
Price

\$452K
Median
Price

-33%
Decrease From
Feb 2022

-4%
Decrease From
Feb 2022

6%
Increase From
Feb 2022

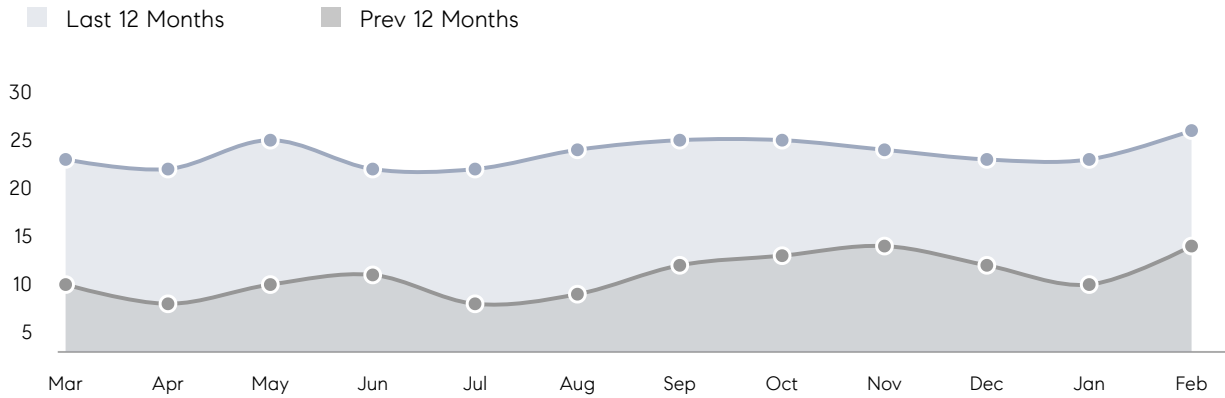
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	20	44	-55%
	% OF ASKING PRICE	99%	103%	
	AVERAGE SOLD PRICE	\$452,000	\$470,000	-3.8%
	# OF CONTRACTS	1	1	0.0%
	NEW LISTINGS	4	5	-20%
Houses	AVERAGE DOM	20	44	-55%
	% OF ASKING PRICE	99%	103%	
	AVERAGE SOLD PRICE	\$452,000	\$470,000	-4%
	# OF CONTRACTS	1	1	0%
	NEW LISTINGS	2	5	-60%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	2	0	0%

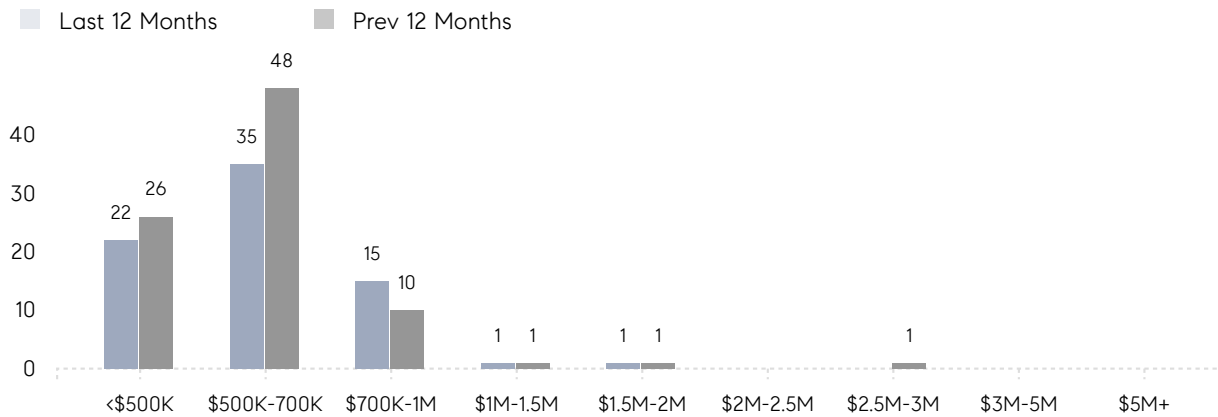
Northvale

FEBRUARY 2023

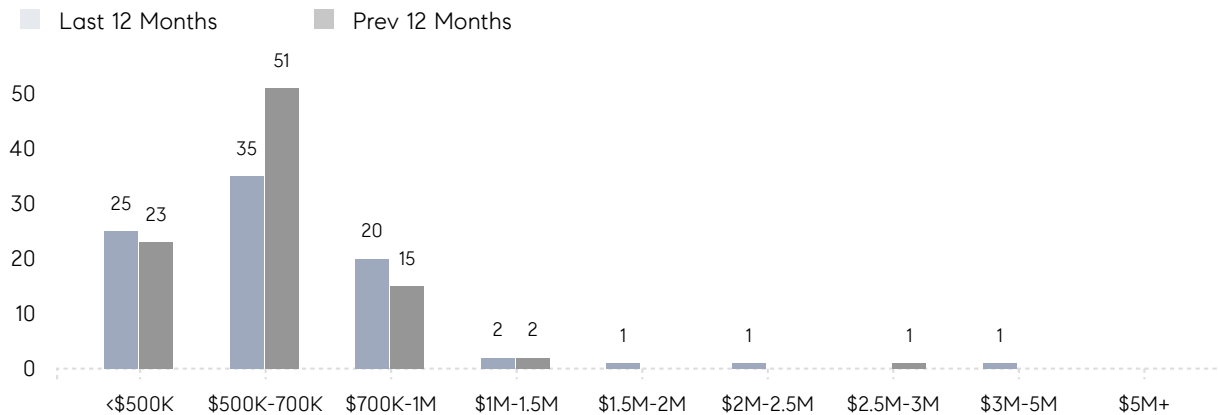
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Norwood

FEBRUARY 2023

UNDER CONTRACT

1	\$2.3M	\$2.3M
Total Properties	Average Price	Median Price
-75%	228%	255%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

UNITS SOLD

3	\$703K	\$800K
Total Properties	Average Price	Median Price
-25%	-14%	13%
Decrease From Feb 2022	Decrease From Feb 2022	Increase From Feb 2022

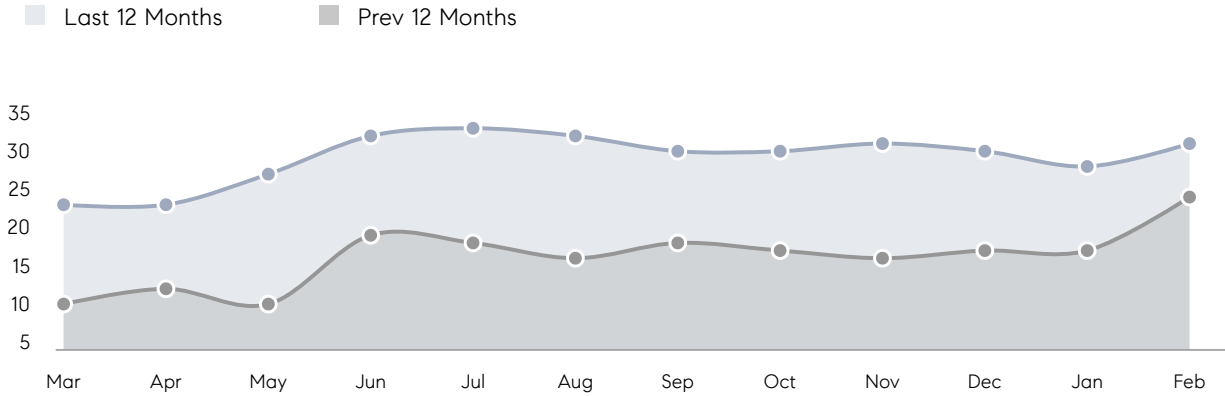
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	43	28	54%
	% OF ASKING PRICE	95%	100%	
	AVERAGE SOLD PRICE	\$703,531	\$815,695	-13.8%
	# OF CONTRACTS	1	4	-75.0%
	NEW LISTINGS	4	13	-69%
Houses	AVERAGE DOM	75	28	168%
	% OF ASKING PRICE	87%	100%	
	AVERAGE SOLD PRICE	\$950,000	\$815,695	16%
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	2	8	-75%
Condo/Co-op/TH	AVERAGE DOM	27	-	-
	% OF ASKING PRICE	100%	-	
	AVERAGE SOLD PRICE	\$580,297	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	2	5	-60%

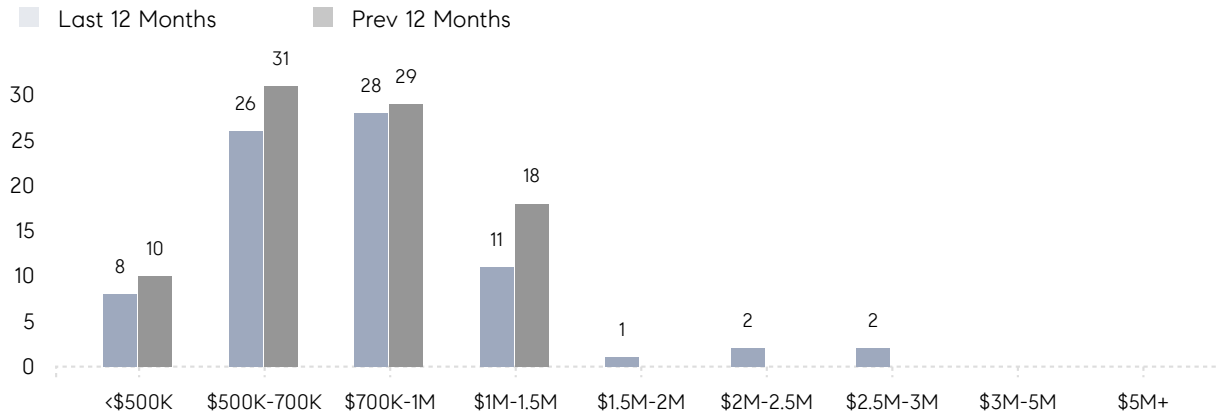
Norwood

FEBRUARY 2023

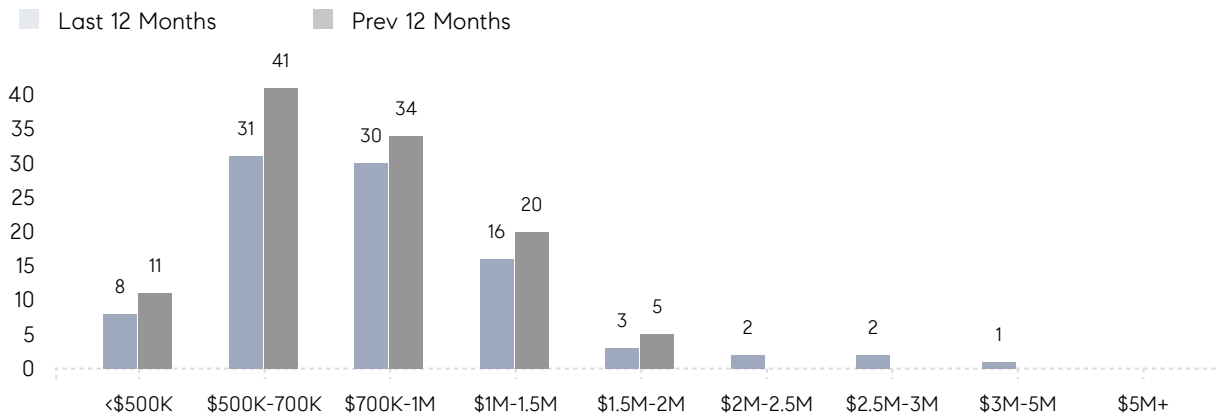
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Oakland

FEBRUARY 2023

UNDER CONTRACT

8
Total
Properties

\$655K
Average
Price

\$584K
Median
Price

-20%
Decrease From
Feb 2022

12%
Increase From
Feb 2022

3%
Increase From
Feb 2022

UNITS SOLD

5
Total
Properties

\$435K
Average
Price

\$440K
Median
Price

-74%
Decrease From
Feb 2022

-21%
Decrease From
Feb 2022

-24%
Decrease From
Feb 2022

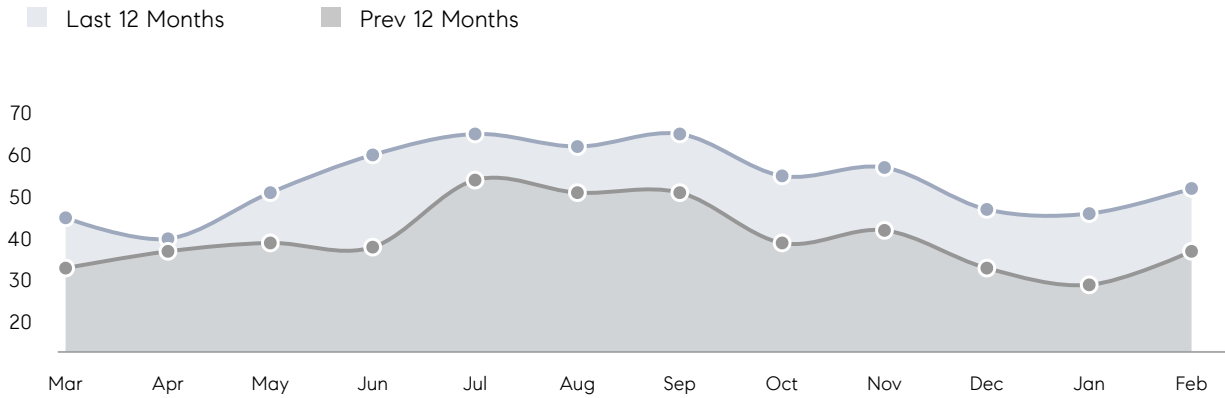
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	71	29	145%
	% OF ASKING PRICE	97%	99%	
	AVERAGE SOLD PRICE	\$435,300	\$553,068	-21.3%
	# OF CONTRACTS	8	10	-20.0%
	NEW LISTINGS	14	15	-7%
Houses	AVERAGE DOM	76	29	162%
	% OF ASKING PRICE	97%	99%	
	AVERAGE SOLD PRICE	\$434,125	\$553,068	-22%
	# OF CONTRACTS	8	10	-20%
	NEW LISTINGS	13	15	-13%
Condo/Co-op/TH	AVERAGE DOM	50	-	-
	% OF ASKING PRICE	94%	-	
	AVERAGE SOLD PRICE	\$440,000	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	1	0	0%

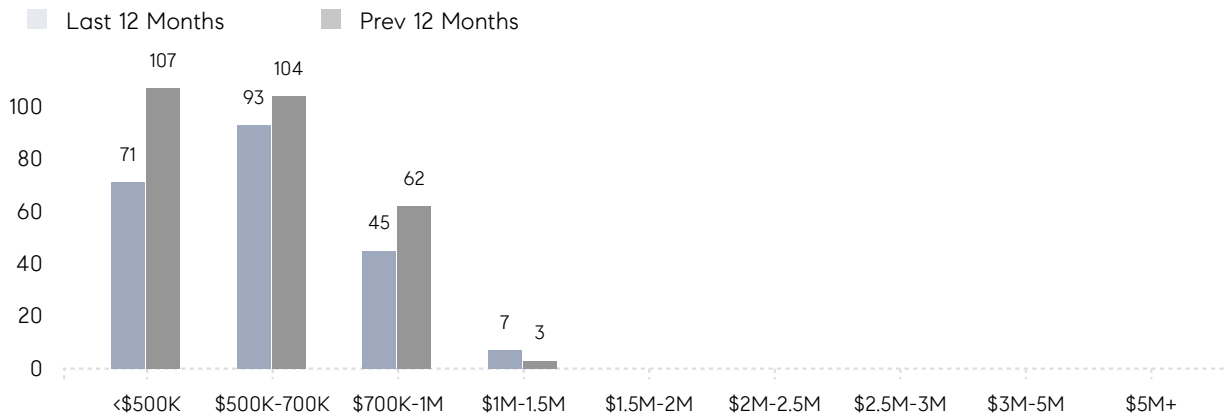
Oakland

FEBRUARY 2023

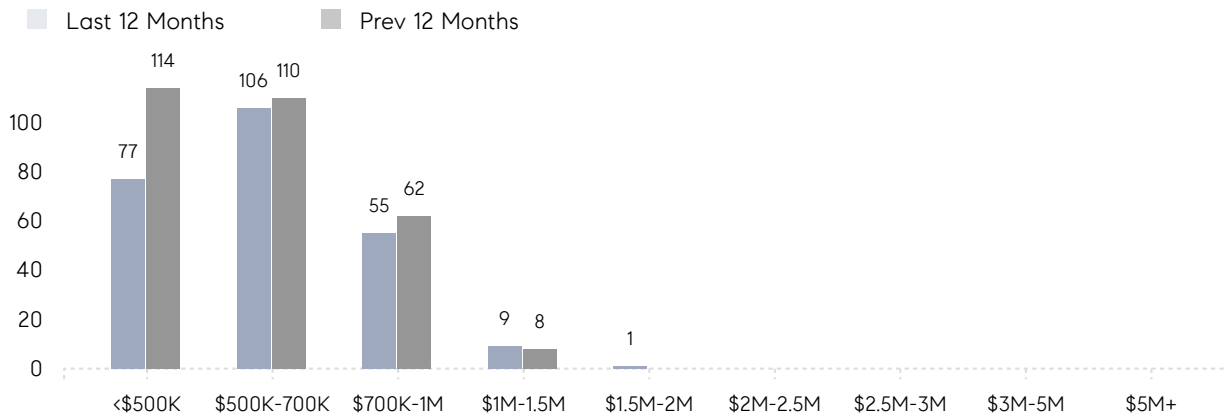
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Old Tappan

FEBRUARY 2023

UNDER CONTRACT

11
Total
Properties

\$1.1M
Average
Price

\$900K
Median
Price

-27%
Decrease From
Feb 2022

6%
Increase From
Feb 2022

-8%
Decrease From
Feb 2022

UNITS SOLD

11
Total
Properties

\$1.0M
Average
Price

\$1.1M
Median
Price

267%
Increase From
Feb 2022

-7%
Decrease From
Feb 2022

20%
Increase From
Feb 2022

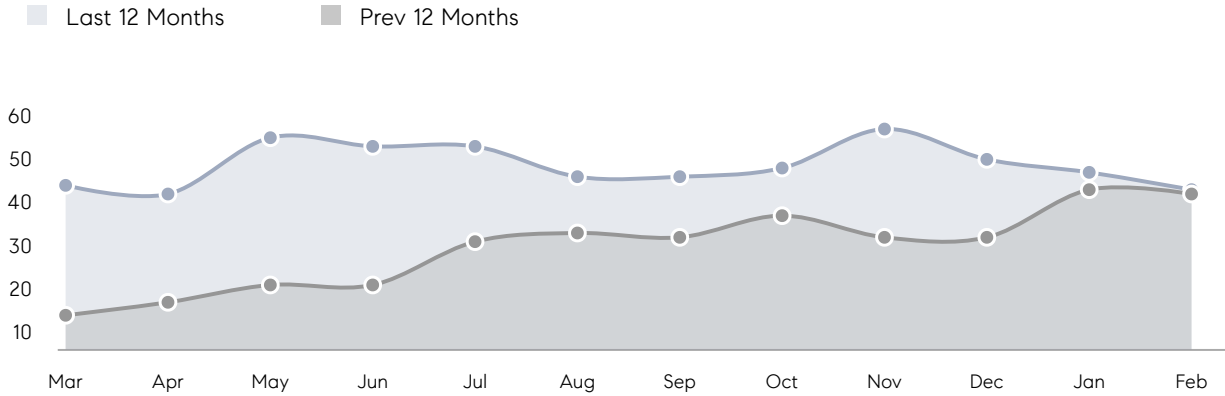
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	39	40	-2%
	% OF ASKING PRICE	106%	100%	
	AVERAGE SOLD PRICE	\$1,096,787	\$1,182,927	-7.3%
	# OF CONTRACTS	11	15	-26.7%
	NEW LISTINGS	7	17	-59%
Houses	AVERAGE DOM	43	40	8%
	% OF ASKING PRICE	97%	100%	
	AVERAGE SOLD PRICE	\$1,301,889	\$1,182,927	10%
	# OF CONTRACTS	4	9	-56%
	NEW LISTINGS	4	8	-50%
Condo/Co-op/TH	AVERAGE DOM	39	-	-
	% OF ASKING PRICE	108%	-	
	AVERAGE SOLD PRICE	\$1,051,208	-	-
	# OF CONTRACTS	7	6	17%
	NEW LISTINGS	3	9	-67%

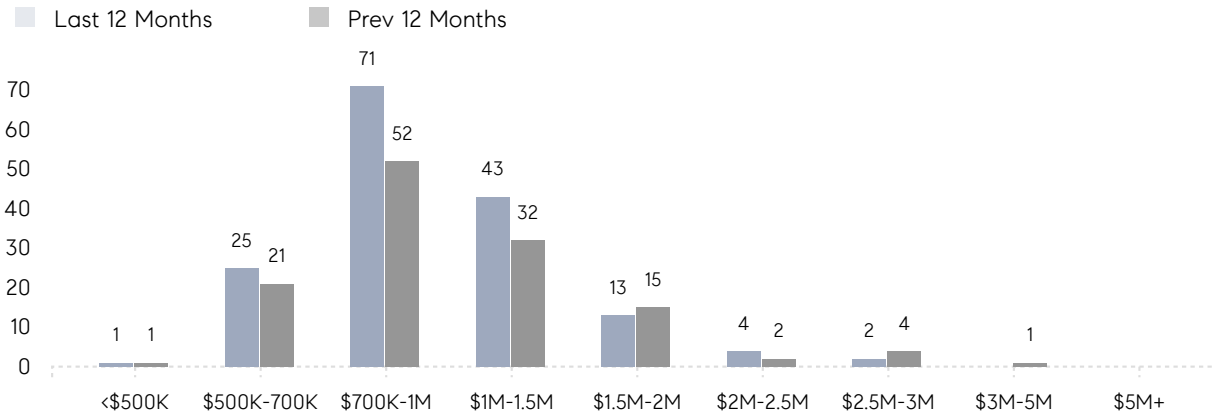
Old Tappan

FEBRUARY 2023

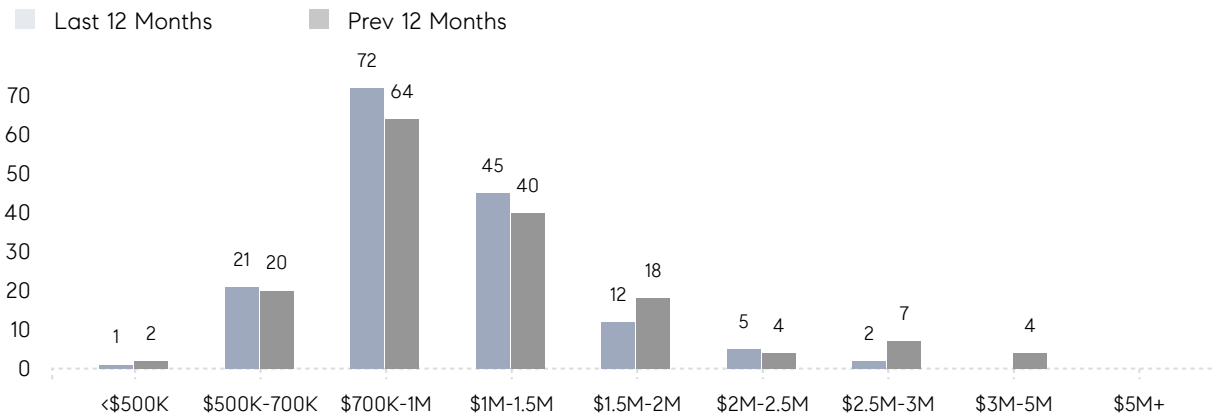
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Oradell

FEBRUARY 2023

UNDER CONTRACT

7	\$715K	\$734K
Total Properties	Average Price	Median Price
40%	-21%	-14%
Increase From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

1	\$709K	\$709K
Total Properties	Average Price	Median Price
-80%	-22%	-14%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

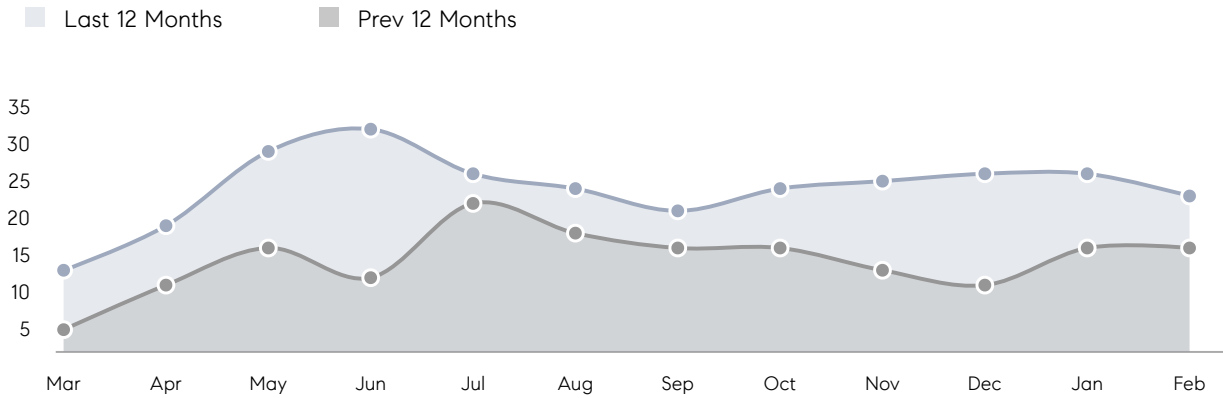
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	11	12	-8%
	% OF ASKING PRICE	97%	103%	
	AVERAGE SOLD PRICE	\$709,000	\$911,800	-22.2%
	# OF CONTRACTS	7	5	40.0%
	NEW LISTINGS	4	6	-33%
Houses	AVERAGE DOM	11	12	-8%
	% OF ASKING PRICE	97%	103%	
	AVERAGE SOLD PRICE	\$709,000	\$911,800	-22%
	# OF CONTRACTS	7	5	40%
	NEW LISTINGS	4	6	-33%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

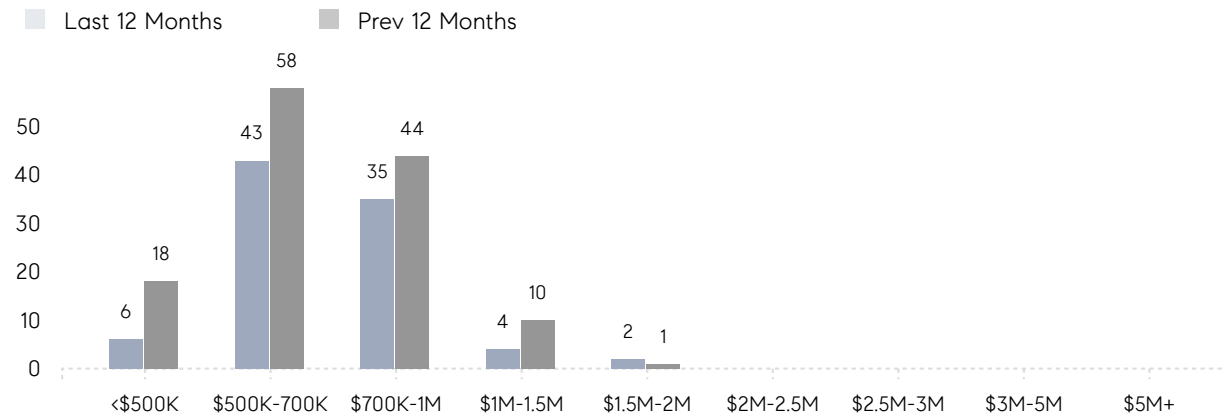
Oradell

FEBRUARY 2023

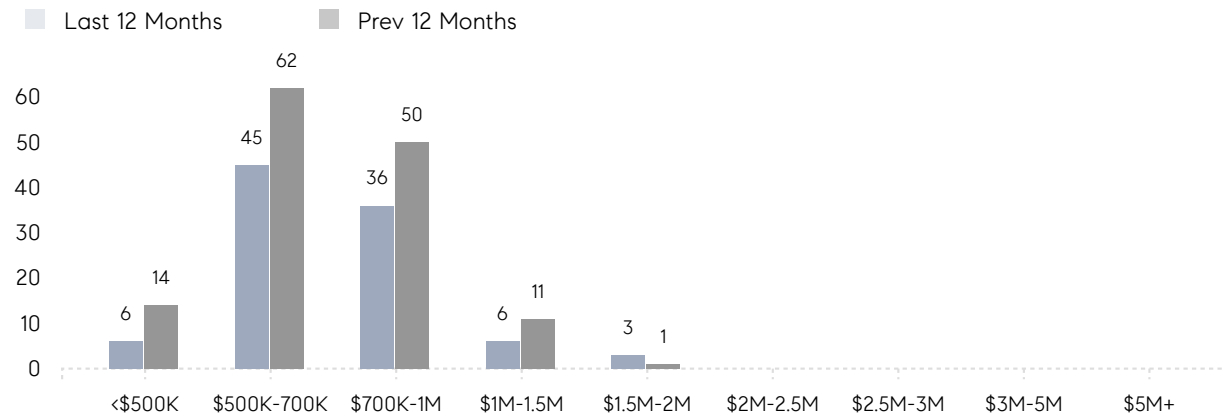
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Palisades Park

FEBRUARY 2023

UNDER CONTRACT

7
Total
Properties

\$672K
Average
Price

\$699K
Median
Price

0%
Change From
Feb 2022

-7%
Decrease From
Feb 2022

-10%
Decrease From
Feb 2022

UNITS SOLD

4
Total
Properties

\$913K
Average
Price

\$881K
Median
Price

-50%
Decrease From
Feb 2022

35%
Increase From
Feb 2022

23%
Increase From
Feb 2022

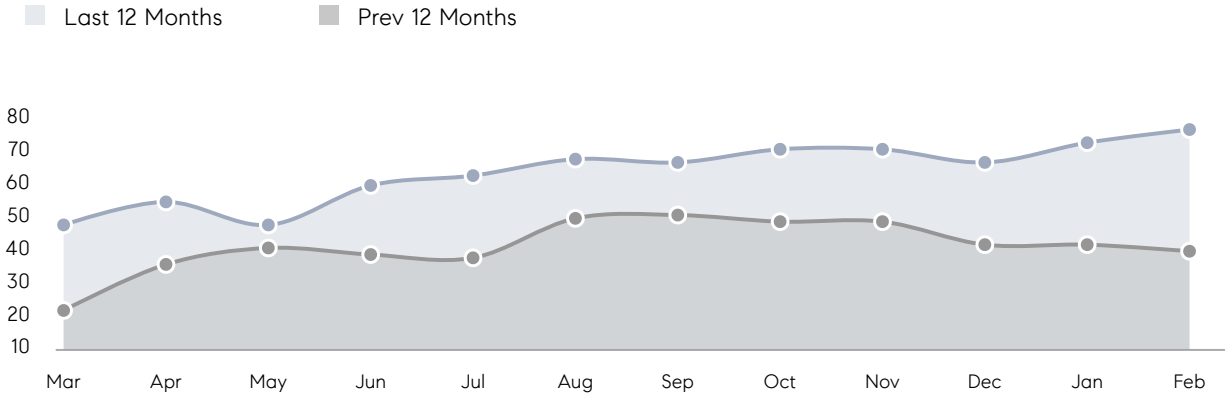
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	64	51	25%
	% OF ASKING PRICE	93%	95%	
	AVERAGE SOLD PRICE	\$913,145	\$676,063	35.1%
	# OF CONTRACTS	7	7	0.0%
	NEW LISTINGS	13	5	160%
Houses	AVERAGE DOM	73	48	52%
	% OF ASKING PRICE	97%	83%	
	AVERAGE SOLD PRICE	\$610,000	\$999,500	-39%
	# OF CONTRACTS	2	2	0%
	NEW LISTINGS	1	0	0%
Condo/Co-op/TH	AVERAGE DOM	61	51	20%
	% OF ASKING PRICE	91%	97%	
	AVERAGE SOLD PRICE	\$1,014,193	\$629,857	61%
	# OF CONTRACTS	5	5	0%
	NEW LISTINGS	12	5	140%

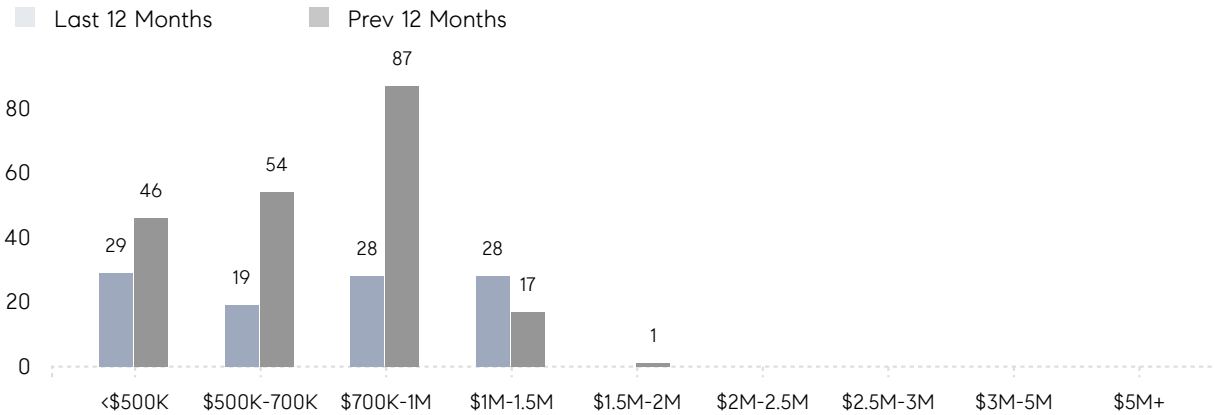
Palisades Park

FEBRUARY 2023

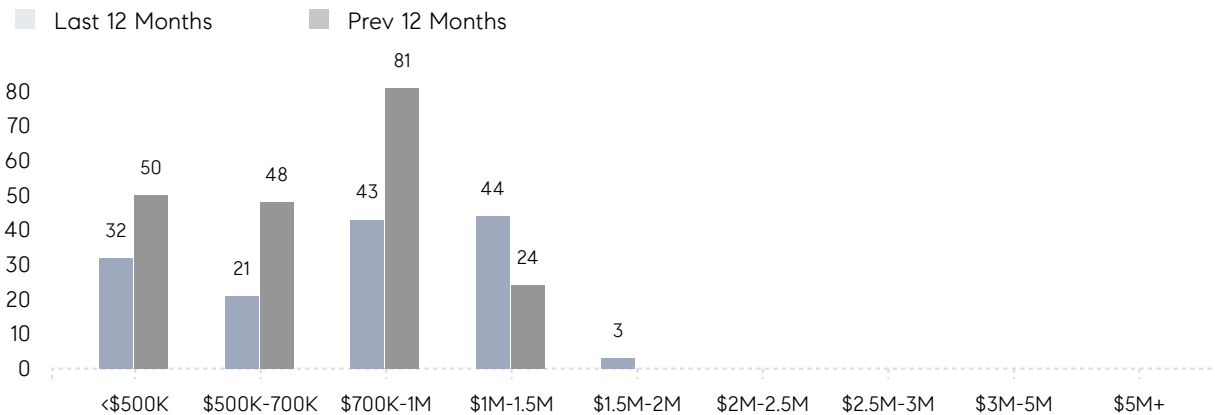
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Paramus

FEBRUARY 2023

UNDER CONTRACT

16
Total
Properties

\$1.1M
Average
Price

\$877K
Median
Price

-30%
Decrease From
Feb 2022

16%
Increase From
Feb 2022

3%
Increase From
Feb 2022

UNITS SOLD

8
Total
Properties

\$942K
Average
Price

\$812K
Median
Price

-20%
Decrease From
Feb 2022

4%
Increase From
Feb 2022

0%
Change From
Feb 2022

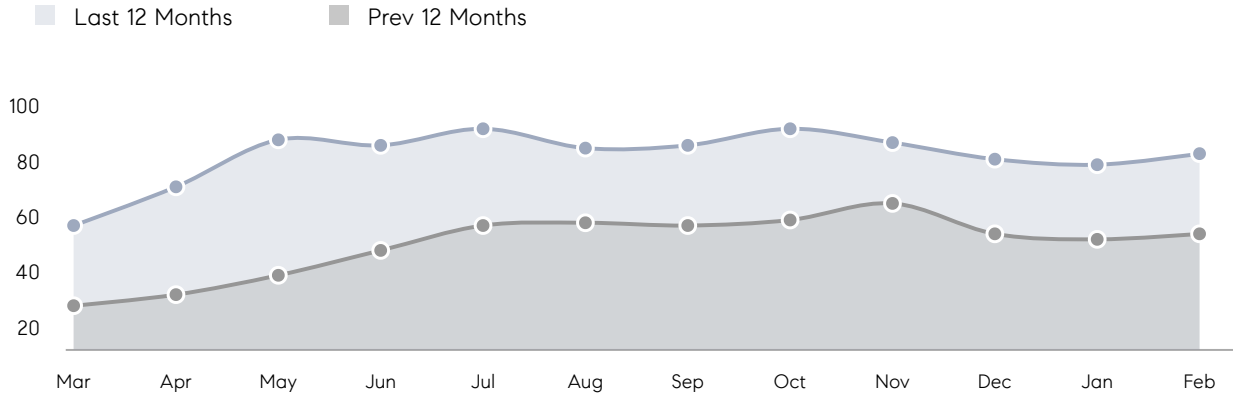
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	93	40	133%
	% OF ASKING PRICE	94%	104%	
	AVERAGE SOLD PRICE	\$942,625	\$904,900	4.2%
	# OF CONTRACTS	16	23	-30.4%
	NEW LISTINGS	14	26	-46%
Houses	AVERAGE DOM	93	40	133%
	% OF ASKING PRICE	94%	104%	
	AVERAGE SOLD PRICE	\$942,625	\$904,900	4%
	# OF CONTRACTS	16	20	-20%
	NEW LISTINGS	14	25	-44%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	3	0%
	NEW LISTINGS	0	1	0%

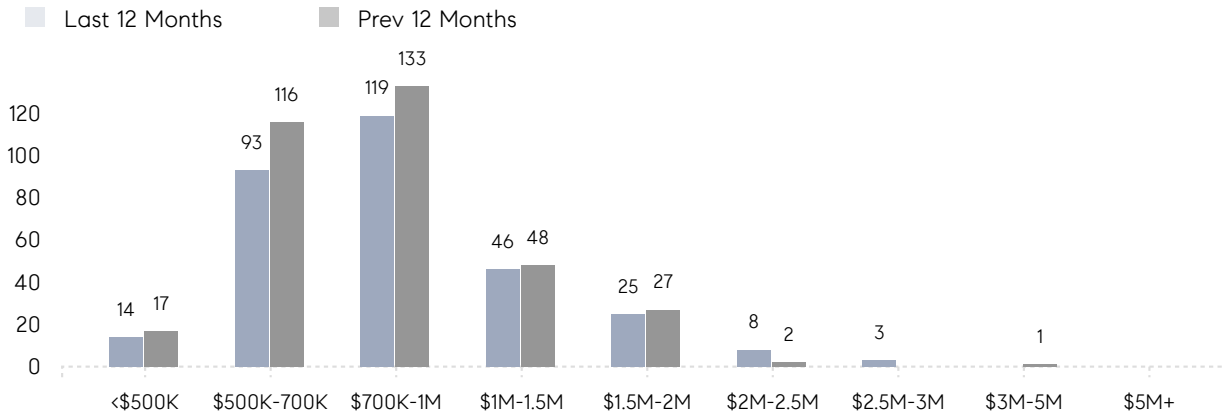
Paramus

FEBRUARY 2023

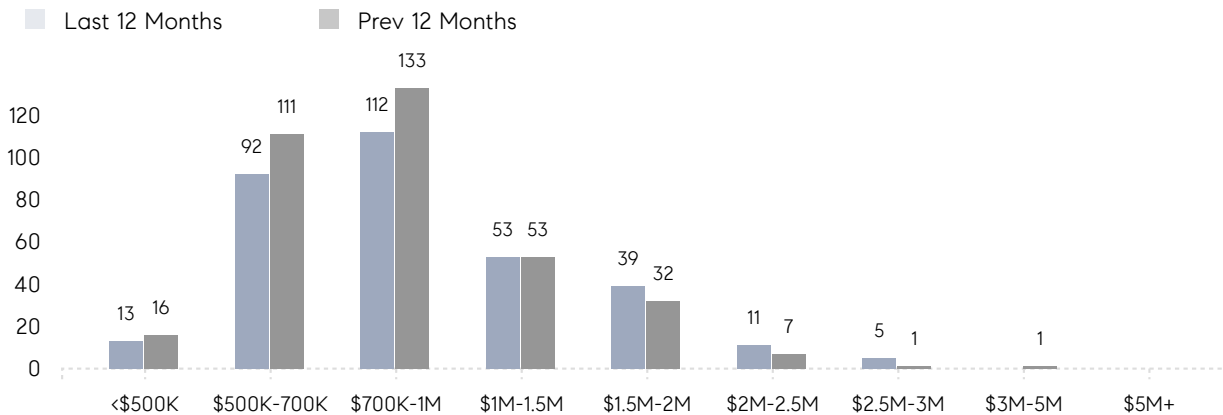
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Park Ridge

FEBRUARY 2023

UNDER CONTRACT

7
Total
Properties

\$695K
Average
Price

\$599K
Median
Price

-22%
Decrease From
Feb 2022

-2%
Decrease From
Feb 2022

20%
Increase From
Feb 2022

UNITS SOLD

6
Total
Properties

\$757K
Average
Price

\$652K
Median
Price

50%
Increase From
Feb 2022

6%
Increase From
Feb 2022

-11%
Decrease From
Feb 2022

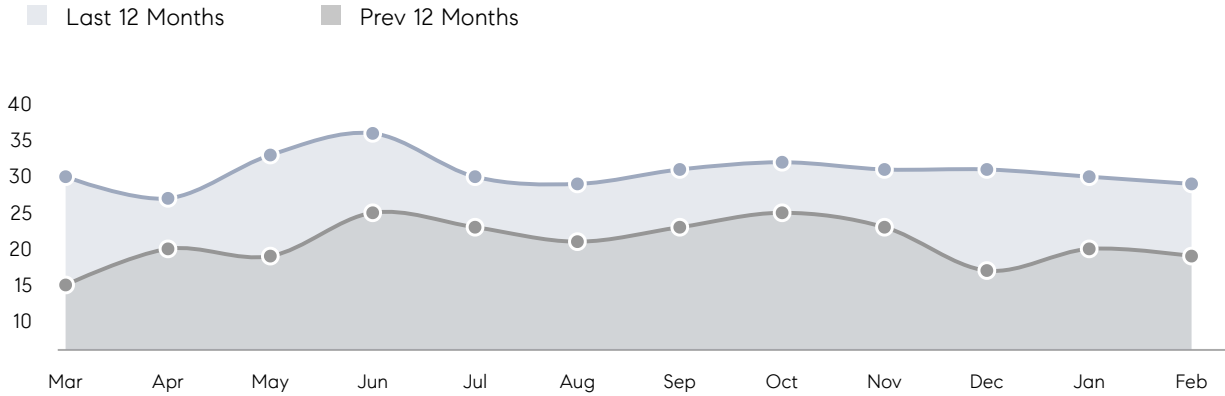
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	36	60	-40%
	% OF ASKING PRICE	99%	101%	
	AVERAGE SOLD PRICE	\$757,250	\$712,250	6.3%
	# OF CONTRACTS	7	9	-22.2%
	NEW LISTINGS	5	8	-37%
Houses	AVERAGE DOM	36	60	-40%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$832,400	\$712,250	17%
	# OF CONTRACTS	7	8	-12%
	NEW LISTINGS	5	7	-29%
Condo/Co-op/TH	AVERAGE DOM	37	-	-
	% OF ASKING PRICE	98%	-	
	AVERAGE SOLD PRICE	\$381,500	-	-
	# OF CONTRACTS	0	1	0%
	NEW LISTINGS	0	1	0%

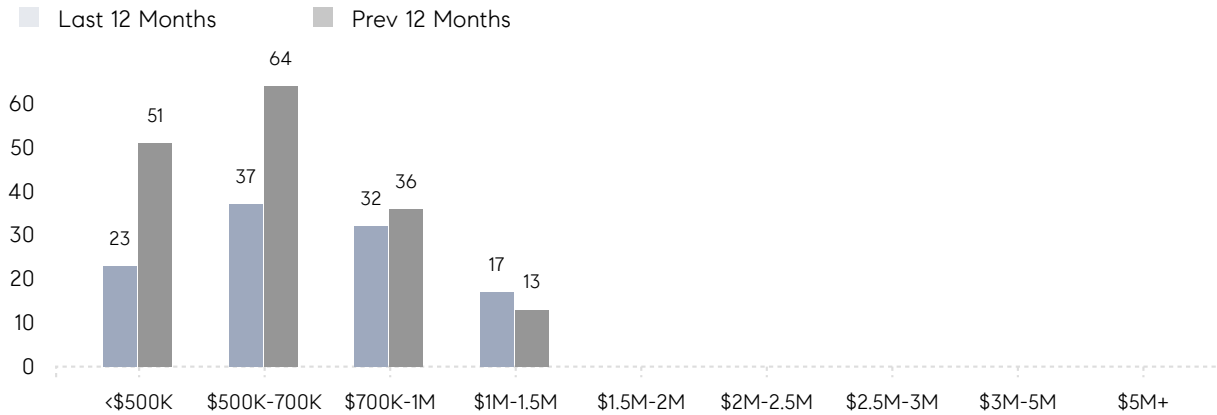
Park Ridge

FEBRUARY 2023

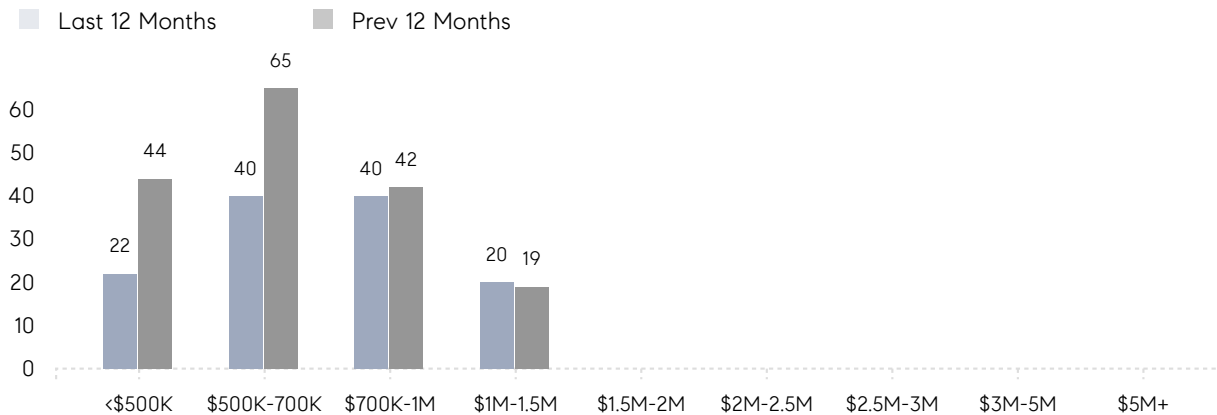
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Ramsey

FEBRUARY 2023

UNDER CONTRACT

21
Total
Properties

\$680K
Average
Price

\$639K
Median
Price

31%
Increase From
Feb 2022

5%
Increase From
Feb 2022

-3%
Decrease From
Feb 2022

UNITS SOLD

9
Total
Properties

\$376K
Average
Price

\$410K
Median
Price

-18%
Decrease From
Feb 2022

-42%
Decrease From
Feb 2022

-27%
Decrease From
Feb 2022

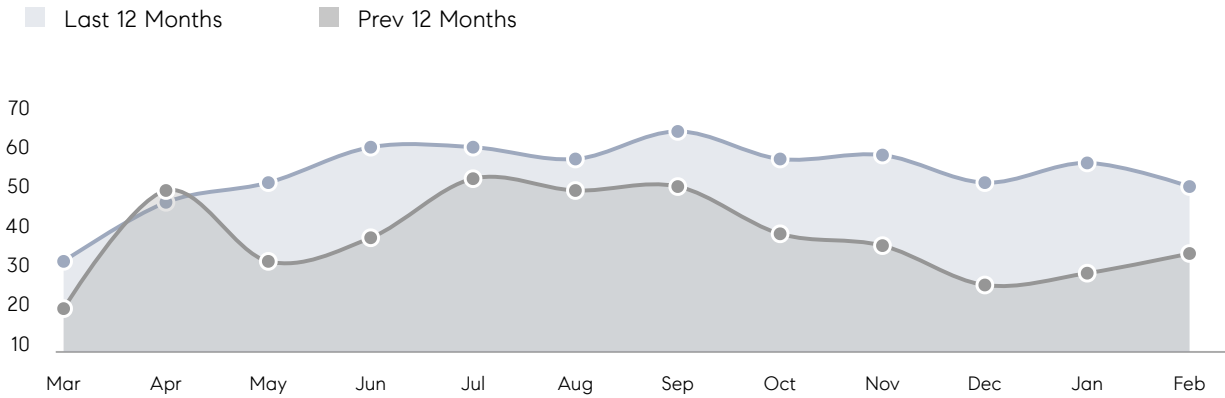
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	45	48	-6%
	% OF ASKING PRICE	100%	102%	
	AVERAGE SOLD PRICE	\$376,333	\$650,227	-42.1%
	# OF CONTRACTS	21	16	31.3%
	NEW LISTINGS	12	19	-37%
Houses	AVERAGE DOM	62	59	5%
	% OF ASKING PRICE	100%	100%	
	AVERAGE SOLD PRICE	\$562,000	\$691,250	-19%
	# OF CONTRACTS	13	12	8%
	NEW LISTINGS	10	15	-33%
Condo/Co-op/TH	AVERAGE DOM	40	19	111%
	% OF ASKING PRICE	100%	105%	
	AVERAGE SOLD PRICE	\$323,286	\$540,833	-40%
	# OF CONTRACTS	8	4	100%
	NEW LISTINGS	2	4	-50%

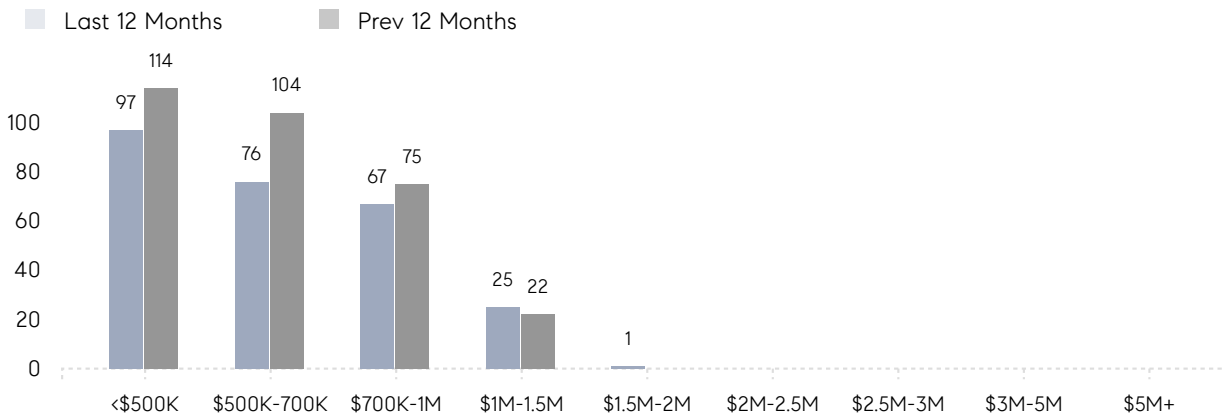
Ramsey

FEBRUARY 2023

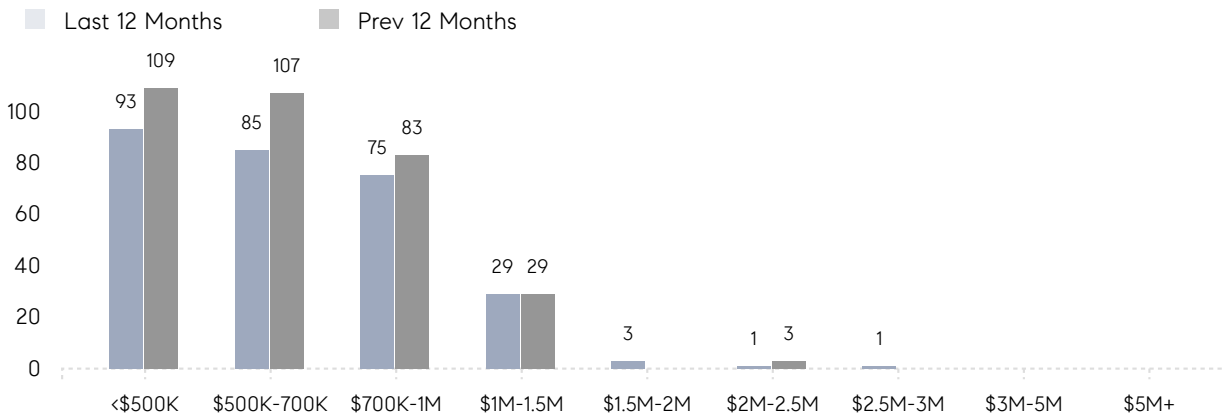
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Ridgefield

FEBRUARY 2023

UNDER CONTRACT

4	\$611K	\$553K
Total Properties	Average Price	Median Price
-73%	12%	-5%
Decrease From Feb 2022	Increase From Feb 2022	Decrease From Feb 2022

UNITS SOLD

2	\$535K	\$535K
Total Properties	Average Price	Median Price
-50%	-27%	-15%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

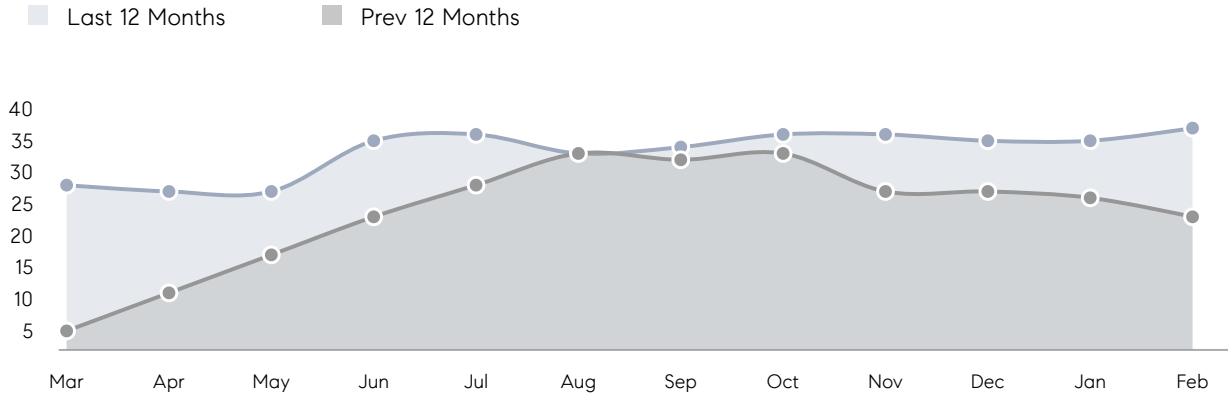
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	66	53	25%
	% OF ASKING PRICE	94%	97%	
	AVERAGE SOLD PRICE	\$535,000	\$737,725	-27.5%
	# OF CONTRACTS	4	15	-73.3%
	NEW LISTINGS	5	8	-37%
Houses	AVERAGE DOM	66	53	25%
	% OF ASKING PRICE	94%	97%	
	AVERAGE SOLD PRICE	\$535,000	\$737,725	-27%
	# OF CONTRACTS	3	13	-77%
	NEW LISTINGS	3	8	-62%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	2	-50%
	NEW LISTINGS	2	0	0%

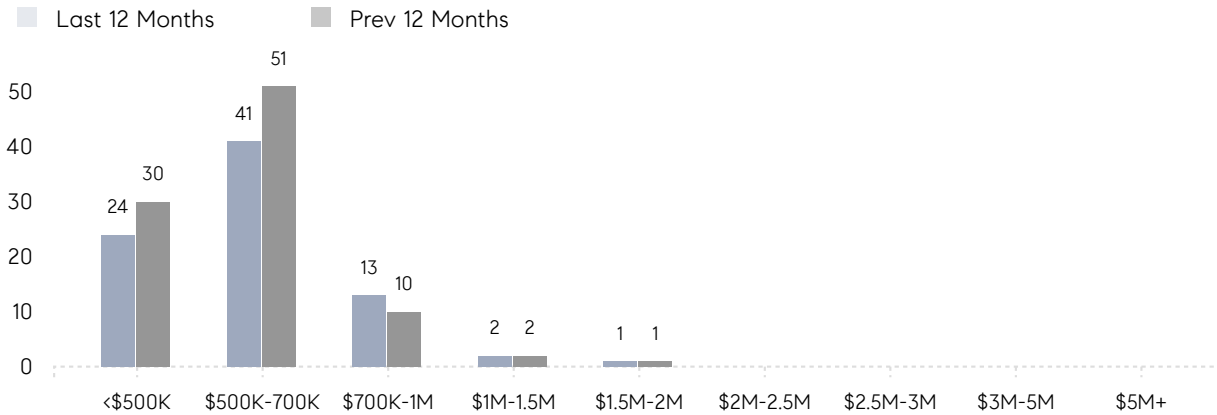
Ridgefield

FEBRUARY 2023

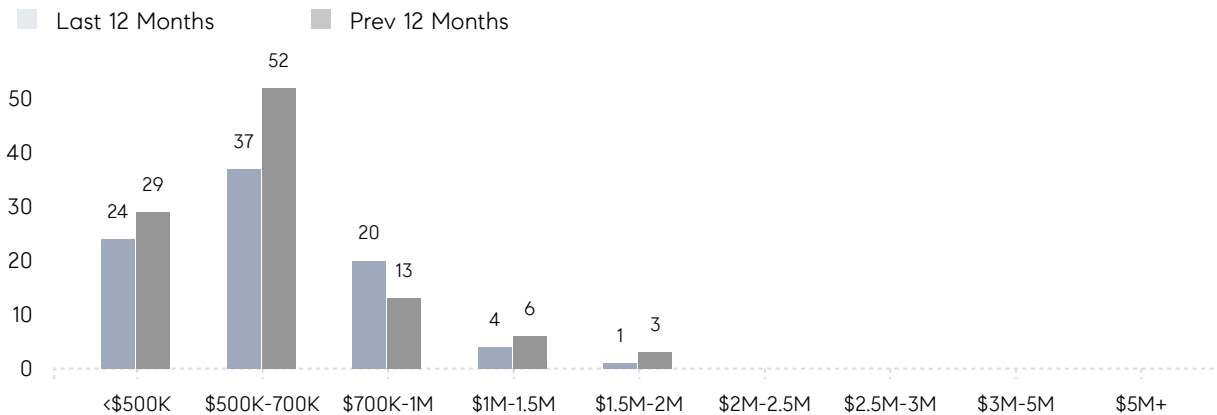
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Ridgefield Park

FEBRUARY 2023

UNDER CONTRACT

4
Total
Properties

\$413K
Average
Price

\$439K
Median
Price

-50%
Decrease From
Feb 2022

-7%
Decrease From
Feb 2022

-11%
Decrease From
Feb 2022

UNITS SOLD

3
Total
Properties

\$241K
Average
Price

\$199K
Median
Price

-50%
Decrease From
Feb 2022

-47%
Decrease From
Feb 2022

-55%
Decrease From
Feb 2022

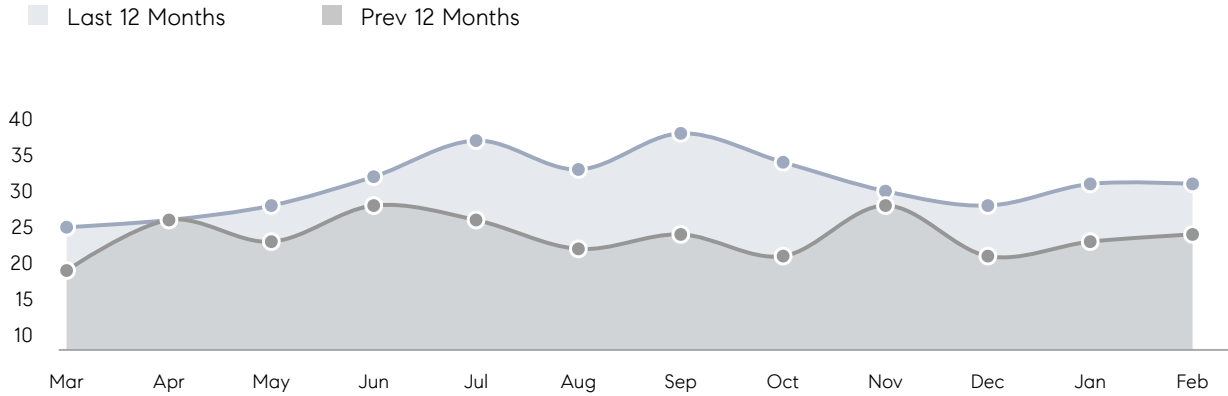
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	98	64	53%
	% OF ASKING PRICE	96%	98%	
	AVERAGE SOLD PRICE	\$241,600	\$453,333	-46.7%
	# OF CONTRACTS	4	8	-50.0%
	NEW LISTINGS	3	8	-62%
Houses	AVERAGE DOM	64	64	0%
	% OF ASKING PRICE	101%	98%	
	AVERAGE SOLD PRICE	\$355,000	\$453,333	-22%
	# OF CONTRACTS	2	7	-71%
	NEW LISTINGS	3	5	-40%
Condo/Co-op/TH	AVERAGE DOM	115	-	-
	% OF ASKING PRICE	93%	-	
	AVERAGE SOLD PRICE	\$184,900	-	-
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	0	3	0%

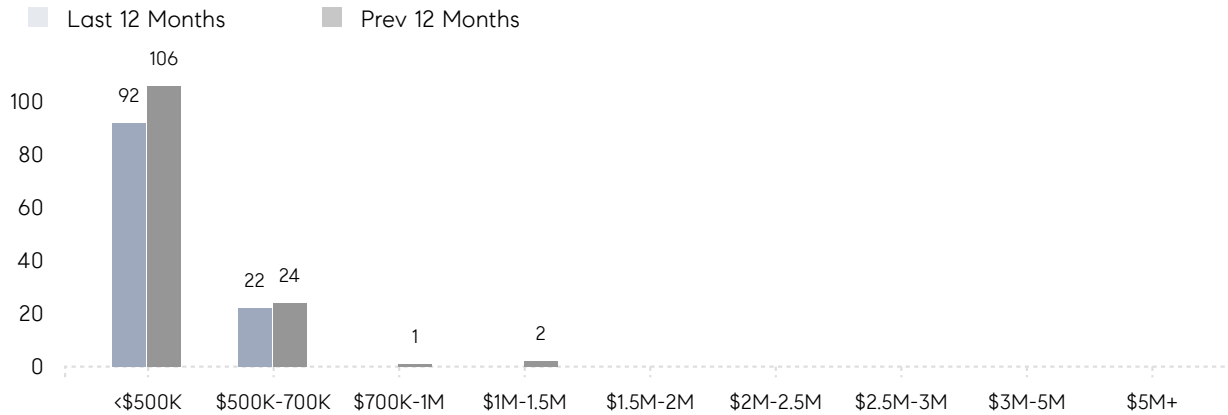
Ridgefield Park

FEBRUARY 2023

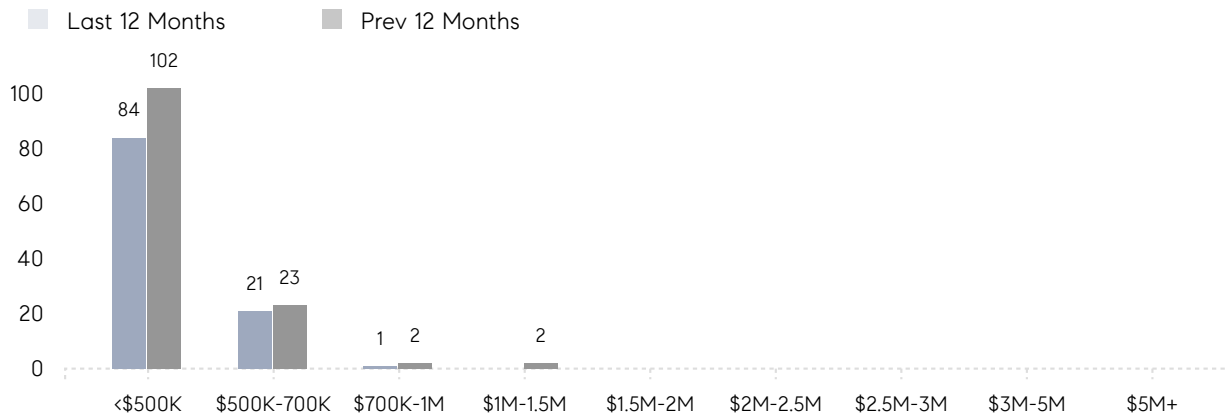
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Ridgewood

FEBRUARY 2023

UNDER CONTRACT

18	\$1.1M	\$1.0M
Total Properties	Average Price	Median Price
20%	-7%	-1%
Increase From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

5	\$1.4M	\$1.6M
Total Properties	Average Price	Median Price
-29%	43%	78%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

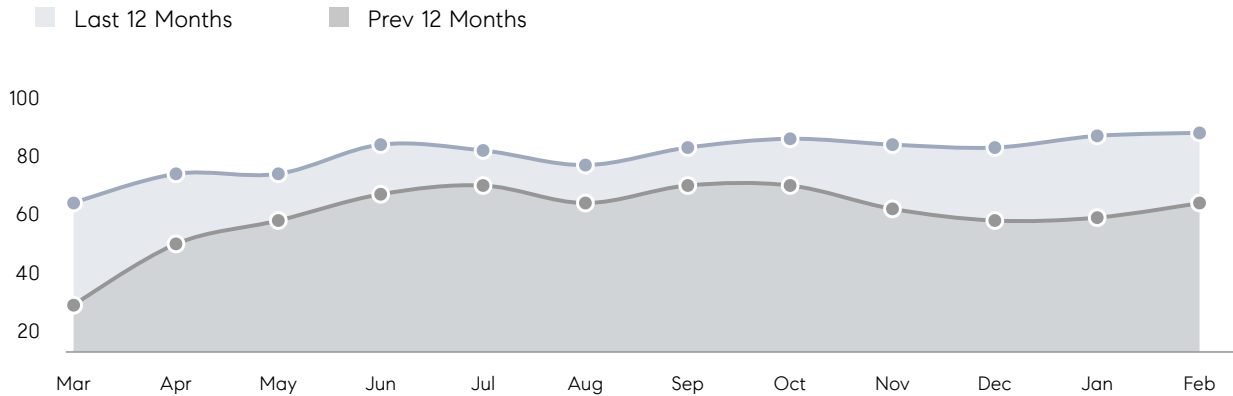
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	32	24	33%
	% OF ASKING PRICE	95%	102%	
	AVERAGE SOLD PRICE	\$1,484,200	\$1,038,714	42.9%
	# OF CONTRACTS	18	15	20.0%
	NEW LISTINGS	22	18	22%
Houses	AVERAGE DOM	32	28	14%
	% OF ASKING PRICE	95%	102%	
	AVERAGE SOLD PRICE	\$1,484,200	\$1,138,333	30%
	# OF CONTRACTS	18	15	20%
	NEW LISTINGS	22	18	22%
Condo/Co-op/TH	AVERAGE DOM	-	5	-
	% OF ASKING PRICE	-	101%	
	AVERAGE SOLD PRICE	-	\$441,000	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

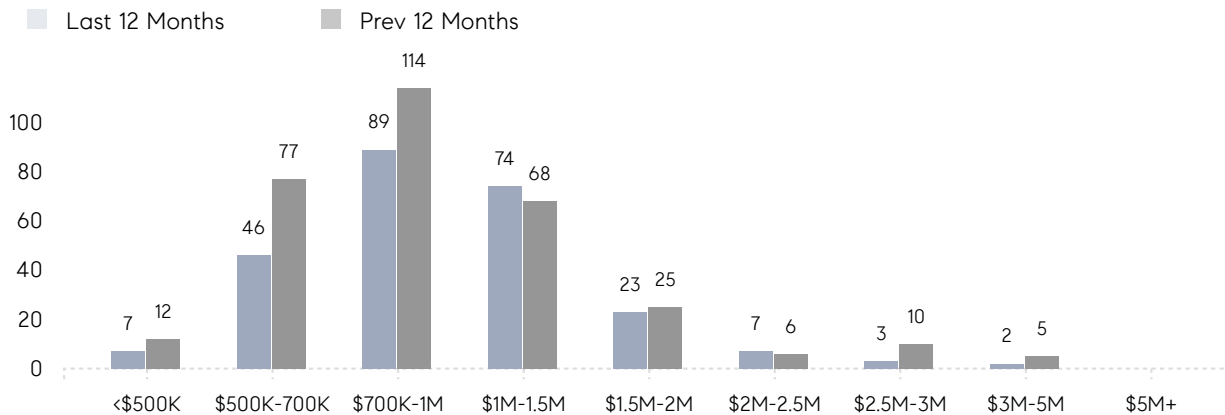
Ridgewood

FEBRUARY 2023

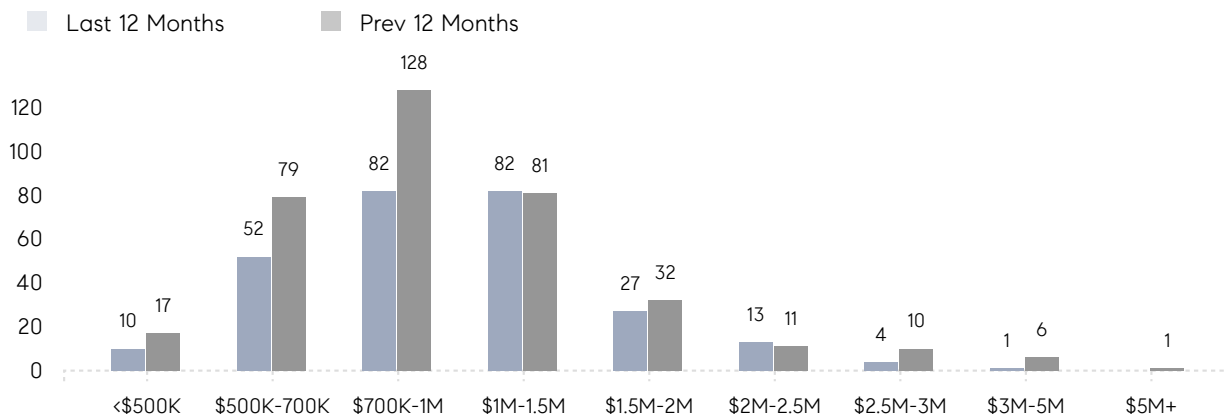
Monthly Inventory



Contracts By Price Range



Listings By Price Range



River Edge

FEBRUARY 2023

UNDER CONTRACT

7
Total
Properties

\$835K
Average
Price

\$765K
Median
Price

17%
Increase From
Feb 2022

26%
Increase From
Feb 2022

46%
Increase From
Feb 2022

UNITS SOLD

3
Total
Properties

\$548K
Average
Price

\$550K
Median
Price

-73%
Decrease From
Feb 2022

-19%
Decrease From
Feb 2022

-10%
Decrease From
Feb 2022

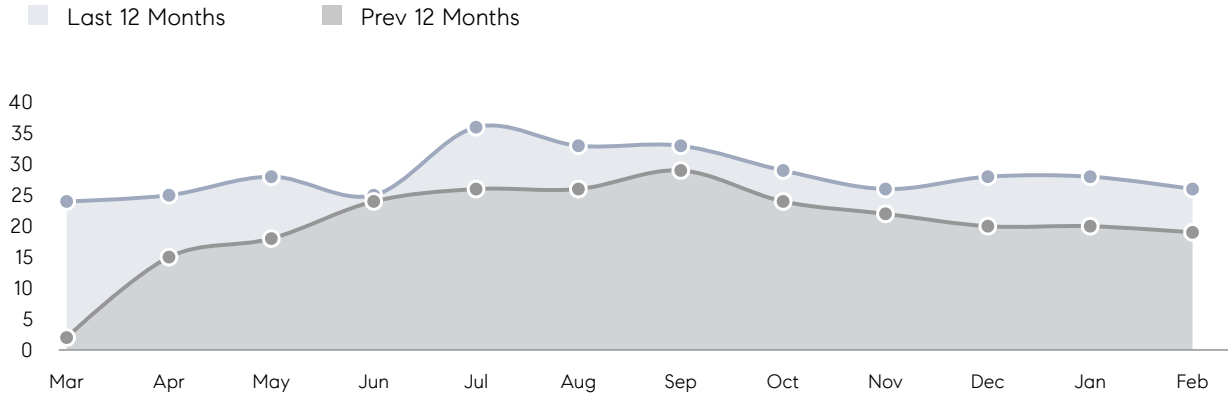
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	16	31	-48%
	% OF ASKING PRICE	97%	104%	
	AVERAGE SOLD PRICE	\$548,333	\$678,354	-19.2%
	# OF CONTRACTS	7	6	16.7%
	NEW LISTINGS	4	5	-20%
Houses	AVERAGE DOM	22	31	-29%
	% OF ASKING PRICE	96%	104%	
	AVERAGE SOLD PRICE	\$555,000	\$678,354	-18%
	# OF CONTRACTS	7	6	17%
	NEW LISTINGS	4	5	-20%
Condo/Co-op/TH	AVERAGE DOM	5	-	-
	% OF ASKING PRICE	99%	-	
	AVERAGE SOLD PRICE	\$535,000	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

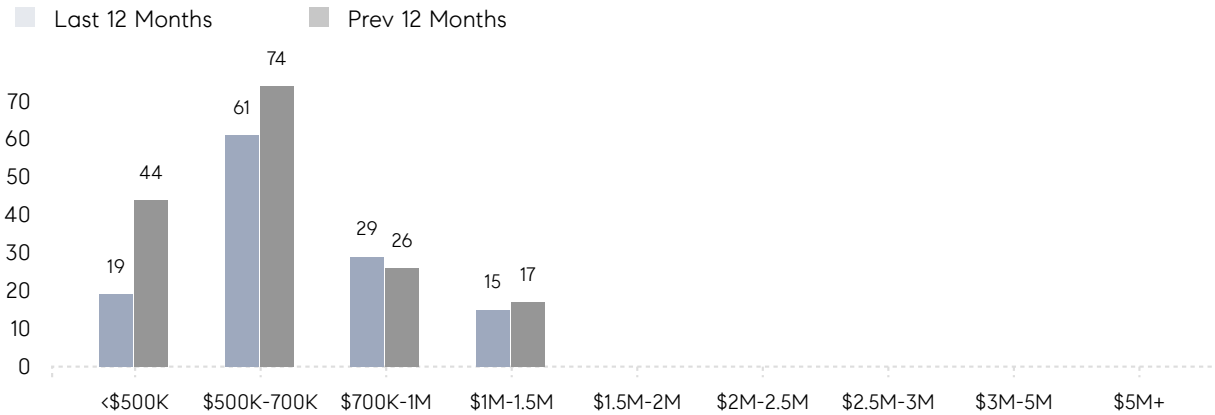
River Edge

FEBRUARY 2023

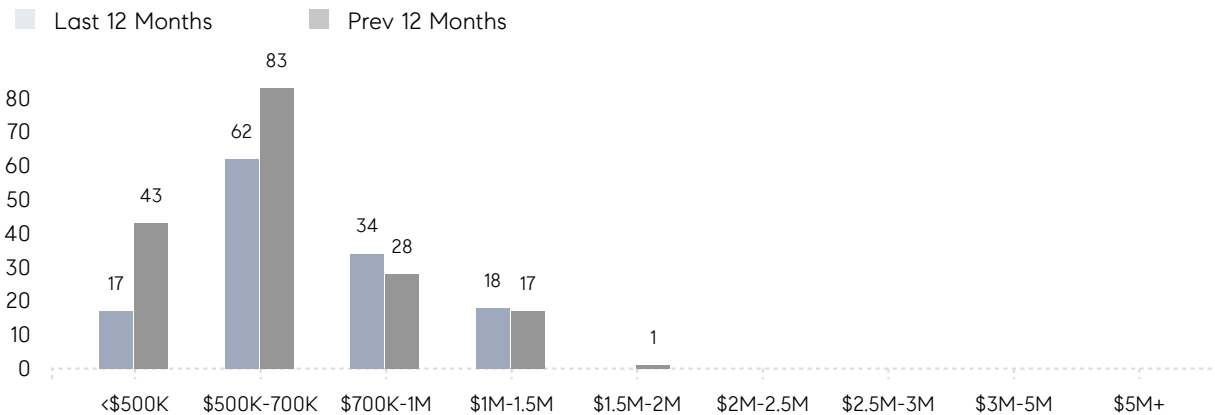
Monthly Inventory



Contracts By Price Range



Listings By Price Range



River Vale

FEBRUARY 2023

UNDER CONTRACT

8	\$771K	\$787K
Total Properties	Average Price	Median Price
-20%	-22%	-10%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

10	\$767K	\$775K
Total Properties	Average Price	Median Price
233%	-8%	9%
Increase From Feb 2022	Decrease From Feb 2022	Increase From Feb 2022

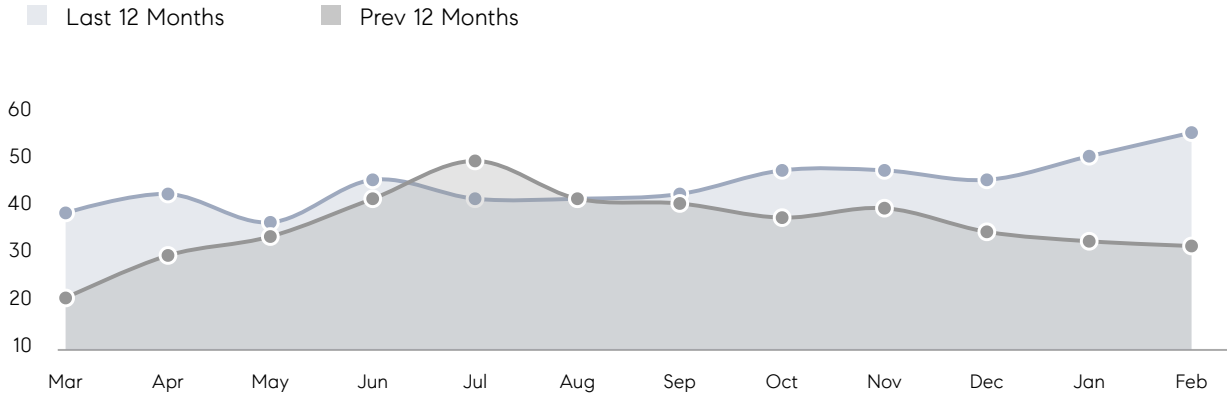
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	57	31	84%
	% OF ASKING PRICE	102%	101%	
	AVERAGE SOLD PRICE	\$767,856	\$835,000	-8.0%
	# OF CONTRACTS	8	10	-20.0%
	NEW LISTINGS	13	7	86%
Houses	AVERAGE DOM	29	31	-6%
	% OF ASKING PRICE	100%	101%	
	AVERAGE SOLD PRICE	\$752,157	\$835,000	-10%
	# OF CONTRACTS	5	9	-44%
	NEW LISTINGS	11	6	83%
Condo/Co-op/TH	AVERAGE DOM	121	-	-
	% OF ASKING PRICE	107%	-	
	AVERAGE SOLD PRICE	\$804,486	-	-
	# OF CONTRACTS	3	1	200%
	NEW LISTINGS	2	1	100%

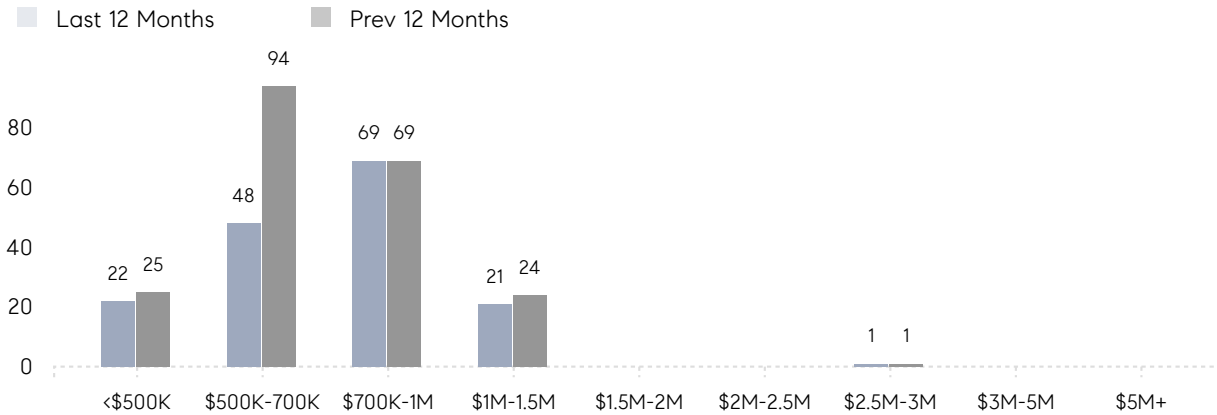
River Vale

FEBRUARY 2023

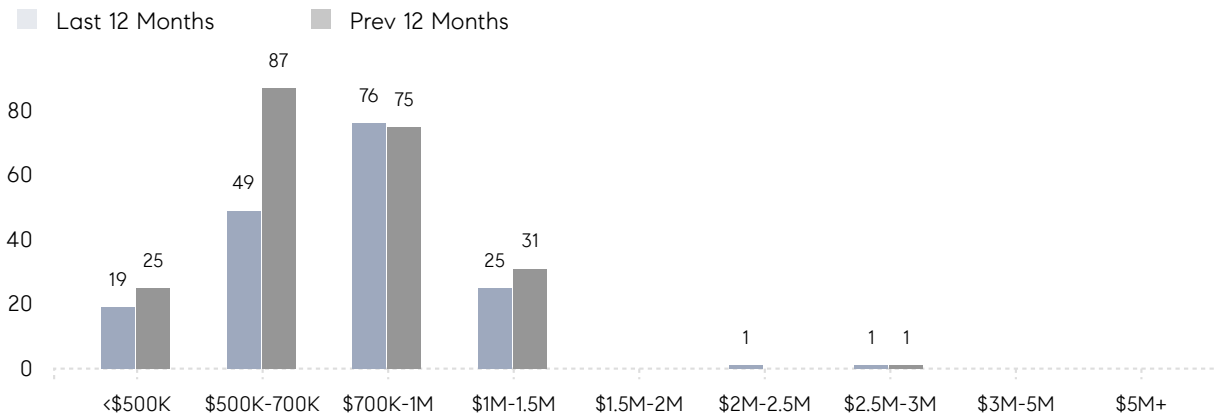
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Rochelle Park

FEBRUARY 2023

UNDER CONTRACT

4
Total
Properties

\$443K
Average
Price

\$412K
Median
Price

0%
Change From
Feb 2022

-9%
Decrease From
Feb 2022

-14%
Decrease From
Feb 2022

UNITS SOLD

3
Total
Properties

\$394K
Average
Price

\$340K
Median
Price

50%
Increase From
Feb 2022

-36%
Decrease From
Feb 2022

-45%
Decrease From
Feb 2022

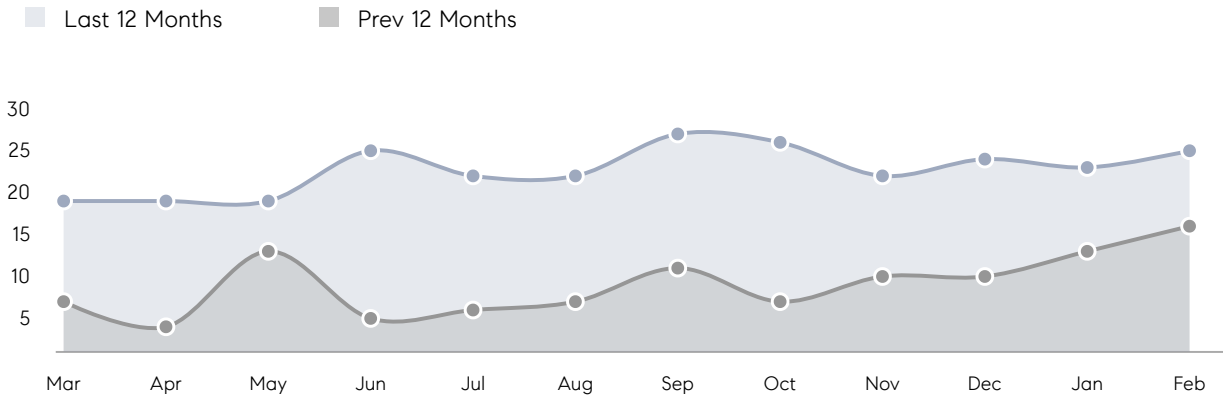
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	57	14	307%
	% OF ASKING PRICE	99%	109%	
	AVERAGE SOLD PRICE	\$394,333	\$613,000	-35.7%
	# OF CONTRACTS	4	4	0.0%
	NEW LISTINGS	5	7	-29%
Houses	AVERAGE DOM	12	14	-14%
	% OF ASKING PRICE	100%	109%	
	AVERAGE SOLD PRICE	\$538,000	\$613,000	-12%
	# OF CONTRACTS	2	4	-50%
	NEW LISTINGS	5	6	-17%
Condo/Co-op/TH	AVERAGE DOM	79	-	-
	% OF ASKING PRICE	98%	-	
	AVERAGE SOLD PRICE	\$322,500	-	-
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	0	1	0%

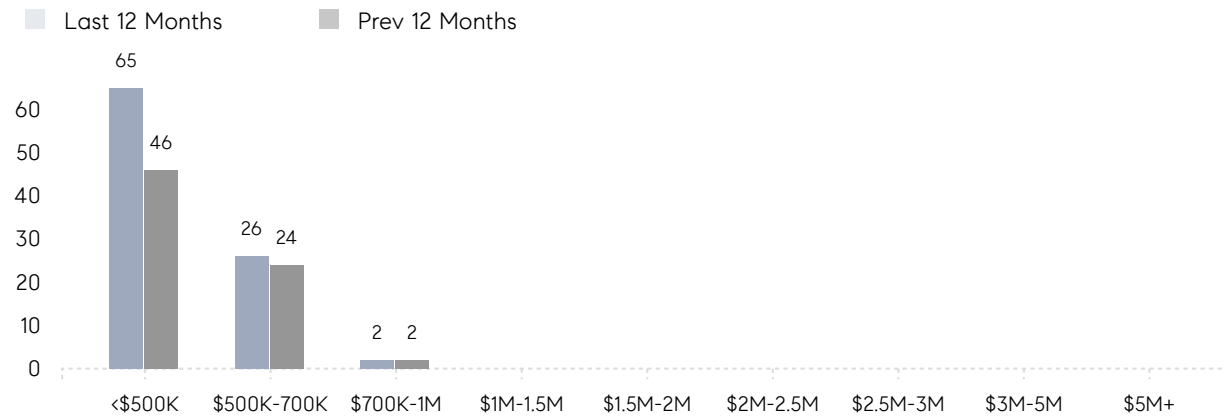
Rochelle Park

FEBRUARY 2023

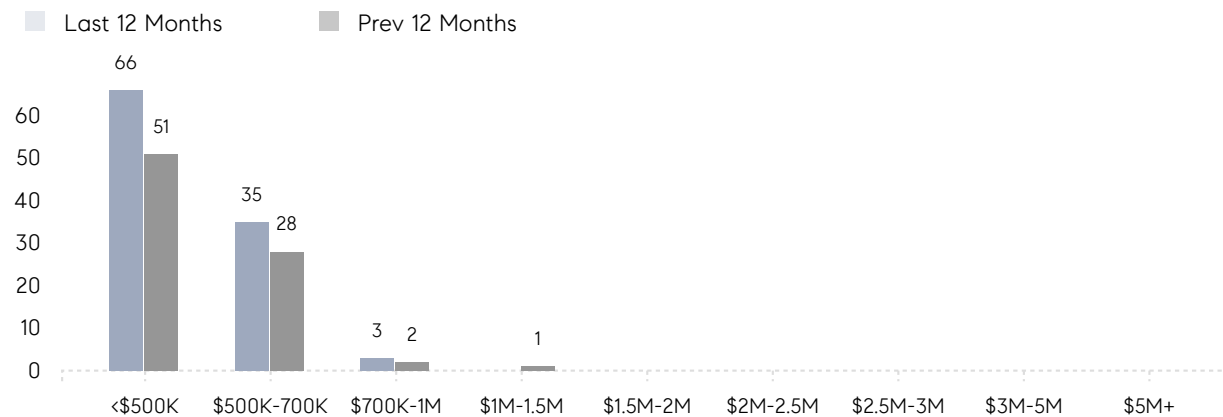
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Rutherford

FEBRUARY 2023

UNDER CONTRACT

17
Total
Properties

\$457K
Average
Price

\$460K
Median
Price

-26%
Decrease From
Feb 2022

-10%
Decrease From
Feb 2022

-19%
Decrease From
Feb 2022

UNITS SOLD

13
Total
Properties

\$484K
Average
Price

\$499K
Median
Price

-19%
Decrease From
Feb 2022

9%
Increase From
Feb 2022

-1%
Decrease From
Feb 2022

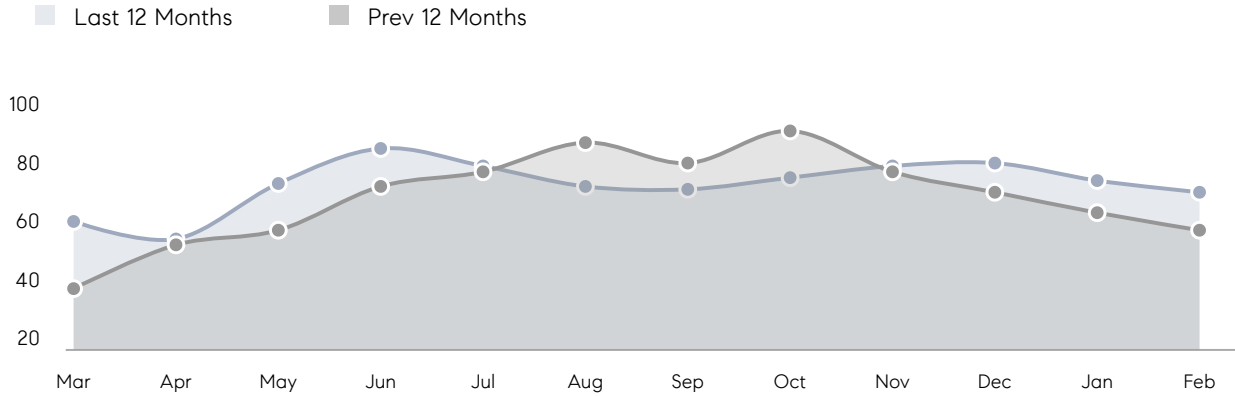
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	47	66	-29%
	% OF ASKING PRICE	97%	100%	
	AVERAGE SOLD PRICE	\$484,808	\$446,250	8.6%
	# OF CONTRACTS	17	23	-26.1%
	NEW LISTINGS	13	18	-28%
Houses	AVERAGE DOM	42	63	-33%
	% OF ASKING PRICE	97%	100%	
	AVERAGE SOLD PRICE	\$572,222	\$551,000	4%
	# OF CONTRACTS	12	15	-20%
	NEW LISTINGS	9	13	-31%
Condo/Co-op/TH	AVERAGE DOM	57	69	-17%
	% OF ASKING PRICE	98%	100%	
	AVERAGE SOLD PRICE	\$288,125	\$311,571	-8%
	# OF CONTRACTS	5	8	-37%
	NEW LISTINGS	4	5	-20%

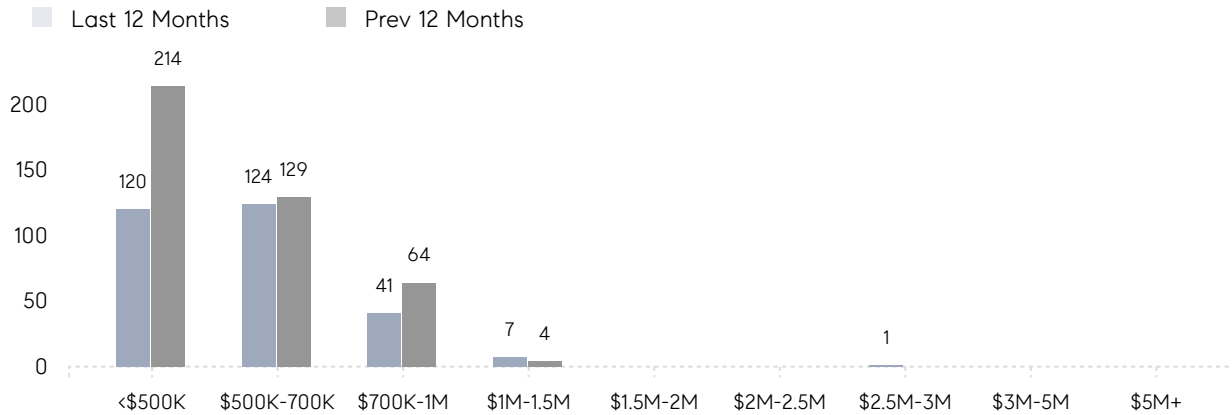
Rutherford

FEBRUARY 2023

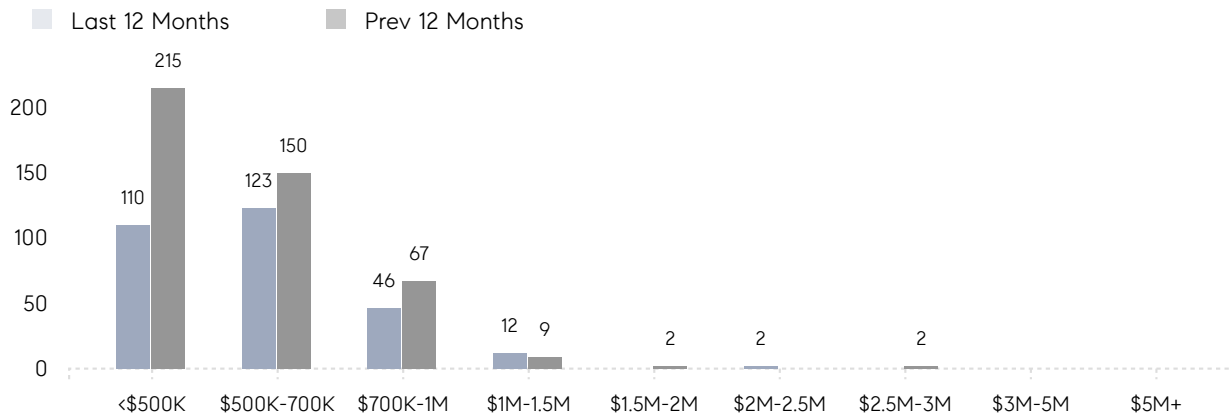
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Saddle Brook

FEBRUARY 2023

UNDER CONTRACT

10
Total
Properties

\$480K
Average
Price

\$460K
Median
Price

25%
Increase From
Feb 2022

9%
Increase From
Feb 2022

-1%
Change From
Feb 2022

UNITS SOLD

7
Total
Properties

\$592K
Average
Price

\$560K
Median
Price

-30%
Decrease From
Feb 2022

-4%
Decrease From
Feb 2022

-7%
Decrease From
Feb 2022

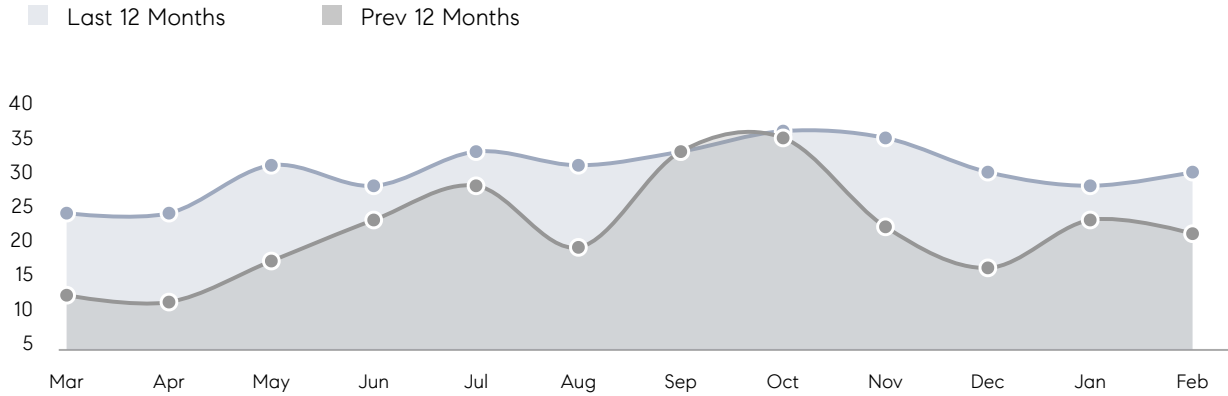
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	71	58	22%
	% OF ASKING PRICE	97%	100%	
	AVERAGE SOLD PRICE	\$592,143	\$616,700	-4.0%
	# OF CONTRACTS	10	8	25.0%
	NEW LISTINGS	9	6	50%
Houses	AVERAGE DOM	82	64	28%
	% OF ASKING PRICE	97%	100%	
	AVERAGE SOLD PRICE	\$639,167	\$663,556	-4%
	# OF CONTRACTS	10	5	100%
	NEW LISTINGS	6	5	20%
Condo/Co-op/TH	AVERAGE DOM	6	1	500%
	% OF ASKING PRICE	97%	100%	
	AVERAGE SOLD PRICE	\$310,000	\$195,000	59%
	# OF CONTRACTS	0	3	0%
	NEW LISTINGS	3	1	200%

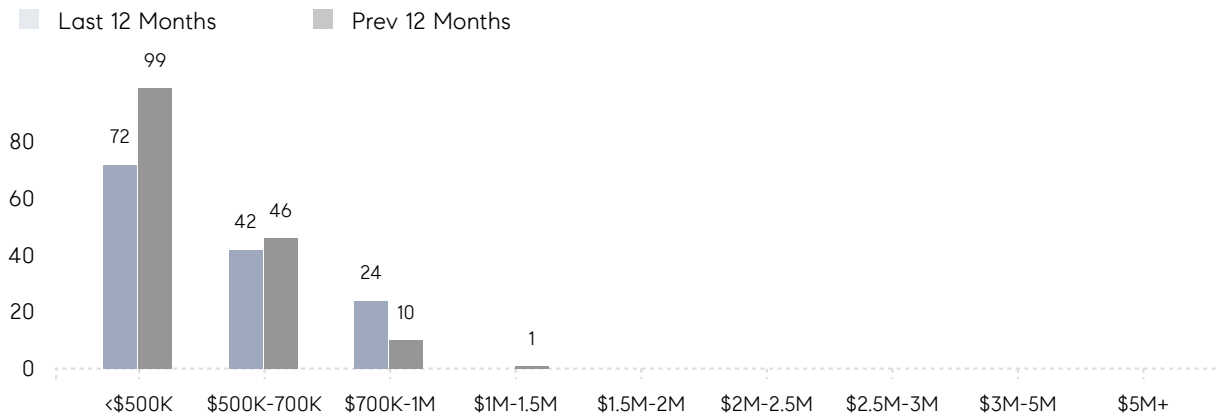
Saddle Brook

FEBRUARY 2023

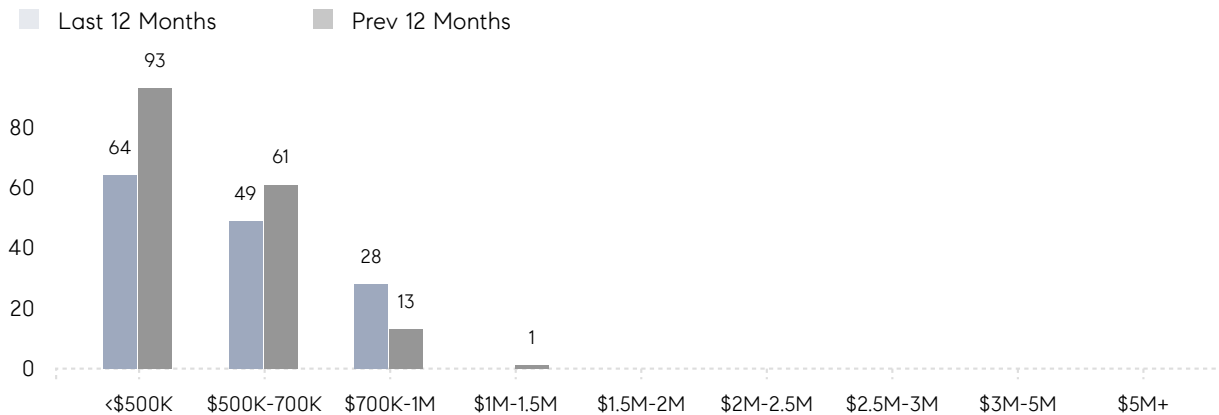
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Saddle River

FEBRUARY 2023

UNDER CONTRACT

4	\$1.5M	\$1.3M
Total Properties	Average Price	Median Price
-64%	-52%	-42%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

2	\$2.2M	\$2.2M
Total Properties	Average Price	Median Price
100%	-35%	-35%
Increase From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

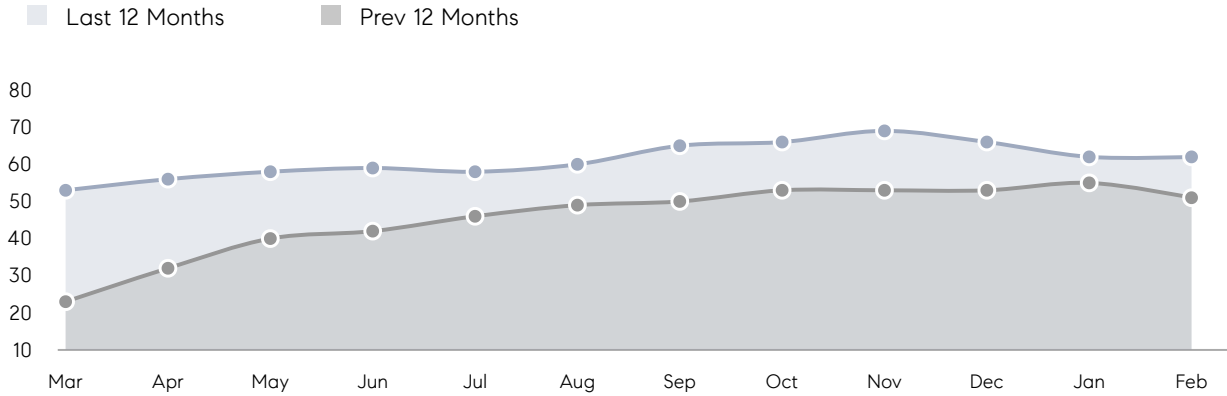
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	160	120	33%
	% OF ASKING PRICE	78%	95%	
	AVERAGE SOLD PRICE	\$2,287,500	\$3,500,000	-34.6%
	# OF CONTRACTS	4	11	-63.6%
	NEW LISTINGS	4	6	-33%
Houses	AVERAGE DOM	160	120	33%
	% OF ASKING PRICE	78%	95%	
	AVERAGE SOLD PRICE	\$2,287,500	\$3,500,000	-35%
	# OF CONTRACTS	4	11	-64%
	NEW LISTINGS	4	6	-33%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

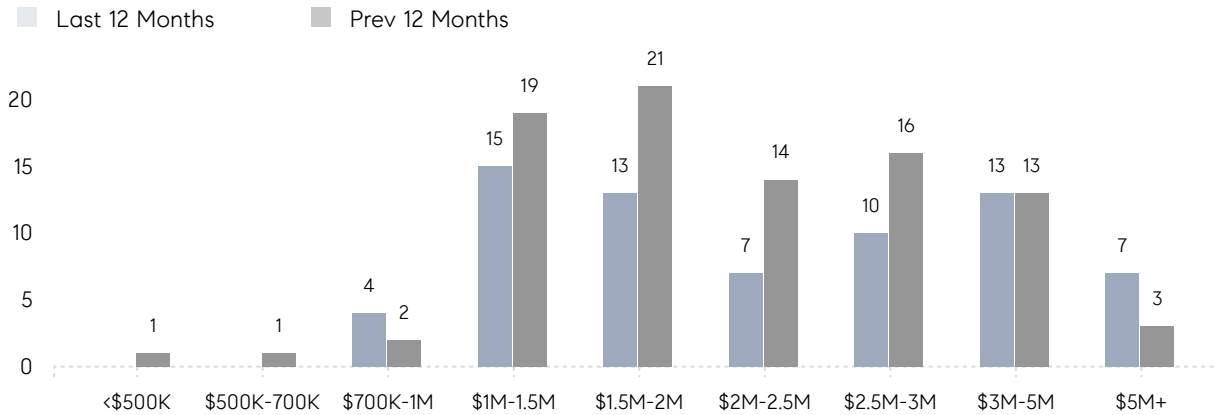
Saddle River

FEBRUARY 2023

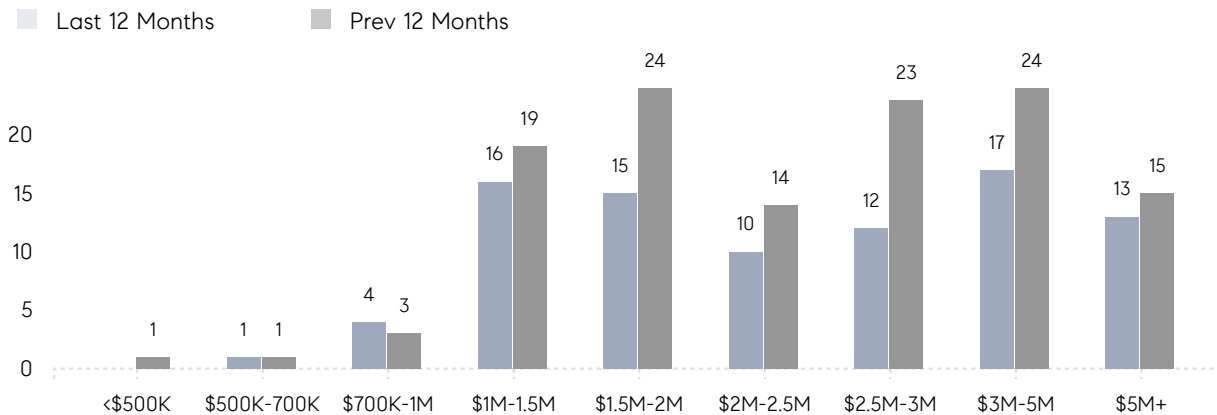
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Teaneck

FEBRUARY 2023

UNDER CONTRACT

27
Total
Properties

\$623K
Average
Price

\$525K
Median
Price

-32%
Decrease From
Feb 2022

22%
Increase From
Feb 2022

8%
Increase From
Feb 2022

UNITS SOLD

15
Total
Properties

\$684K
Average
Price

\$510K
Median
Price

-32%
Decrease From
Feb 2022

7%
Increase From
Feb 2022

-9%
Decrease From
Feb 2022

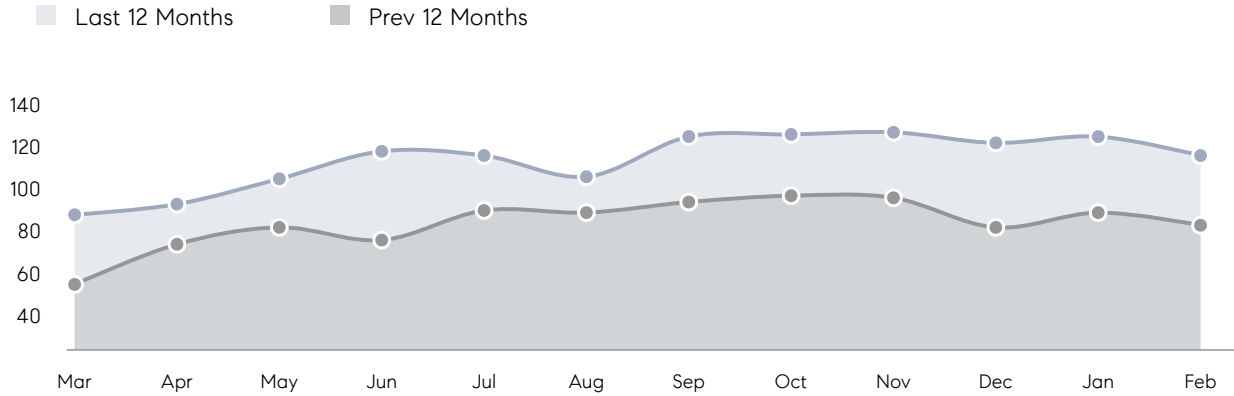
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	49	74	-34%
	% OF ASKING PRICE	98%	99%	
	AVERAGE SOLD PRICE	\$684,067	\$639,659	6.9%
	# OF CONTRACTS	27	40	-32.5%
	NEW LISTINGS	19	26	-27%
Houses	AVERAGE DOM	49	87	-44%
	% OF ASKING PRICE	98%	98%	
	AVERAGE SOLD PRICE	\$751,846	\$705,722	7%
	# OF CONTRACTS	26	31	-16%
	NEW LISTINGS	16	26	-38%
Condo/Co-op/TH	AVERAGE DOM	50	17	194%
	% OF ASKING PRICE	98%	105%	
	AVERAGE SOLD PRICE	\$243,500	\$342,375	-29%
	# OF CONTRACTS	1	9	-89%
	NEW LISTINGS	3	0	0%

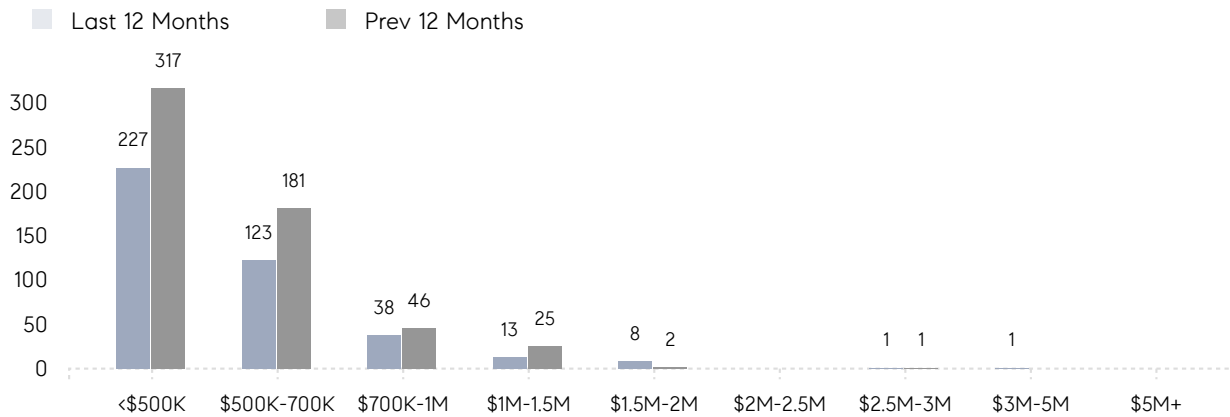
Teaneck

FEBRUARY 2023

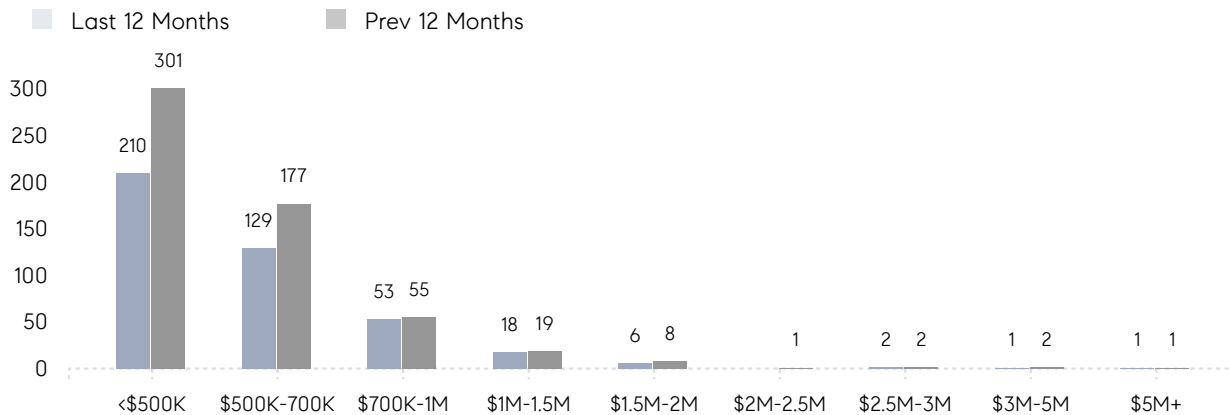
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Tenafly

FEBRUARY 2023

UNDER CONTRACT

10	\$1.6M	\$1.2M
Total Properties	Average Price	Median Price
-47%	36%	12%
Decrease From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

UNITS SOLD

5	\$1.3M	\$1.1M
Total Properties	Average Price	Median Price
-50%	1%	-13%
Decrease From Feb 2022	Increase From Feb 2022	Decrease From Feb 2022

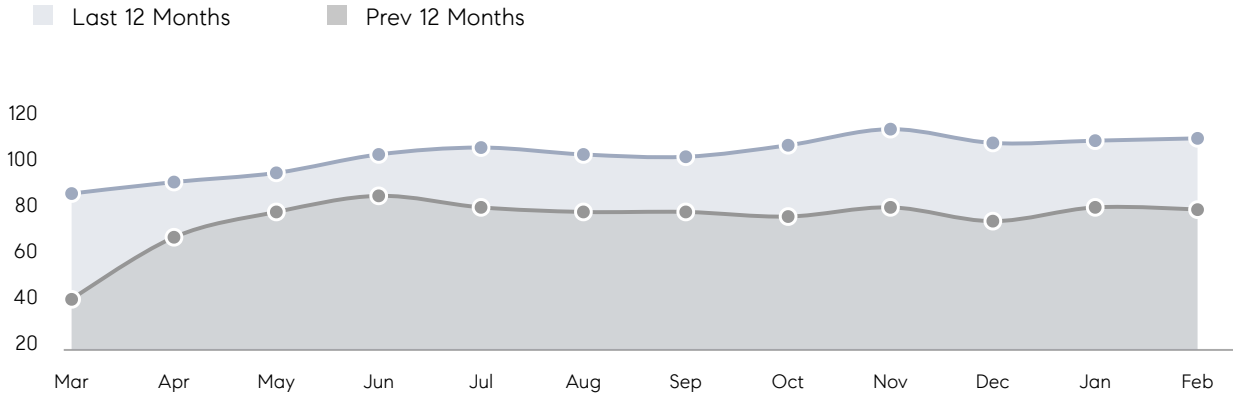
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	95	63	51%
	% OF ASKING PRICE	95%	100%	
	AVERAGE SOLD PRICE	\$1,304,500	\$1,290,000	1.1%
	# OF CONTRACTS	10	19	-47.4%
	NEW LISTINGS	10	17	-41%
Houses	AVERAGE DOM	95	51	86%
	% OF ASKING PRICE	95%	99%	
	AVERAGE SOLD PRICE	\$1,304,500	\$1,547,375	-16%
	# OF CONTRACTS	8	18	-56%
	NEW LISTINGS	8	14	-43%
Condo/Co-op/TH	AVERAGE DOM	-	108	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$260,500	-
	# OF CONTRACTS	2	1	100%
	NEW LISTINGS	2	3	-33%

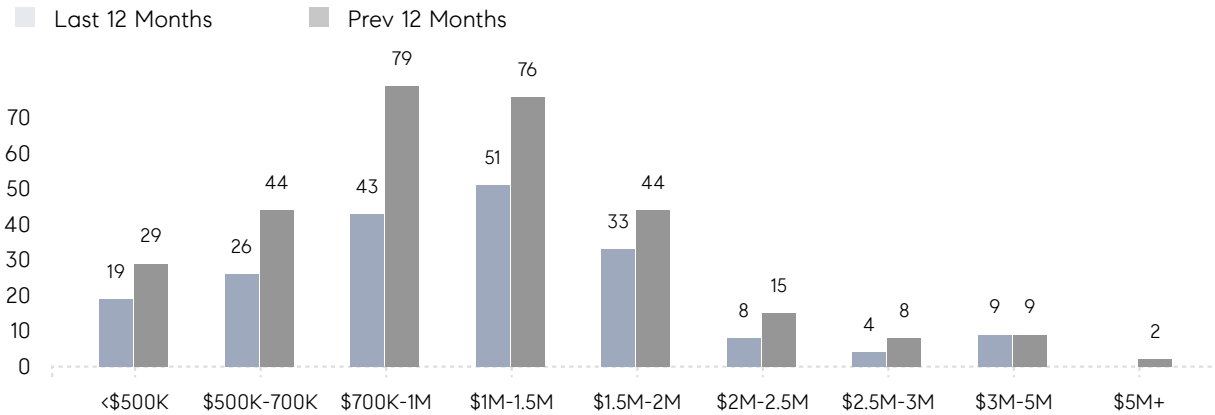
Tenaflly

FEBRUARY 2023

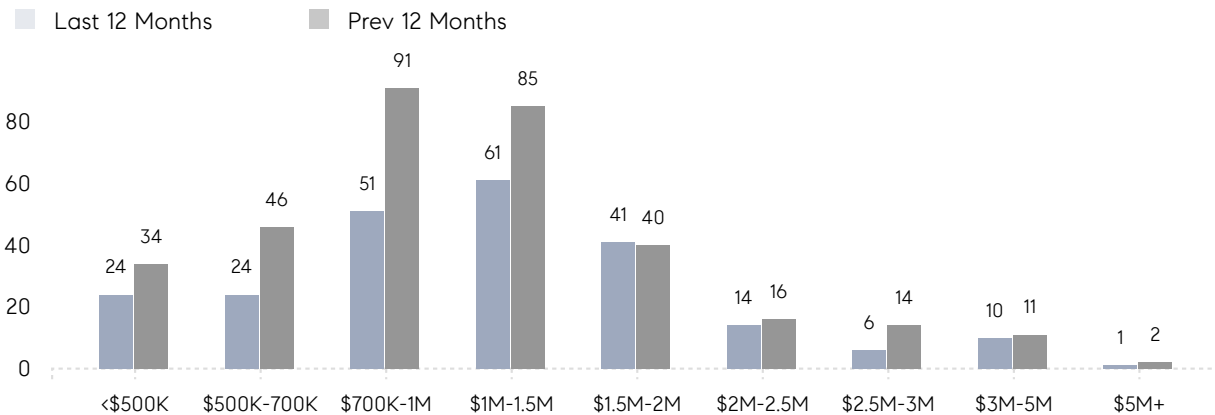
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Upper Saddle River

FEBRUARY 2023

UNDER CONTRACT

14
Total
Properties

\$1.3M
Average
Price

\$1.2M
Median
Price

8%
Increase From
Feb 2022

9%
Increase From
Feb 2022

11%
Increase From
Feb 2022

UNITS SOLD

4
Total
Properties

\$833K
Average
Price

\$827K
Median
Price

-60%
Decrease From
Feb 2022

-28%
Decrease From
Feb 2022

-17%
Decrease From
Feb 2022

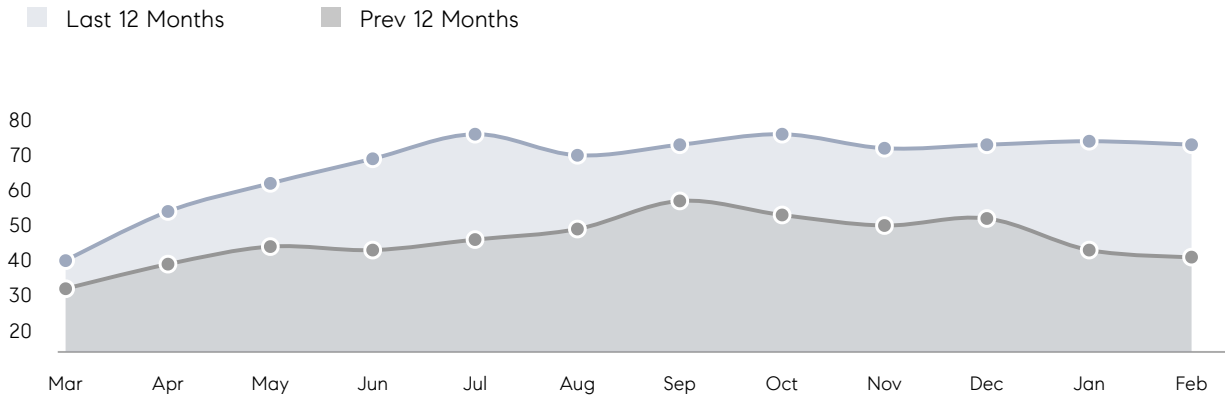
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	18	54	-67%
	% OF ASKING PRICE	103%	100%	
	AVERAGE SOLD PRICE	\$833,500	\$1,151,393	-27.6%
	# OF CONTRACTS	14	13	7.7%
	NEW LISTINGS	18	11	64%
Houses	AVERAGE DOM	18	55	-67%
	% OF ASKING PRICE	103%	99%	
	AVERAGE SOLD PRICE	\$833,500	\$1,224,000	-32%
	# OF CONTRACTS	11	10	10%
	NEW LISTINGS	5	9	-44%
Condo/Co-op/TH	AVERAGE DOM	-	51	-
	% OF ASKING PRICE	-	102%	
	AVERAGE SOLD PRICE	-	\$981,978	-
	# OF CONTRACTS	3	3	0%
	NEW LISTINGS	13	2	550%

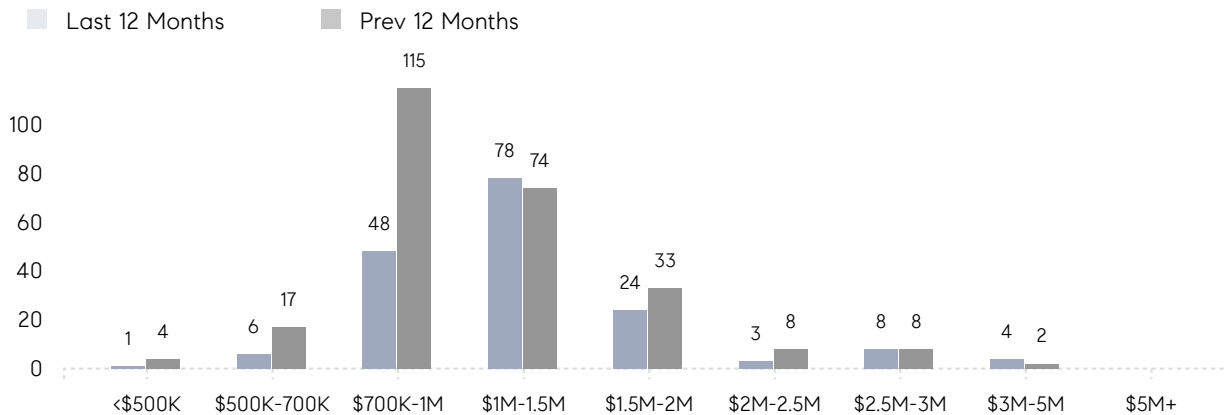
Upper Saddle River

FEBRUARY 2023

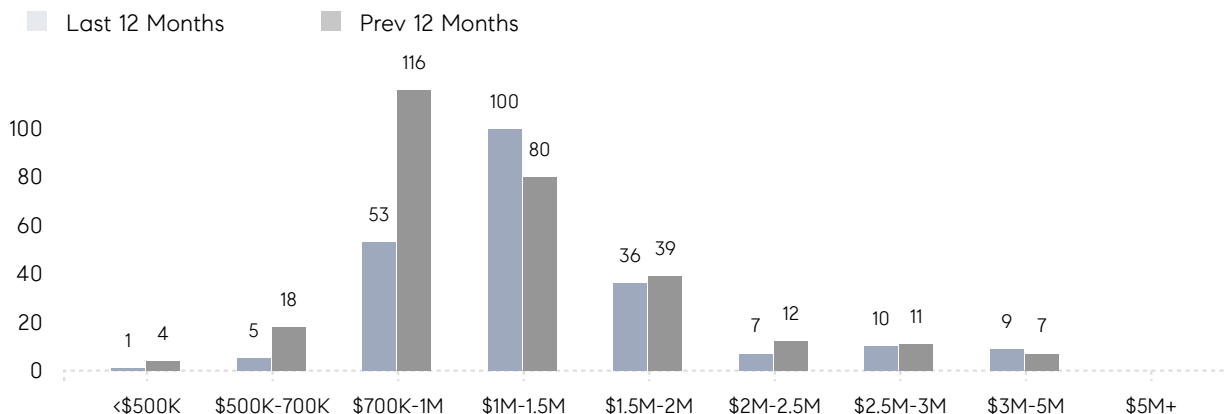
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Waldwick

FEBRUARY 2023

UNDER CONTRACT

8
Total
Properties

\$542K
Average
Price

\$550K
Median
Price

0%
Change From
Feb 2022

-4%
Decrease From
Feb 2022

-4%
Decrease From
Feb 2022

UNITS SOLD

3
Total
Properties

\$525K
Average
Price

\$535K
Median
Price

-73%
Decrease From
Feb 2022

2%
Increase From
Feb 2022

2%
Increase From
Feb 2022

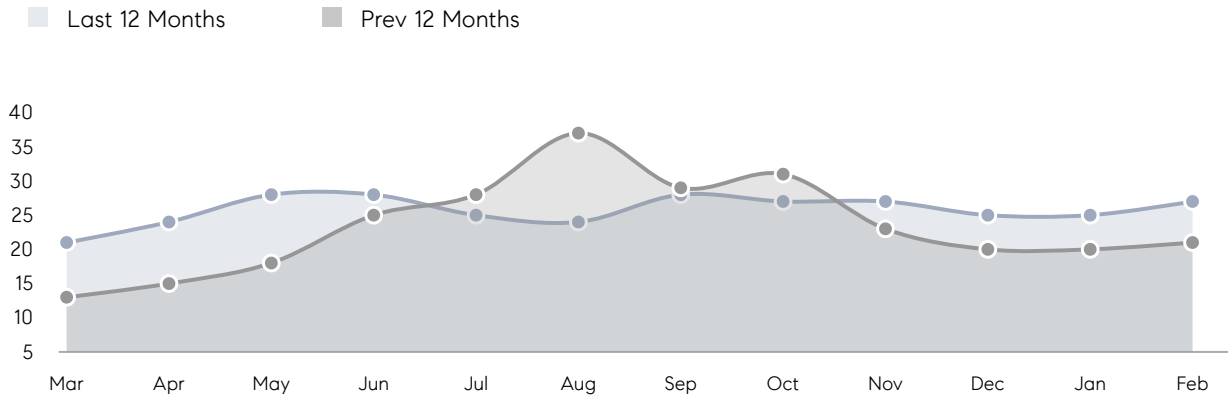
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	18	28	-36%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$525,667	\$514,091	2.3%
	# OF CONTRACTS	8	8	0.0%
	NEW LISTINGS	10	9	11%
Houses	AVERAGE DOM	18	33	-45%
	% OF ASKING PRICE	102%	103%	
	AVERAGE SOLD PRICE	\$525,667	\$546,889	-4%
	# OF CONTRACTS	4	7	-43%
	NEW LISTINGS	6	8	-25%
Condo/Co-op/TH	AVERAGE DOM	-	6	-
	% OF ASKING PRICE	-	100%	
	AVERAGE SOLD PRICE	-	\$366,500	-
	# OF CONTRACTS	4	1	300%
	NEW LISTINGS	4	1	300%

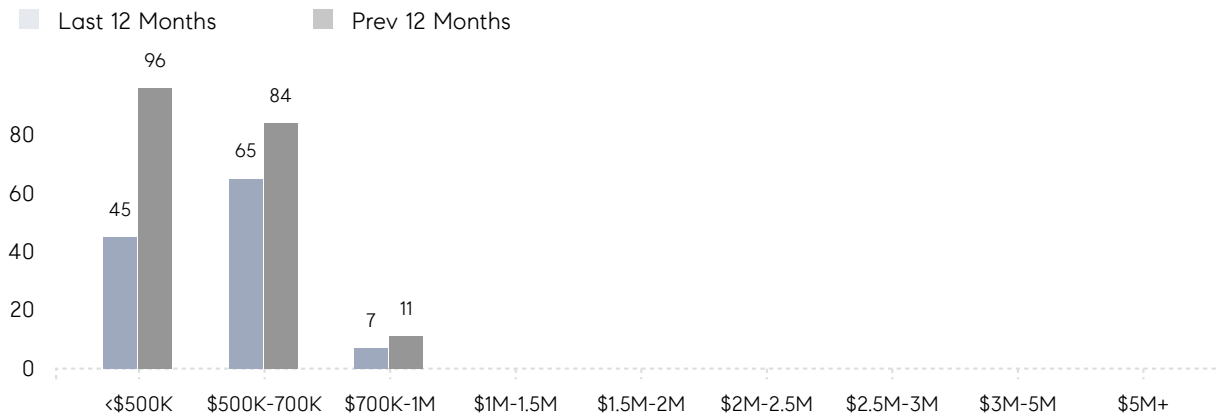
Waldwick

FEBRUARY 2023

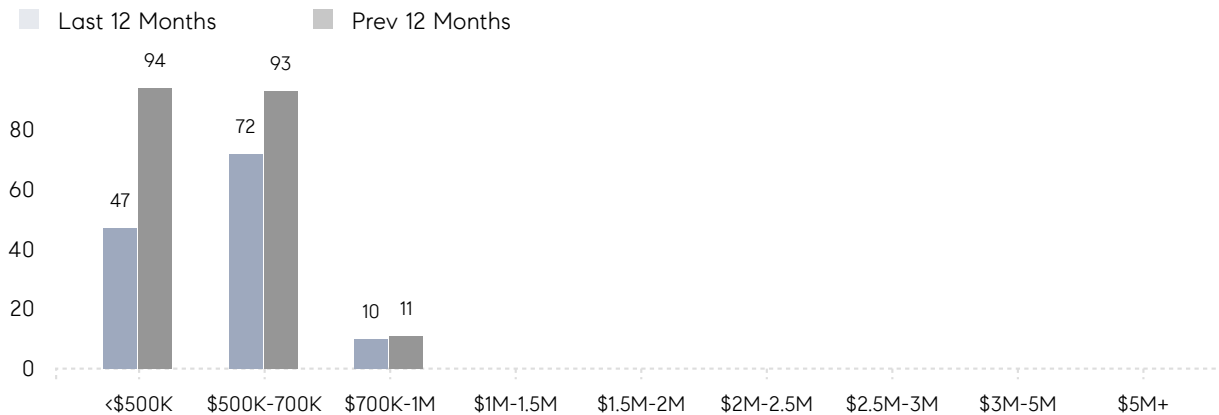
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Wallington

FEBRUARY 2023

UNDER CONTRACT

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

UNITS SOLD

2	\$420K	\$420K
Total Properties	Average Price	Median Price
100%	-54%	-54%
Increase From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

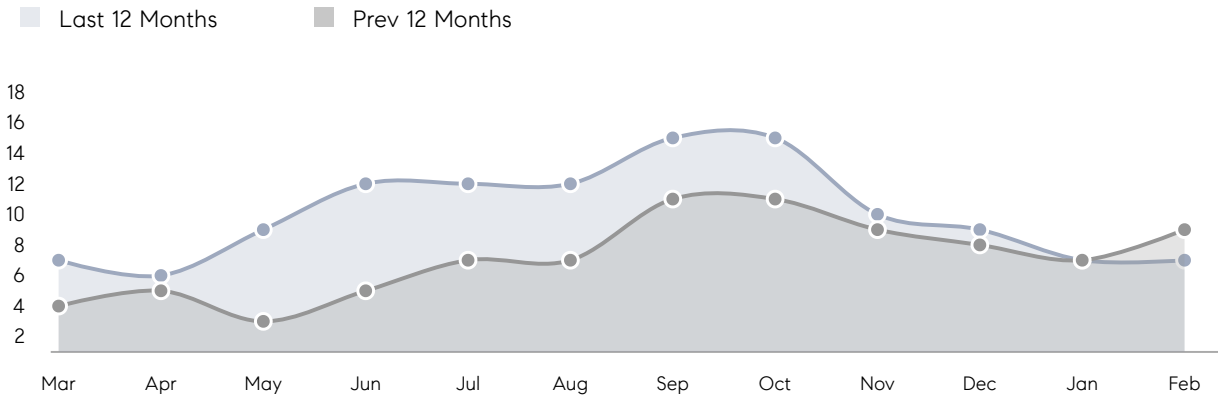
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	94	102	-8%
	% OF ASKING PRICE	103%	94%	
	AVERAGE SOLD PRICE	\$420,000	\$915,000	-54.1%
	# OF CONTRACTS	0	2	0.0%
	NEW LISTINGS	0	4	0%
Houses	AVERAGE DOM	178	102	75%
	% OF ASKING PRICE	100%	94%	
	AVERAGE SOLD PRICE	\$420,000	\$915,000	-54%
	# OF CONTRACTS	0	2	0%
	NEW LISTINGS	0	4	0%
Condo/Co-op/TH	AVERAGE DOM	10	-	-
	% OF ASKING PRICE	105%	-	
	AVERAGE SOLD PRICE	\$420,000	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	0	0%

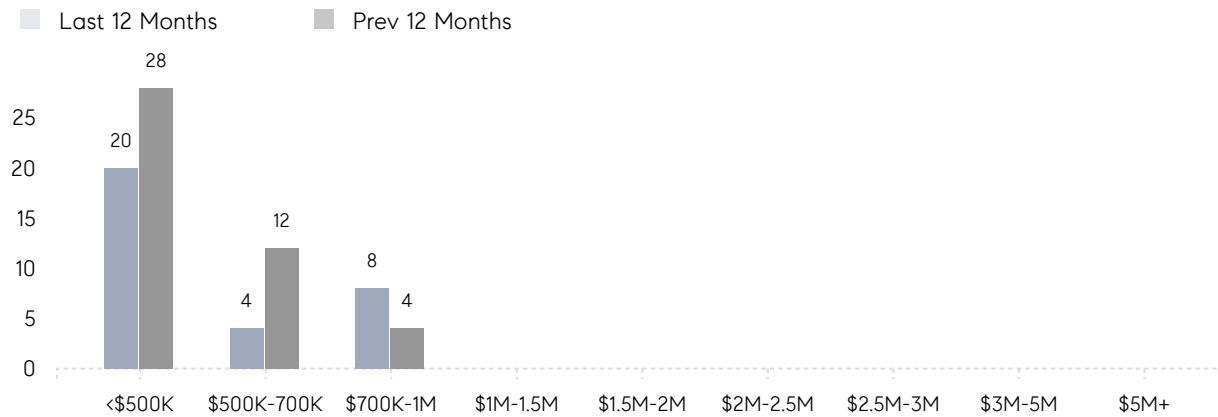
Wallington

FEBRUARY 2023

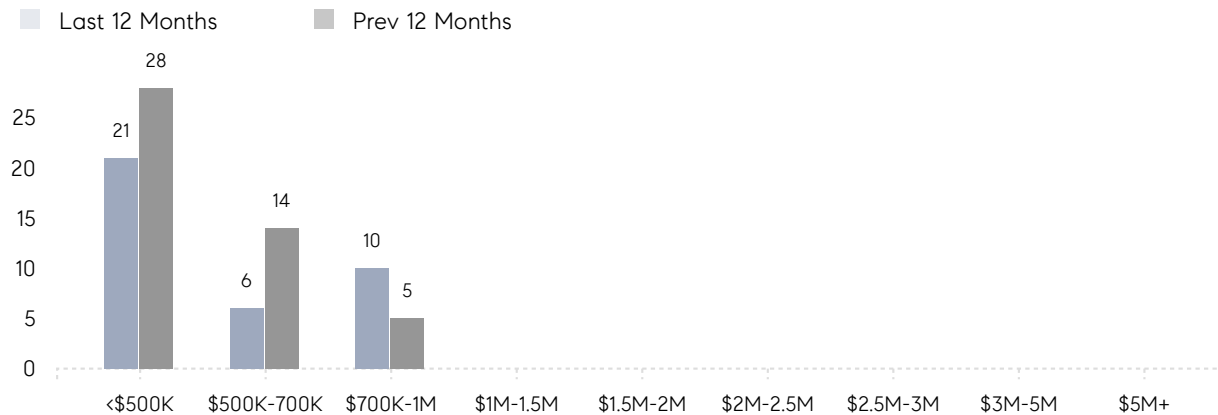
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Washington Township

FEBRUARY 2023

UNDER CONTRACT

21	\$538K	\$559K
Total Properties	Average Price	Median Price
-38%	-13%	-4%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

12	\$611K	\$545K
Total Properties	Average Price	Median Price
20%	6%	7%
Increase From Feb 2022	Increase From Feb 2022	Increase From Feb 2022

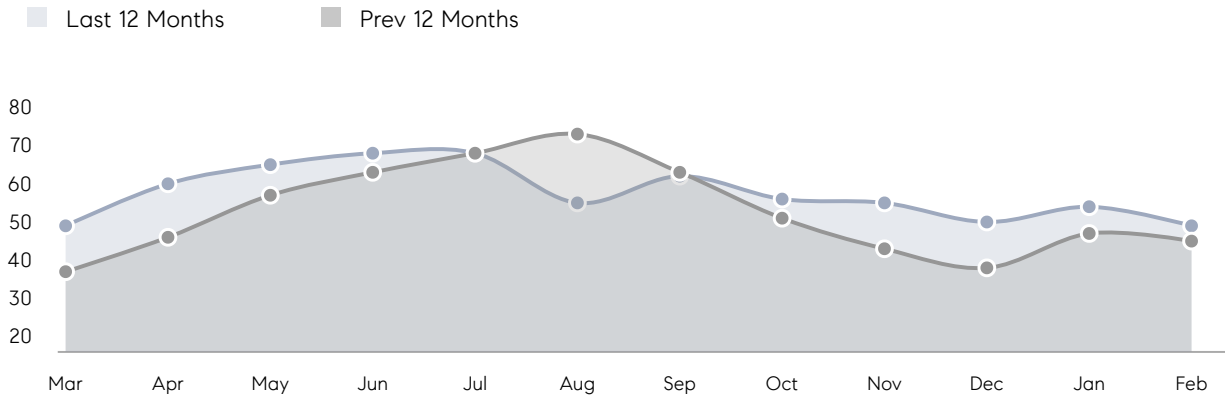
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	42	46	-9%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$611,333	\$578,340	5.7%
	# OF CONTRACTS	21	34	-38.2%
	NEW LISTINGS	17	32	-47%
Houses	AVERAGE DOM	52	50	4%
	% OF ASKING PRICE	100%	99%	
	AVERAGE SOLD PRICE	\$653,333	\$589,822	11%
	# OF CONTRACTS	16	28	-43%
	NEW LISTINGS	14	28	-50%
Condo/Co-op/TH	AVERAGE DOM	11	10	10%
	% OF ASKING PRICE	102%	100%	
	AVERAGE SOLD PRICE	\$485,333	\$475,000	2%
	# OF CONTRACTS	5	6	-17%
	NEW LISTINGS	3	4	-25%

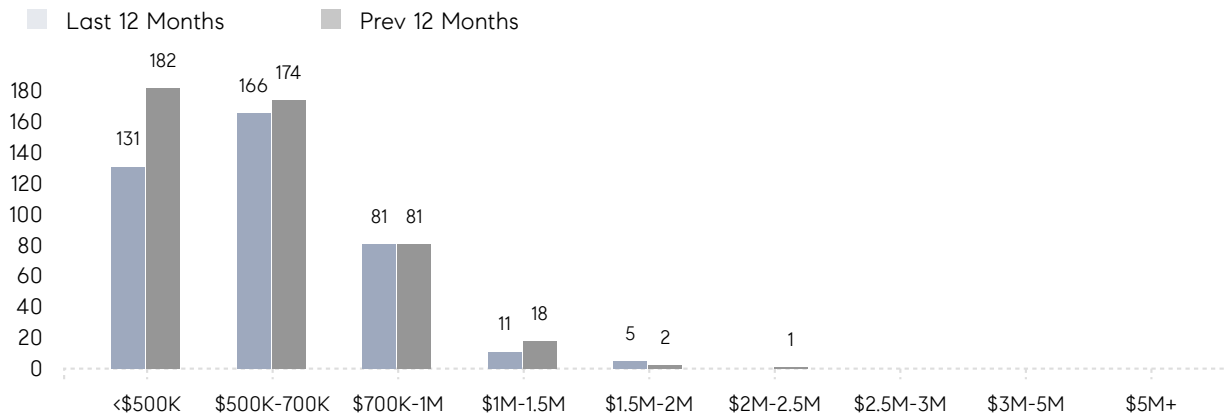
Washington Township

FEBRUARY 2023

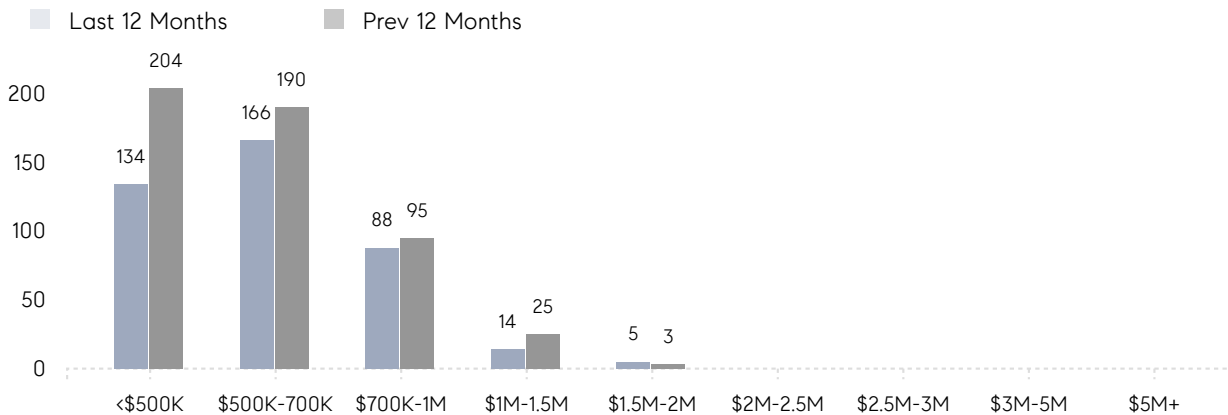
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Westwood

FEBRUARY 2023

UNDER CONTRACT

7
Total
Properties

\$618K
Average
Price

\$575K
Median
Price

-22%
Decrease From
Feb 2022

50%
Increase From
Feb 2022

18%
Increase From
Feb 2022

UNITS SOLD

4
Total
Properties

\$560K
Average
Price

\$558K
Median
Price

-43%
Decrease From
Feb 2022

-12%
Decrease From
Feb 2022

-9%
Decrease From
Feb 2022

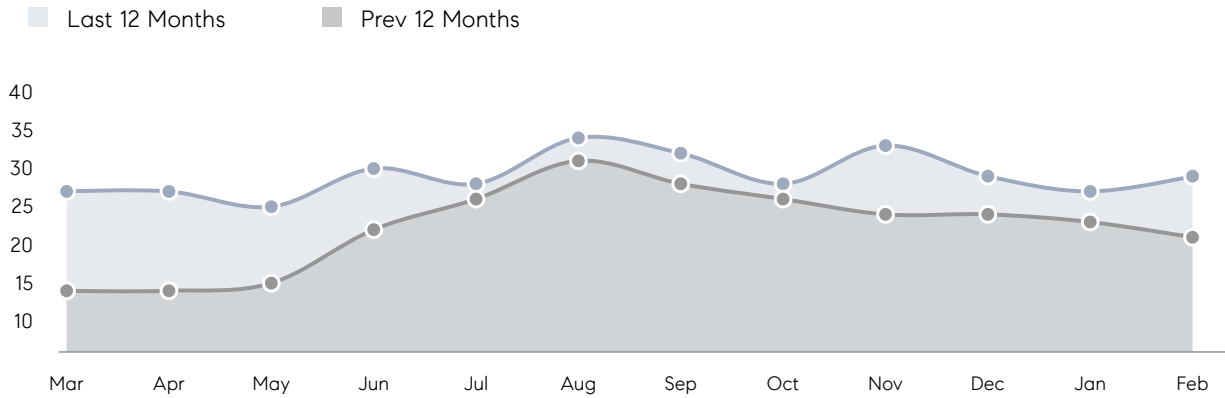
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	79	88	-10%
	% OF ASKING PRICE	88%	97%	
	AVERAGE SOLD PRICE	\$560,750	\$637,143	-12.0%
	# OF CONTRACTS	7	9	-22.2%
	NEW LISTINGS	9	8	13%
Houses	AVERAGE DOM	79	88	-10%
	% OF ASKING PRICE	88%	97%	
	AVERAGE SOLD PRICE	\$560,750	\$637,143	-12%
	# OF CONTRACTS	6	6	0%
	NEW LISTINGS	8	6	33%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	1	3	-67%
	NEW LISTINGS	1	2	-50%

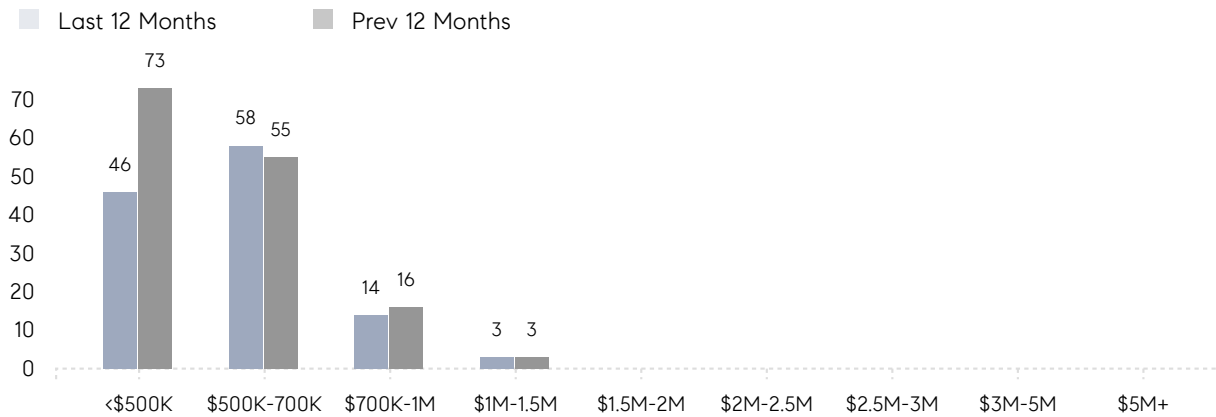
Westwood

FEBRUARY 2023

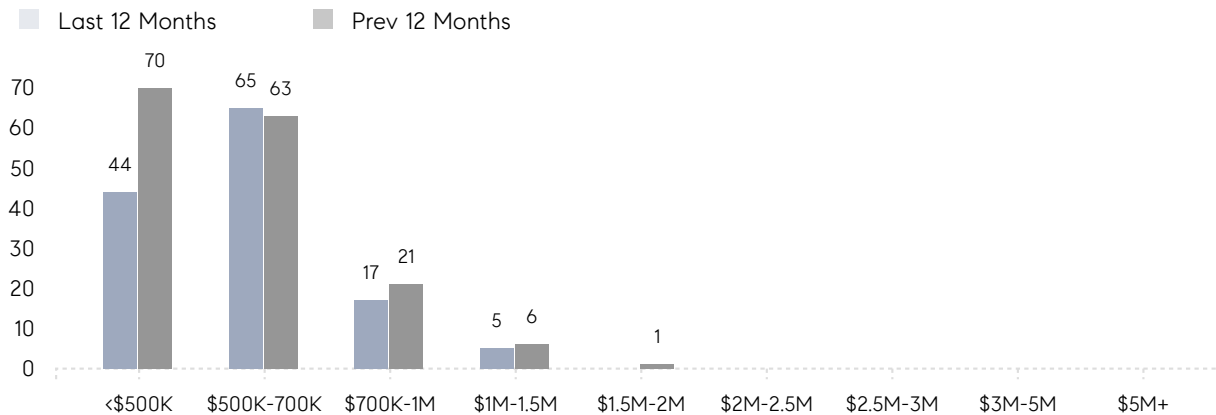
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Woodcliff Lake

FEBRUARY 2023

UNDER CONTRACT

8
Total
Properties

\$1.1M
Average
Price

\$1.0M
Median
Price

-11%
Decrease From
Feb 2022

2%
Increase From
Feb 2022

7%
Increase From
Feb 2022

UNITS SOLD

3
Total
Properties

\$775K
Average
Price

\$815K
Median
Price

200%
Increase From
Feb 2022

-20%
Decrease From
Feb 2022

-16%
Decrease From
Feb 2022

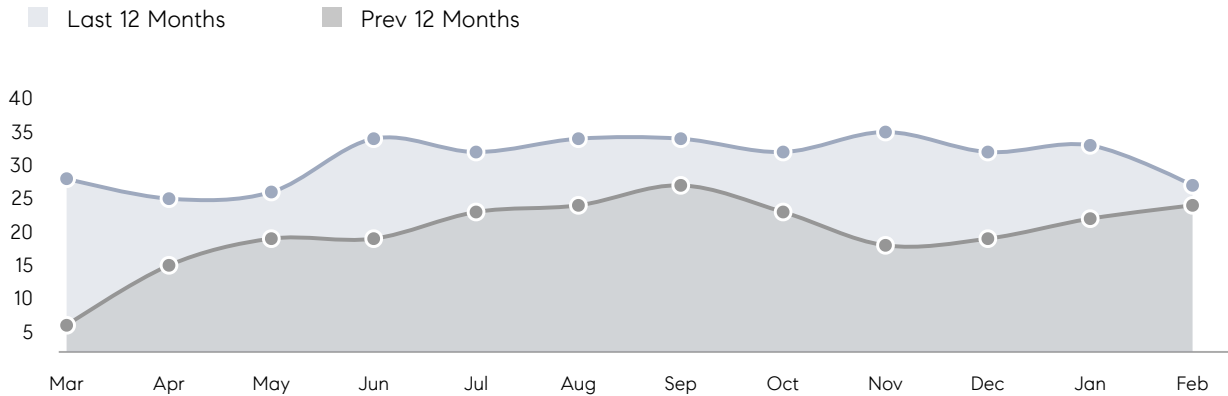
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	24	13	85%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$775,000	\$970,000	-20.1%
	# OF CONTRACTS	8	9	-11.1%
	NEW LISTINGS	1	12	-92%
Houses	AVERAGE DOM	24	13	85%
	% OF ASKING PRICE	101%	99%	
	AVERAGE SOLD PRICE	\$775,000	\$970,000	-20%
	# OF CONTRACTS	8	9	-11%
	NEW LISTINGS	1	11	-91%
Condo/Co-op/TH	AVERAGE DOM	-	-	-
	% OF ASKING PRICE	-	-	
	AVERAGE SOLD PRICE	-	-	-
	# OF CONTRACTS	0	0	0%
	NEW LISTINGS	0	1	0%

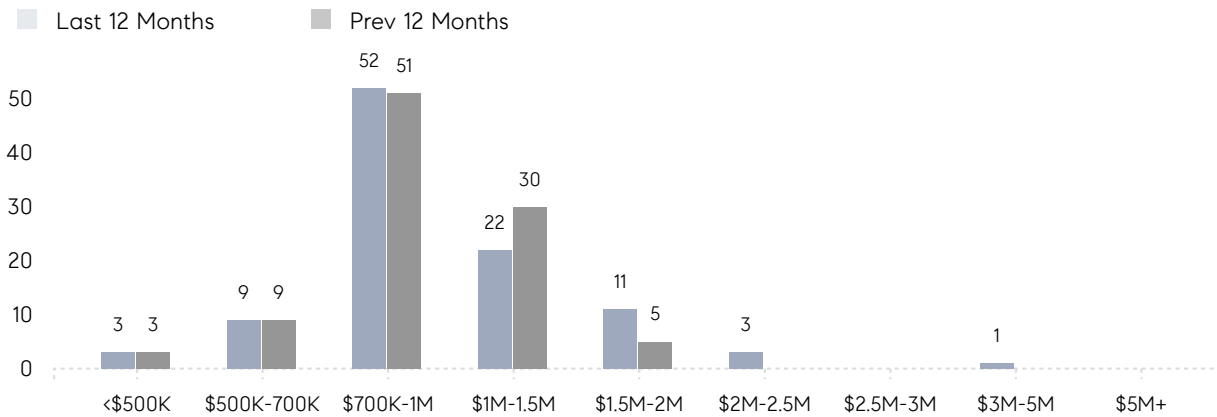
Woodcliff Lake

FEBRUARY 2023

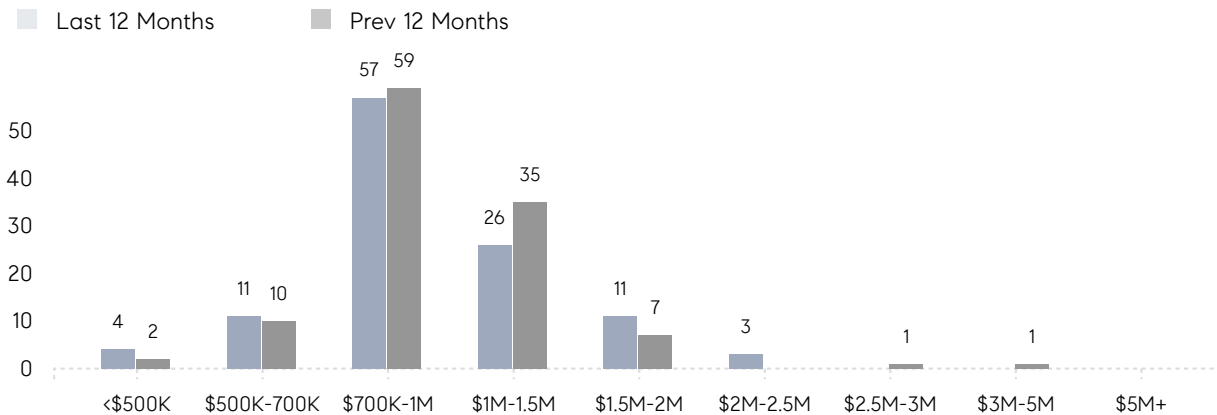
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Wood-Ridge

FEBRUARY 2023

UNDER CONTRACT

5 **\$665K** **\$595K**
 Total Average Median
 Properties Price Price

-71% **13%** **7%**
 Decrease From Increase From Increase From
 Feb 2022 Feb 2022 Feb 2022

UNITS SOLD

5 **\$531K** **\$495K**
 Total Average Median
 Properties Price Price

-29% **10%** **8%**
 Decrease From Increase From Increase From
 Feb 2022 Feb 2022 Feb 2022

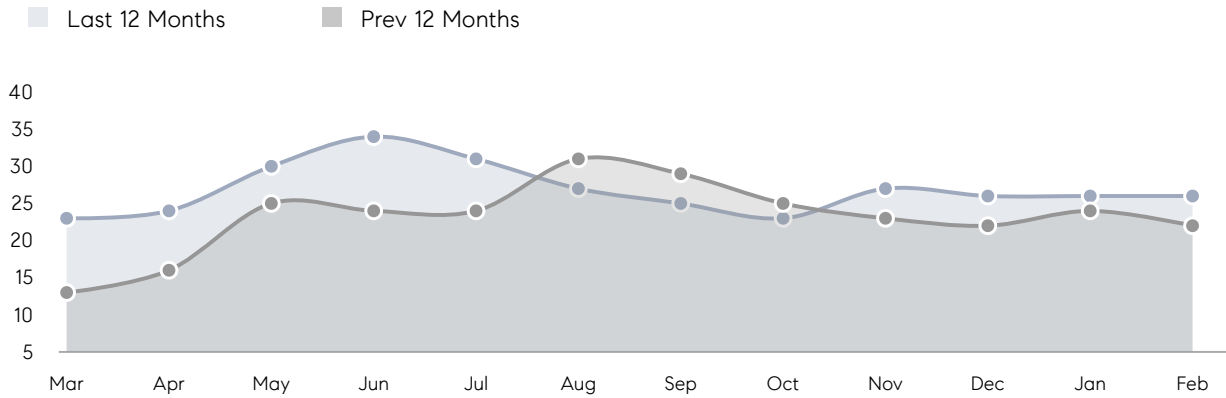
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	29	10	190%
	% OF ASKING PRICE	98%	100%	
	AVERAGE SOLD PRICE	\$531,570	\$481,317	10.4%
	# OF CONTRACTS	5	17	-70.6%
	NEW LISTINGS	5	15	-67%
Houses	AVERAGE DOM	19	13	46%
	% OF ASKING PRICE	94%	101%	
	AVERAGE SOLD PRICE	\$485,000	\$388,750	25%
	# OF CONTRACTS	4	13	-69%
	NEW LISTINGS	4	11	-64%
Condo/Co-op/TH	AVERAGE DOM	32	6	433%
	% OF ASKING PRICE	99%	100%	
	AVERAGE SOLD PRICE	\$543,213	\$604,740	-10%
	# OF CONTRACTS	1	4	-75%
	NEW LISTINGS	1	4	-75%

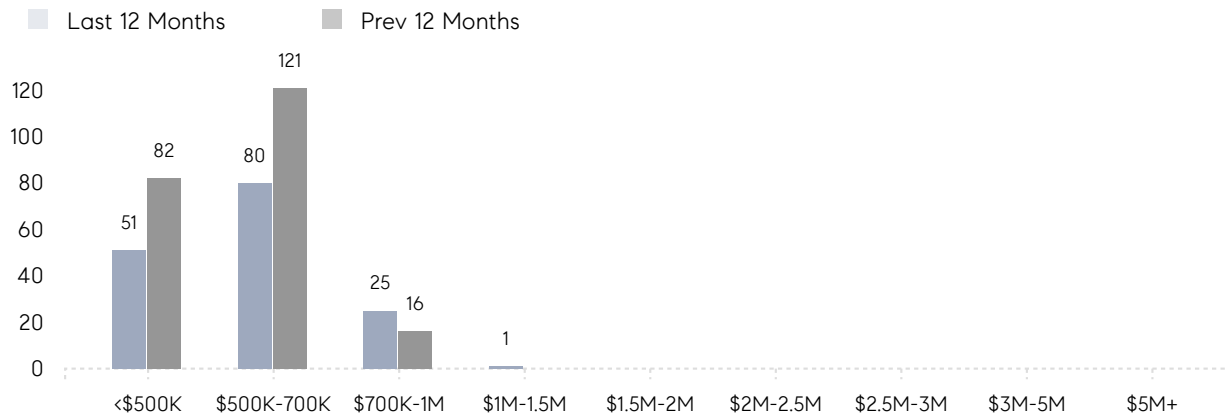
Wood-Ridge

FEBRUARY 2023

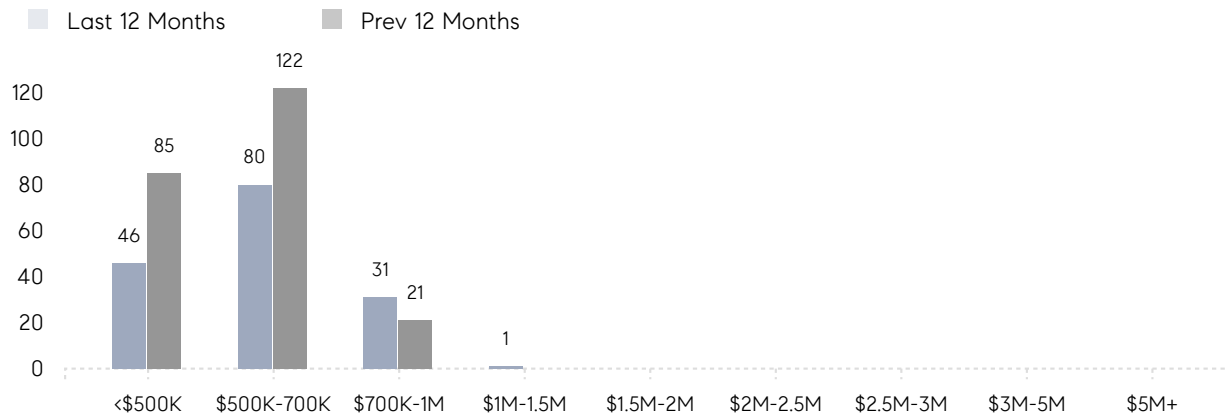
Monthly Inventory



Contracts By Price Range



Listings By Price Range



Wyckoff

FEBRUARY 2023

UNDER CONTRACT

10	\$909K	\$819K
Total Properties	Average Price	Median Price
-29%	-17%	-12%
Decrease From Feb 2022	Decrease From Feb 2022	Decrease From Feb 2022

UNITS SOLD

6	\$825K	\$935K
Total Properties	Average Price	Median Price
-65%	-4%	15%
Decrease From Feb 2022	Decrease From Feb 2022	Increase From Feb 2022

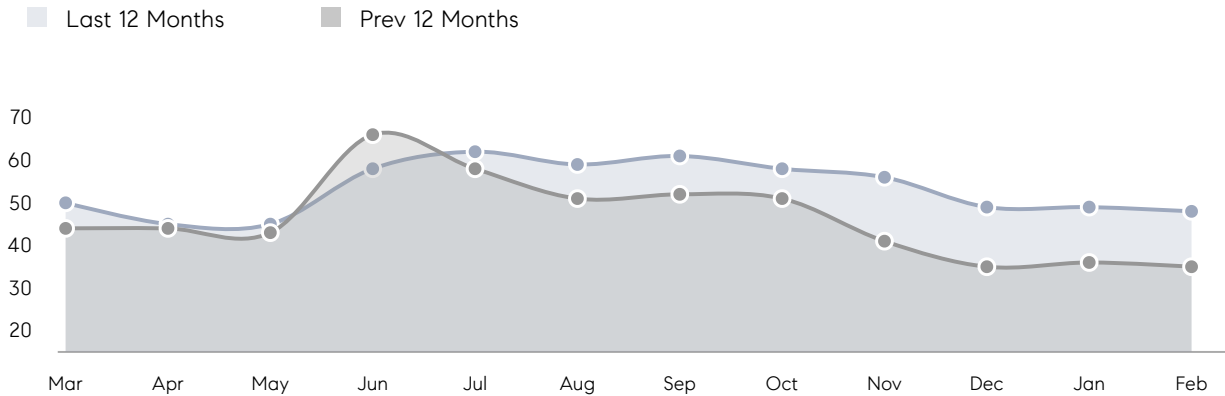
Property Statistics

		Feb 2023	Feb 2022	% Change
Overall	AVERAGE DOM	38	30	27%
	% OF ASKING PRICE	96%	98%	
	AVERAGE SOLD PRICE	\$825,667	\$858,544	-3.8%
	# OF CONTRACTS	10	14	-28.6%
	NEW LISTINGS	9	15	-40%
Houses	AVERAGE DOM	38	31	23%
	% OF ASKING PRICE	96%	97%	
	AVERAGE SOLD PRICE	\$825,667	\$869,391	-5%
	# OF CONTRACTS	8	14	-43%
	NEW LISTINGS	9	15	-40%
Condo/Co-op/TH	AVERAGE DOM	-	14	-
	% OF ASKING PRICE	-	105%	
	AVERAGE SOLD PRICE	-	\$685,000	-
	# OF CONTRACTS	2	0	0%
	NEW LISTINGS	0	0	0%

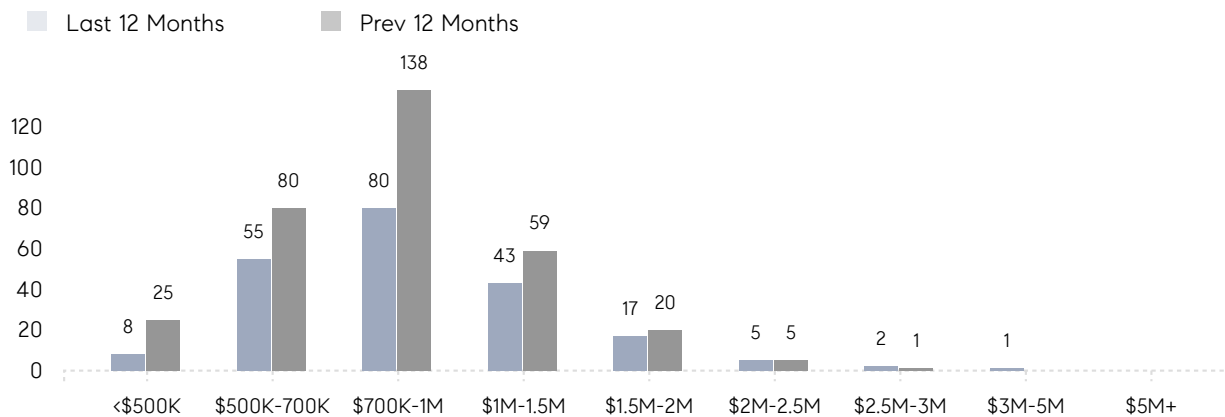
Wyckoff

FEBRUARY 2023

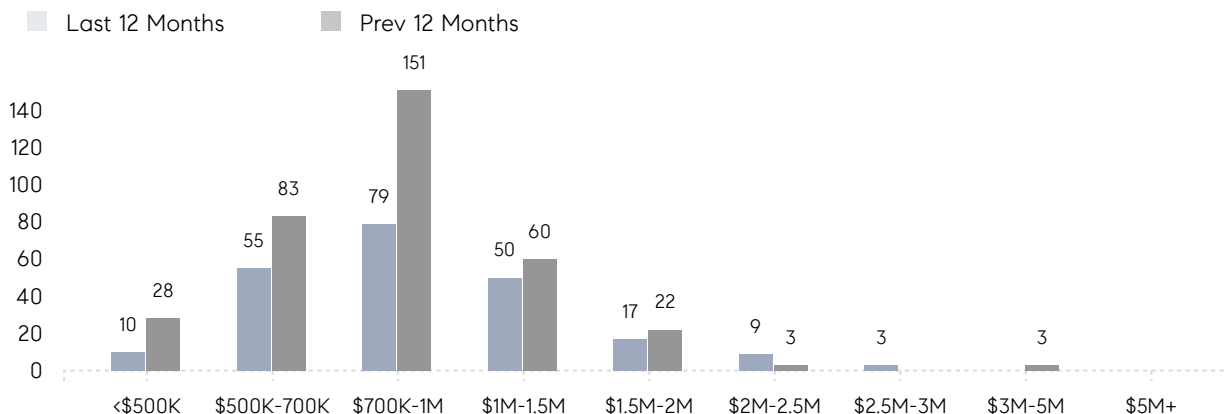
Monthly Inventory



Contracts By Price Range



Listings By Price Range





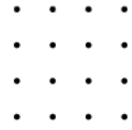
COMPASS

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Allendale

FEBRUARY 2023



\$687K

Average
Sales Price

-50%

Decrease In Sales
From Feb 2022

\$687K

Median
Sales Price

-14%

Decrease In Contracts
From Feb 2022

102%

Average %
Of Asking Price

-43%

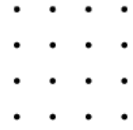
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Alpine

FEBRUARY 2023



\$4.6M

Average
Sales Price

150%

Increase In Sales
From Feb 2022

\$4.2M

Median
Sales Price

0%

Change In Contracts
From Feb 2022

86%

Average %
Of Asking Price

18%

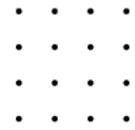
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Bergenfield

FEBRUARY 2023



\$502K

Average
Sales Price

-64%

Decrease In Sales
From Feb 2022

\$522K

Median
Sales Price

-58%

Decrease In Contracts
From Feb 2022

95%

Average %
Of Asking Price

71%

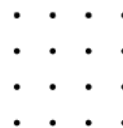
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Bogota

FEBRUARY 2023



\$560K

Average
Sales Price

-83%

Decrease In Sales
From Feb 2022

\$560K

Median
Sales Price

50%

Increase In Contracts
From Feb 2022

102%

Average %
Of Asking Price

-90%

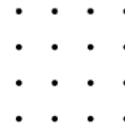
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Carlstadt

FEBRUARY 2023



\$455K

Average
Sales Price

-75%

Decrease In Sales
From Feb 2022

\$455K

Median
Sales Price

-50%

Decrease In Contracts
From Feb 2022

97%

Average %
Of Asking Price

-49%

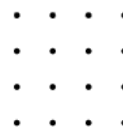
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Cliffside Park

FEBRUARY 2023



\$511K

Average
Sales Price

-63%

Decrease In Sales
From Feb 2022

\$475K

Median
Sales Price

-4%

Decrease In Contracts
From Feb 2022

97%

Average %
Of Asking Price

-14%

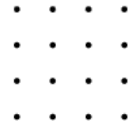
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Closter

FEBRUARY 2023



\$696K

Average
Sales Price

-56%

Decrease In Sales
From Feb 2022

\$625K

Median
Sales Price

-12%

Decrease In Contracts
From Feb 2022

90%

Average %
Of Asking Price

56%

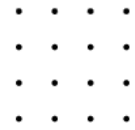
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Cresskill

FEBRUARY 2023



\$954K

Average
Sales Price

-27%

Decrease In Sales
From Feb 2022

\$515K

Median
Sales Price

-67%

Decrease In Contracts
From Feb 2022

96%

Average %
Of Asking Price

32%

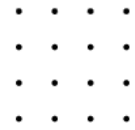
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Demarest

FEBRUARY 2023



\$5.2M

Average
Sales Price

-80%

Decrease In Sales
From Feb 2022

\$5.2M

Median
Sales Price

-60%

Decrease In Contracts
From Feb 2022

116%

Average %
Of Asking Price

1,385%

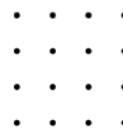
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Dumont

FEBRUARY 2023



\$508K

Average
Sales Price

-14%

Decrease In Sales
From Feb 2022

\$455K

Median
Sales Price

-22%

Decrease In Contracts
From Feb 2022

104%

Average %
Of Asking Price

-14%

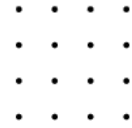
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Edgewater

FEBRUARY 2023



\$764K

Average
Sales Price

-50%

Decrease In Sales
From Feb 2022

\$800K

Median
Sales Price

-47%

Decrease In Contracts
From Feb 2022

95%

Average %
Of Asking Price

-40%

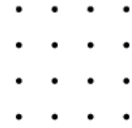
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Elmwood Park

FEBRUARY 2023



\$356K

Average
Sales Price

100%

Increase In Sales
From Feb 2022

\$395K

Median
Sales Price

8%

Increase In Contracts
From Feb 2022

101%

Average %
Of Asking Price

-16%

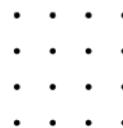
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Emerson

FEBRUARY 2023



\$606K

Average
Sales Price

-25%

Decrease In Sales
From Feb 2022

\$575K

Median
Sales Price

0%

Change In Contracts
From Feb 2022

92%

Average %
Of Asking Price

200%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Englewood

FEBRUARY 2023



\$555K

Average
Sales Price

-6%

Decrease In Sales
From Feb 2022

\$450K

Median
Sales Price

-63%

Decrease In Contracts
From Feb 2022

97%

Average %
Of Asking Price

-44%

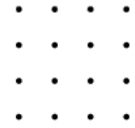
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Englewood Cliffs

FEBRUARY 2023



\$1.7M

Average
Sales Price

-12%

Decrease In Sales
From Feb 2022

\$1.1M

Median
Sales Price

-64%

Decrease In Contracts
From Feb 2022

87%

Average %
Of Asking Price

24%

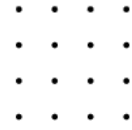
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Fair Lawn

FEBRUARY 2023



\$537K

Average
Sales Price

-42%

Decrease In Sales
From Feb 2022

\$487K

Median
Sales Price

-15%

Decrease In Contracts
From Feb 2022

97%

Average %
Of Asking Price

-5%

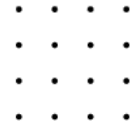
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Fairview

FEBRUARY 2023



\$315K

Average
Sales Price

-75%

Decrease In Sales
From Feb 2022

\$315K

Median
Sales Price

-75%

Decrease In Contracts
From Feb 2022

103%

Average %
Of Asking Price

-57%

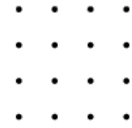
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Fort Lee

FEBRUARY 2023



\$451K

Average
Sales Price

-42%

Decrease In Sales
From Feb 2022

\$325K

Median
Sales Price

-19%

Decrease In Contracts
From Feb 2022

94%

Average %
Of Asking Price

-13%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Franklin Lakes

FEBRUARY 2023



\$1.2M

Average
Sales Price

-72%

Decrease In Sales
From Feb 2022

\$699K

Median
Sales Price

-31%

Decrease In Contracts
From Feb 2022

94%

Average %
Of Asking Price

-55%

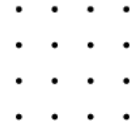
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Garfield City

FEBRUARY 2023



\$493K

Average
Sales Price

-62%

Decrease In Sales
From Feb 2022

\$490K

Median
Sales Price

-53%

Decrease In Contracts
From Feb 2022

101%

Average %
Of Asking Price

-62%

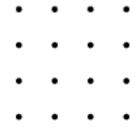
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Glen Rock

FEBRUARY 2023



\$1.0M

Average
Sales Price

-55%

Decrease In Sales
From Feb 2022

\$790K

Median
Sales Price

0%

Change In Contracts
From Feb 2022

101%

Average %
Of Asking Price

5%

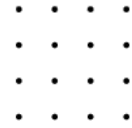
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Hackensack

FEBRUARY 2023



\$307K

Average
Sales Price

-31%

Decrease In Sales
From Feb 2022

\$291K

Median
Sales Price

-3%

Decrease In Contracts
From Feb 2022

98%

Average %
Of Asking Price

-8%

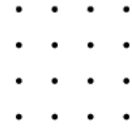
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Haworth

FEBRUARY 2023



\$1.1M

Average
Sales Price

-67%

Decrease In Sales
From Feb 2022

\$1.1M

Median
Sales Price

-80%

Decrease In Contracts
From Feb 2022

94%

Average %
Of Asking Price

538%

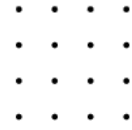
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Harrington Park

FEBRUARY 2023



\$605K

Average
Sales Price

-83%

Decrease In Sales
From Feb 2022

\$605K

Median
Sales Price

50%

Increase In Contracts
From Feb 2022

98%

Average %
Of Asking Price

-37%

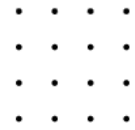
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Hasbrouck Heights

FEBRUARY 2023



\$559K

Average
Sales Price

-29%

Decrease In Sales
From Feb 2022

\$540K

Median
Sales Price

17%

Increase In Contracts
From Feb 2022

100%

Average %
Of Asking Price

-32%

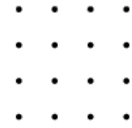
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Hillsdale

FEBRUARY 2023



\$701K

Average
Sales Price

-50%

Decrease In Sales
From Feb 2022

\$595K

Median
Sales Price

-22%

Decrease In Contracts
From Feb 2022

90%

Average %
Of Asking Price

479%

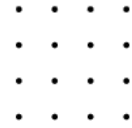
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Ho-Ho-Kus

FEBRUARY 2023



\$2.5M

Average
Sales Price

300%

Increase In Sales
From Feb 2022

\$2.7M

Median
Sales Price

-33%

Decrease In Contracts
From Feb 2022

97%

Average %
Of Asking Price

8%

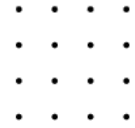
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Leonia

FEBRUARY 2023



\$589K

Average
Sales Price

-29%

Decrease In Sales
From Feb 2022

\$690K

Median
Sales Price

0%

Change In Contracts
From Feb 2022

94%

Average %
Of Asking Price

-35%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Little Ferry

FEBRUARY 2023



\$225K

Average
Sales Price

-75%

Decrease In Sales
From Feb 2022

\$225K

Median
Sales Price

0%

Change In Contracts
From Feb 2022

100%

Average %
Of Asking Price

183%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Lodi

FEBRUARY 2023



\$386K

Average
Sales Price

-50%

Decrease In Sales
From Feb 2022

\$395K

Median
Sales Price

-43%

Decrease In Contracts
From Feb 2022

106%

Average %
Of Asking Price

-26%

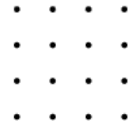
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Lyndhurst

FEBRUARY 2023



\$516K

Average
Sales Price

-58%

Decrease In Sales
From Feb 2022

\$449K

Median
Sales Price

-10%

Decrease In Contracts
From Feb 2022

98%

Average %
Of Asking Price

100%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Mahwah

FEBRUARY 2023



\$593K

Average
Sales Price

-20%

Decrease In Sales
From Feb 2022

\$530K

Median
Sales Price

-27%

Decrease In Contracts
From Feb 2022

98%

Average %
Of Asking Price

28%

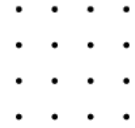
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Maywood

FEBRUARY 2023



\$521K

Average
Sales Price

-25%

Decrease In Sales
From Feb 2022

\$475K

Median
Sales Price

-45%

Decrease In Contracts
From Feb 2022

100%

Average %
Of Asking Price

-49%

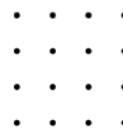
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Midland Park

FEBRUARY 2023



—

Average
Sales Price

0%

Change In Sales
From Feb 2022

—

Median
Sales Price

17%

Increase In Contracts
From Feb 2022

—

Average %
Of Asking Price

—

Change In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Montvale

FEBRUARY 2023



\$851K

Average
Sales Price

14%

Increase In Sales
From Feb 2022

\$930K

Median
Sales Price

-29%

Decrease In Contracts
From Feb 2022

93%

Average %
Of Asking Price

10%

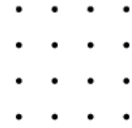
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Moonachie

FEBRUARY 2023



\$505K

Average
Sales Price

100%

Increase In Sales
From Feb 2022

\$505K

Median
Sales Price

50%

Increase In Contracts
From Feb 2022

98%

Average %
Of Asking Price

1,311%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

New Milford

FEBRUARY 2023



\$645K

Average
Sales Price

25%

Increase In Sales
From Feb 2022

\$615K

Median
Sales Price

22%

Increase In Contracts
From Feb 2022

96%

Average %
Of Asking Price

64%

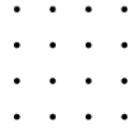
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

North Arlington

FEBRUARY 2023



\$503K

Average
Sales Price

33%

Increase In Sales
From Feb 2022

\$479K

Median
Sales Price

100%

Increase In Contracts
From Feb 2022

100%

Average %
Of Asking Price

-43%

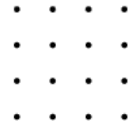
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

North Bergen

FEBRUARY 2023



\$731K

Average
Sales Price

-79%

Decrease In Sales
From Feb 2022

\$607K

Median
Sales Price

-17%

Decrease In Contracts
From Feb 2022

100%

Average %
Of Asking Price

-78%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Northvale

FEBRUARY 2023



\$452K

Average
Sales Price

-33%

Decrease In Sales
From Feb 2022

\$452K

Median
Sales Price

0%

Change In Contracts
From Feb 2022

99%

Average %
Of Asking Price

-55%

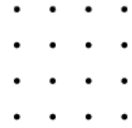
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Norwood

FEBRUARY 2023



\$703K

Average
Sales Price

-25%

Decrease In Sales
From Feb 2022

\$800K

Median
Sales Price

-75%

Decrease In Contracts
From Feb 2022

95%

Average %
Of Asking Price

54%

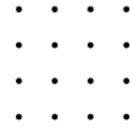
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Oakland

FEBRUARY 2023



\$435K

Average
Sales Price

-74%

Decrease In Sales
From Feb 2022

\$440K

Median
Sales Price

-20%

Decrease In Contracts
From Feb 2022

97%

Average %
Of Asking Price

145%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Old Tappan

FEBRUARY 2023



\$1.0M

Average
Sales Price

267%

Increase In Sales
From Feb 2022

\$1.1M

Median
Sales Price

-27%

Decrease In Contracts
From Feb 2022

106%

Average %
Of Asking Price

-2%

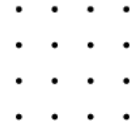
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Oradell

FEBRUARY 2023



\$709K

Average
Sales Price

-80%

Decrease In Sales
From Feb 2022

\$709K

Median
Sales Price

40%

Increase In Contracts
From Feb 2022

97%

Average %
Of Asking Price

-8%

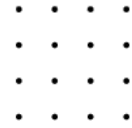
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Palisades Park

FEBRUARY 2023



\$913K

Average
Sales Price

-50%

Decrease In Sales
From Feb 2022

\$881K

Median
Sales Price

0%

Change In Contracts
From Feb 2022

93%

Average %
Of Asking Price

25%

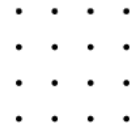
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Paramus

FEBRUARY 2023



\$942K

Average
Sales Price

-20%

Decrease In Sales
From Feb 2022

\$812K

Median
Sales Price

-30%

Decrease In Contracts
From Feb 2022

94%

Average %
Of Asking Price

133%

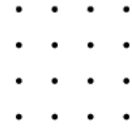
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Park Ridge

FEBRUARY 2023



\$757K

Average
Sales Price

50%

Increase In Sales
From Feb 2022

\$652K

Median
Sales Price

-22%

Decrease In Contracts
From Feb 2022

99%

Average %
Of Asking Price

-40%

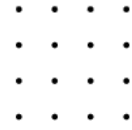
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Ramsey

FEBRUARY 2023



\$376K

Average
Sales Price

-18%

Decrease In Sales
From Feb 2022

\$410K

Median
Sales Price

31%

Increase In Contracts
From Feb 2022

100%

Average %
Of Asking Price

-6%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Ridgefield

FEBRUARY 2023



\$535K

Average
Sales Price

-50%

Decrease In Sales
From Feb 2022

\$535K

Median
Sales Price

-73%

Decrease In Contracts
From Feb 2022

94%

Average %
Of Asking Price

25%

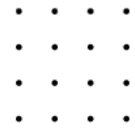
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Ridgefield Park

FEBRUARY 2023



\$241K

Average
Sales Price

-50%

Decrease In Sales
From Feb 2022

\$199K

Median
Sales Price

-50%

Decrease In Contracts
From Feb 2022

96%

Average %
Of Asking Price

53%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Ridgewood

FEBRUARY 2023



\$1.4M

Average
Sales Price

-29%

Decrease In Sales
From Feb 2022

\$1.6M

Median
Sales Price

20%

Increase In Contracts
From Feb 2022

95%

Average %
Of Asking Price

33%

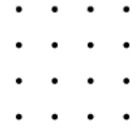
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

River Edge

FEBRUARY 2023



\$548K

Average
Sales Price

-73%

Decrease In Sales
From Feb 2022

\$550K

Median
Sales Price

17%

Increase In Contracts
From Feb 2022

97%

Average %
Of Asking Price

-48%

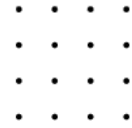
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

River Vale

FEBRUARY 2023



\$767K

Average
Sales Price

233%

Increase In Sales
From Feb 2022

\$775K

Median
Sales Price

-20%

Decrease In Contracts
From Feb 2022

102%

Average %
Of Asking Price

84%

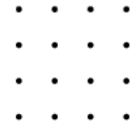
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Rochelle Park

FEBRUARY 2023



\$394K

Average
Sales Price

50%

Increase In Sales
From Feb 2022

\$340K

Median
Sales Price

0%

Change In Contracts
From Feb 2022

99%

Average %
Of Asking Price

307%

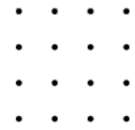
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Rutherford

FEBRUARY 2023



\$484K

Average
Sales Price

-19%

Decrease In Sales
From Feb 2022

\$499K

Median
Sales Price

-26%

Decrease In Contracts
From Feb 2022

97%

Average %
Of Asking Price

-29%

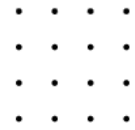
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Saddle Brook

FEBRUARY 2023



\$592K

Average
Sales Price

-30%

Decrease In Sales
From Feb 2022

\$560K

Median
Sales Price

25%

Increase In Contracts
From Feb 2022

97%

Average %
Of Asking Price

22%

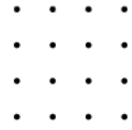
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Saddle River

FEBRUARY 2023



\$2.2M

Average
Sales Price

100%

Increase In Sales
From Feb 2022

\$2.2M

Median
Sales Price

-64%

Decrease In Contracts
From Feb 2022

78%

Average %
Of Asking Price

33%

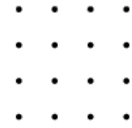
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Teaneck

FEBRUARY 2023



\$684K

Average
Sales Price

-32%

Decrease In Sales
From Feb 2022

\$510K

Median
Sales Price

-32%

Decrease In Contracts
From Feb 2022

98%

Average %
Of Asking Price

-34%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Tenafly

FEBRUARY 2023



\$1.3M

Average
Sales Price

-50%

Decrease In Sales
From Feb 2022

\$1.1M

Median
Sales Price

-47%

Decrease In Contracts
From Feb 2022

95%

Average %
Of Asking Price

51%

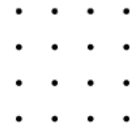
Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Upper Saddle River

FEBRUARY 2023



\$833K

Average
Sales Price

-60%

Decrease In Sales
From Feb 2022

\$827K

Median
Sales Price

8%

Increase In Contracts
From Feb 2022

103%

Average %
Of Asking Price

-67%

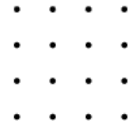
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Waldwick

FEBRUARY 2023



\$525K

Average
Sales Price

-73%

Decrease In Sales
From Feb 2022

\$535K

Median
Sales Price

0%

Change In Contracts
From Feb 2022

102%

Average %
Of Asking Price

-36%

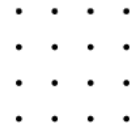
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Wallington

FEBRUARY 2023



\$420K

Average
Sales Price

100%

Increase In Sales
From Feb 2022

\$420K

Median
Sales Price

0%

Change In Contracts
From Feb 2022

103%

Average %
Of Asking Price

-8%

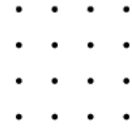
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Washington Township

FEBRUARY 2023



\$611K

Average
Sales Price

20%

Increase In Sales
From Feb 2022

\$545K

Median
Sales Price

-38%

Decrease In Contracts
From Feb 2022

101%

Average %
Of Asking Price

-9%

Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Westwood

FEBRUARY 2023



\$560K

Average
Sales Price

-43%

Decrease In Sales
From Feb 2022

\$558K

Median
Sales Price

-22%

Decrease In Contracts
From Feb 2022

88%

Average %
Of Asking Price

-10%

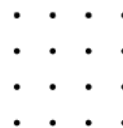
Decrease In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Woodcliff Lake

FEBRUARY 2023



\$775K

Average
Sales Price

200%

Increase In Sales
From Feb 2022

\$815K

Median
Sales Price

-11%

Decrease In Contracts
From Feb 2022

101%

Average %
Of Asking Price

85%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Wood-Ridge

FEBRUARY 2023



\$531K

Average
Sales Price

-29%

Decrease In Sales
From Feb 2022

\$495K

Median
Sales Price

-71%

Decrease In Contracts
From Feb 2022

98%

Average %
Of Asking Price

190%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS

Wyckoff

FEBRUARY 2023



\$825K

Average
Sales Price

-65%

Decrease In Sales
From Feb 2022

\$935K

Median
Sales Price

-29%

Decrease In Contracts
From Feb 2022

96%

Average %
Of Asking Price

27%

Increase In
Days On Market
From Feb 2022

Sources: Garden State MLS, Hudson MLS, NJ MLS

COMPASS