

MARKET UPDATE

New Jersey Multiple Listing Service, Inc.

JUNE 2015



NJMLS
New Jersey Multiple Listing Service, Inc.

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| Monthly Open House Count | 40 |
| Keybox Showings | 40 |
| NJMLS.com Hits | 41 |

MARKET SNAPSHOT

| New Listings | JUNE 2015 | JUNE 2014 | Prior Year % Change | | MAY 2015 | Prior Month % Change | | Page |
|--|------------|------------|---------------------|---|------------|----------------------|---|------|
| New Listings Monthly | 4702 | 4071 | 15.5% | ↑ | 4923 | -4.5% | ↓ | 6 |
| YTD New Listings – All Categories | 24530 | 22622 | 8.4% | ↑ | n/a | | | 7 |
| YTD New Listings – Residential | 17426 | 15716 | 10.9% | ↑ | n/a | | | 7 |
| YTD New Listings – Single Family | 11329 | 10130 | 11.8% | ↑ | n/a | | | 7 |
| Active Listings Monthly – at end of month | 14128 | 14667 | -3.7% | ↓ | 13866 | 1.9% | ↑ | 8 |
| Average List Price Monthly | \$ 612,634 | \$ 542,889 | 12.8% | ↑ | \$ 585,912 | 4.6% | ↑ | 9 |
| New Rental Listings Monthly | 1149 | 1047 | 9.7% | ↑ | 1023 | 12.3% | ↑ | 11 |
| Average Rental List Price Monthly | \$ 2,423 | \$ 2,474 | -2.1% | ↓ | \$ 2,517 | -3.7% | ↓ | 12 |
| Under Contracts | JUNE 2015 | JUNE 2014 | Prior Year % Change | | MAY 2015 | Prior Month % Change | | Page |
| Total Under Contract Monthly | 2248 | 1873 | 20.0% | ↑ | 2216 | 1.4% | ↑ | 13 |
| YTD Under Contract – All Categories | 10627 | 9368 | 13.4% | ↑ | n/a | | | 14 |
| YTD Under Contract – Residential | 10386 | 9158 | 13.4% | ↑ | n/a | | | 14 |
| YTD Under Contract – Single Family | 6782 | 5867 | 15.6% | ↑ | n/a | | | 14 |
| Absorption Rate (Months Inventory) | JUNE 2015 | JUNE 2014 | Prior Year % Change | | MAY 2015 | Prior Month % Change | | Page |
| - All Categories | 8.6 | 9.1 | -5.5% | ↓ | 8.4 | 2.4% | ↑ | 17 |
| - Residential | 6.7 | 7.0 | -4.3% | ↓ | 6.5 | 3.1% | ↑ | 17 |
| - Single Family | 6.6 | 6.8 | -2.9% | ↓ | 6.4 | 3.1% | ↑ | 18 |
| - Condo/Coop/Townhouse | 7.0 | 6.9 | 1.4% | ↑ | 6.9 | 1.4% | ↑ | 18 |

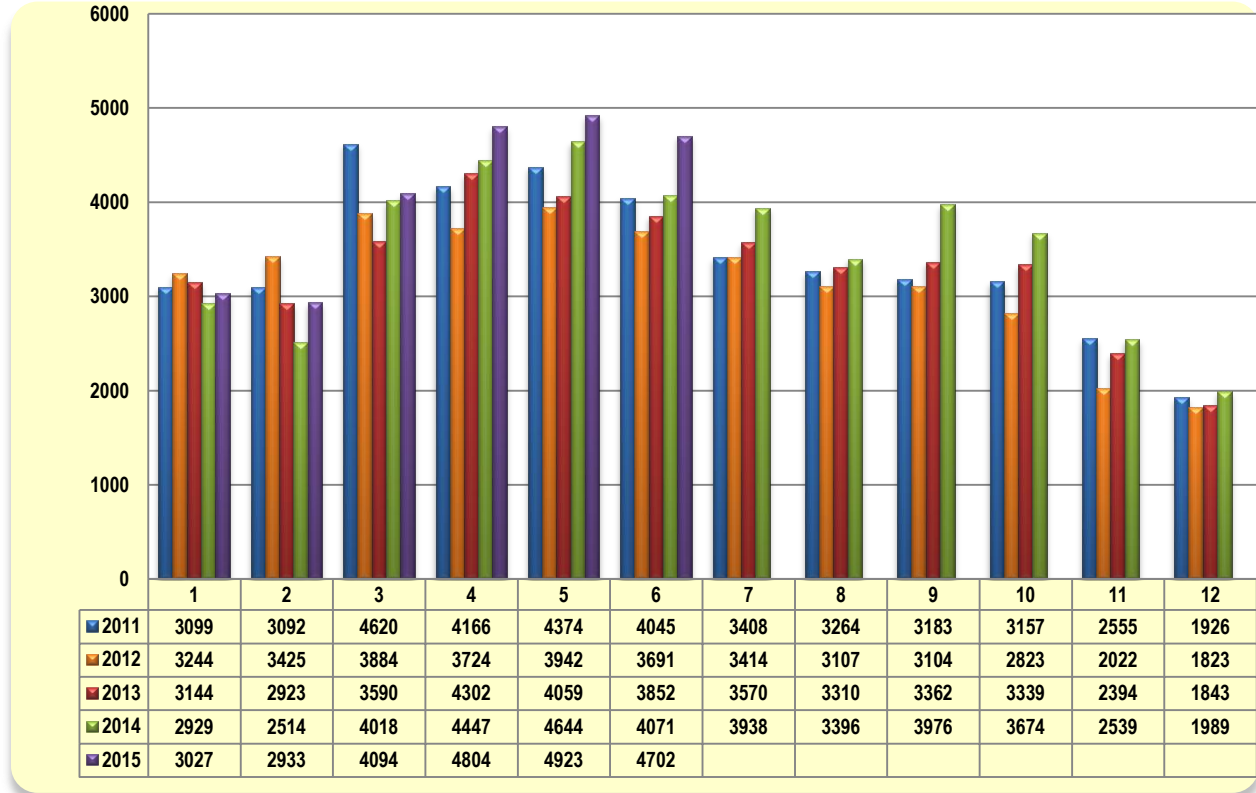
| Solds | JUNE 2015 | JUNE 2014 | Prior Year % Change | | MAY 2015 | Prior Month % Change | | Page |
|--|------------|------------|---------------------|---|------------|----------------------|---|------|
| Total Sold Monthly | 1814 | 1514 | 19.8% | ↑ | 1264 | 43.5% | ↑ | 19 |
| YTD Solds – All Categories | 7160 | 6488 | 10.4% | ↑ | n/a | | | 20 |
| Total Sold Monthly – Residential | 1787 | 1485 | 20.3% | ↑ | 1228 | 45.5% | ↑ | 21 |
| YTD Solds – Residential | 6996 | 6341 | 10.3% | ↑ | n/a | | | 20 |
| Total Sold Monthly – Single Family | 1204 | 986 | 22.1% | ↑ | 778 | 54.8% | ↑ | 23 |
| YTD Solds – Single Family | 4398 | 3954 | 11.2% | ↑ | n/a | | | 20 |
| Average Days on the Market | 75 | 71 | 5.6% | ↑ | 82 | -8.5% | ↓ | 25 |
| Median Sold Price Monthly – All Categories | \$ 396,250 | \$ 395,000 | 0.3% | ↑ | \$ 380,000 | 4.3% | ↑ | 26 |
| Median Sold Price Monthly – Residential | \$ 399,000 | \$ 392,000 | 1.8% | ↑ | \$ 380,000 | 5.0% | ↑ | 28 |
| Median Sold Price Monthly – Single Family | \$ 440,000 | \$ 429,000 | 2.6% | ↑ | \$ 420,500 | 4.6% | ↑ | 29 |

| Leased | JUNE 2015 | JUNE 2014 | Prior Year % Change | | MAY 2015 | Prior Month % Change | | Page |
|-----------------------------------|-----------|-----------|---------------------|---|----------|----------------------|---|------|
| Total Leased | 940 | 836 | 12.4% | ↑ | 810 | 16.0% | ↑ | 38 |
| YTD Leased Price by County | \$ 1,950 | \$ 1,900 | 2.6% | ↑ | n/a | | | 38 |

| Other Market Indicators | JUNE 2015 | JUNE 2014 | Prior Year % Change | | MAY 2015 | Prior Month % Change | | Page |
|--------------------------|-----------|-----------|---------------------|---|----------|----------------------|---|------|
| Keybox Showings | 22,314 | 21,209 | 5.2% | ↑ | 23,569 | -5.3% | ↓ | 40 |
| Open House Counts | 3892 | 4326 | -10.0% | ↓ | 4278 | -9.0% | ↓ | 40 |
| NJMLS.com Hits | 373,919 | 363,710 | 2.8% | ↑ | 387,626 | -3.5% | ↓ | 41 |

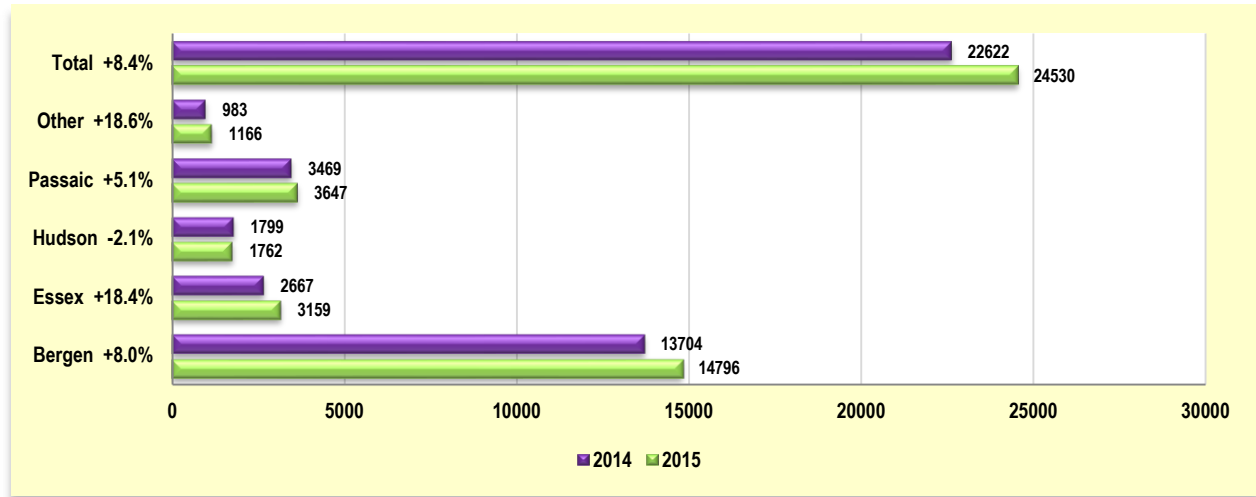
New Listings - All Categories

2011-2015



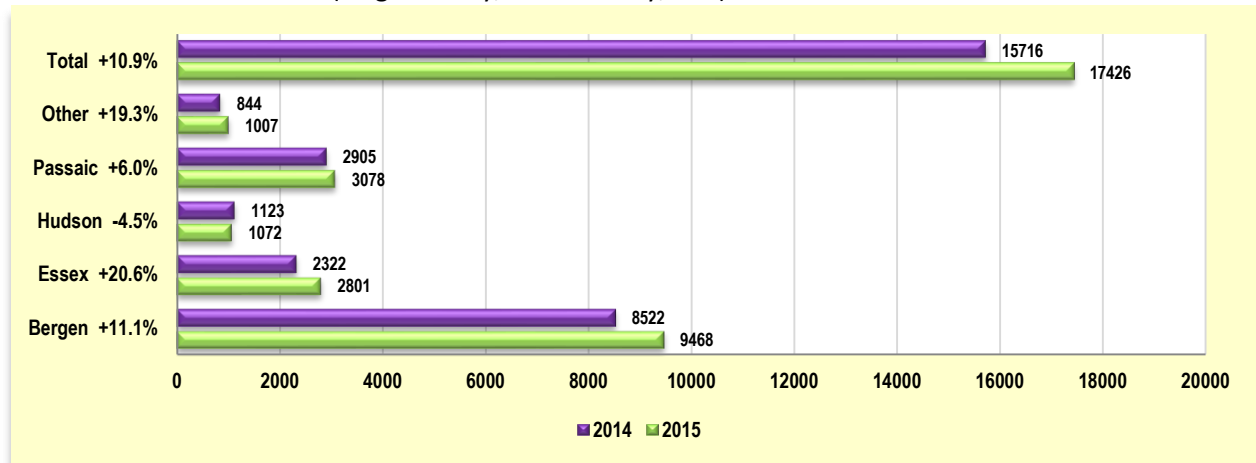
YTD New Listings by County - All Categories

As of JUNE 30th



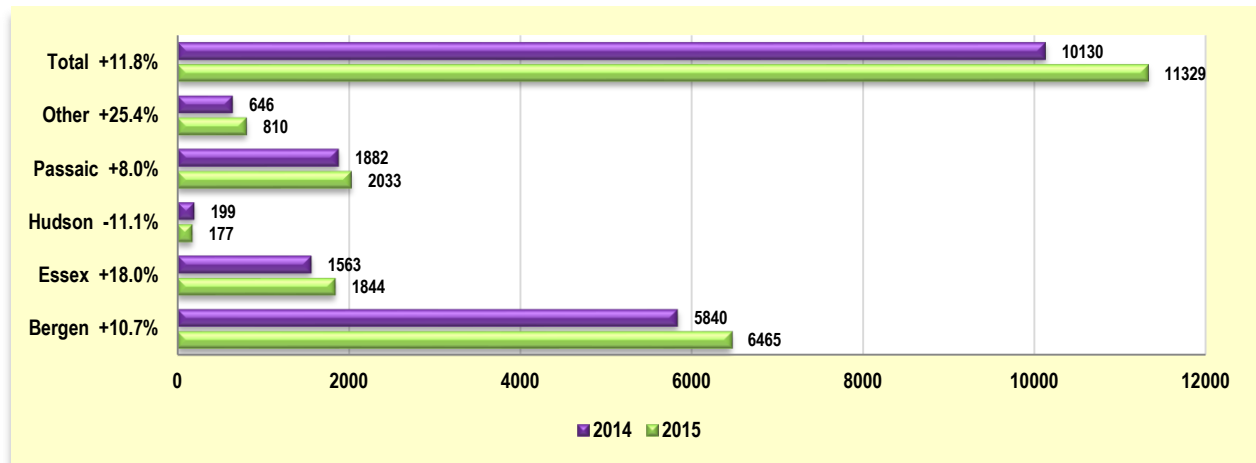
YTD New Listings by County - Residential

(Single Family, Multi-Family, CCT) - As of JUNE 30th



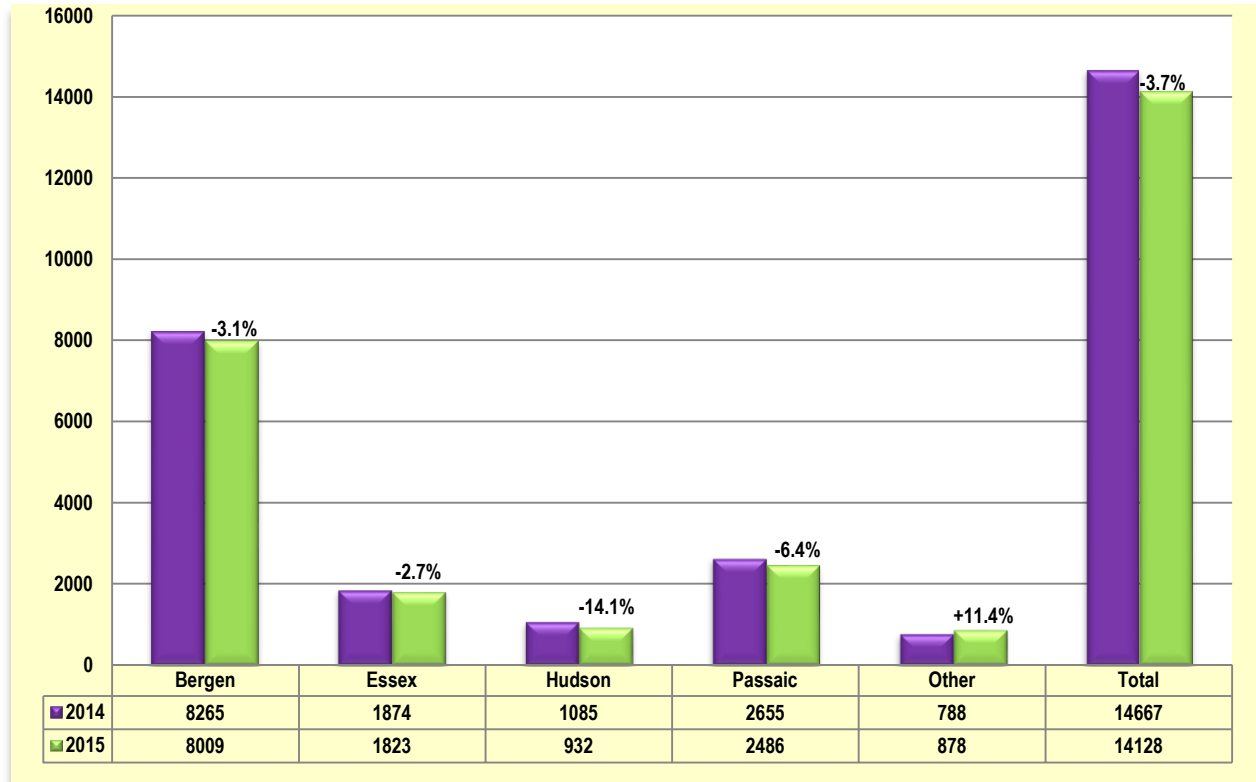
YTD New Listings by County - Single Family

As of JUNE 30th



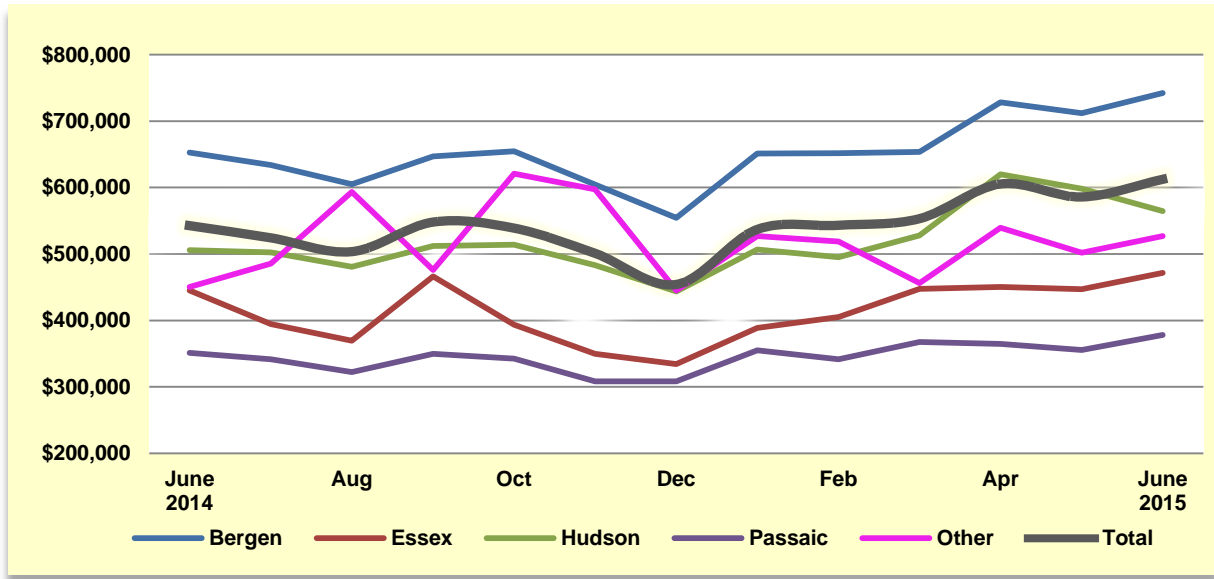
2014 vs. 2015 Active Listings by County

All Categories by County as of JUNE 30th



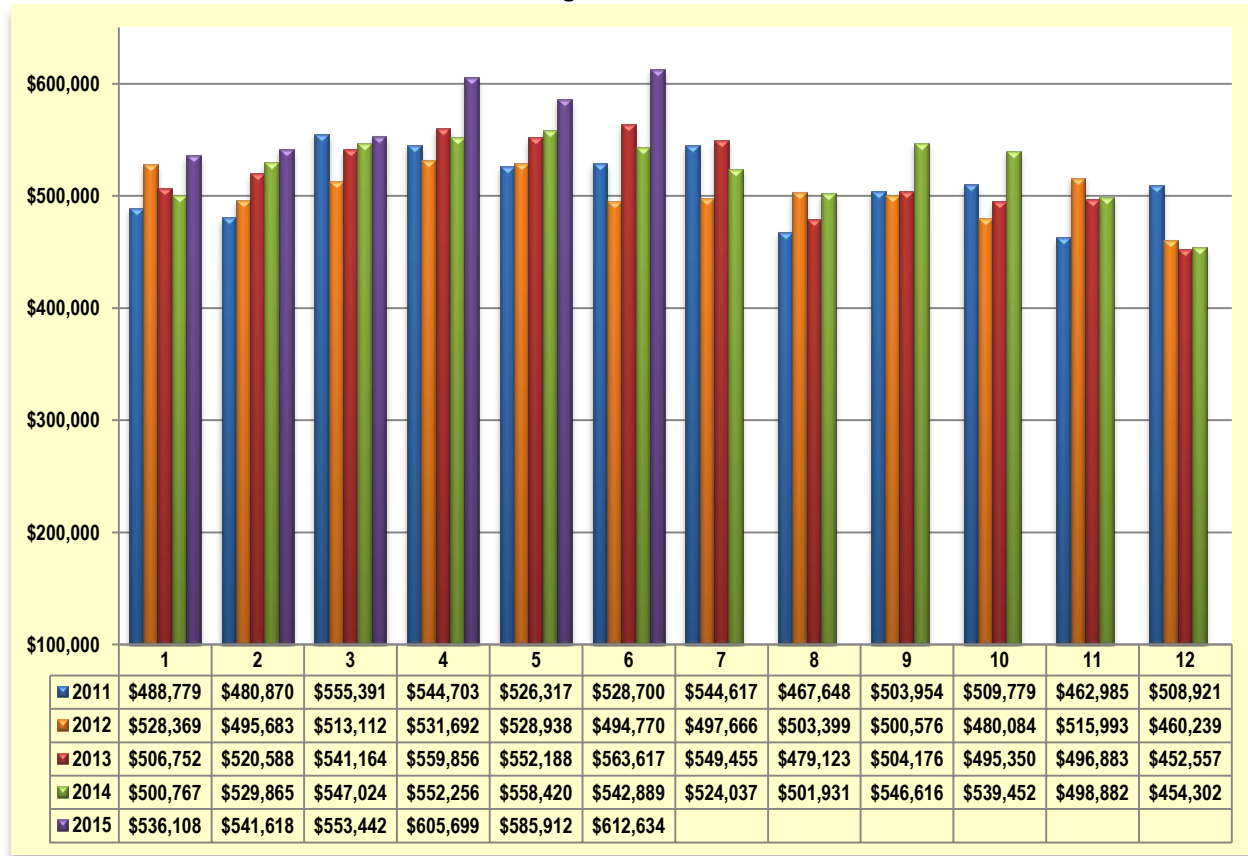
Average List Price by County – All Categories*

Past 12 Months



Average List Price – All Counties

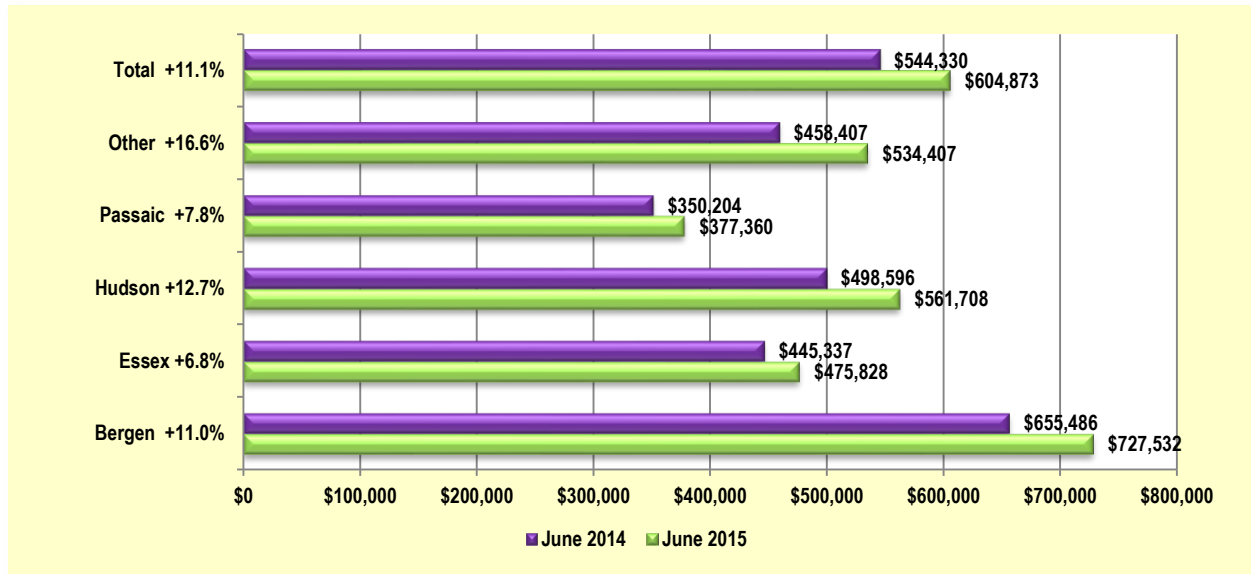
All Categories* - 2011-2015



*Excludes Commercial & Rentals

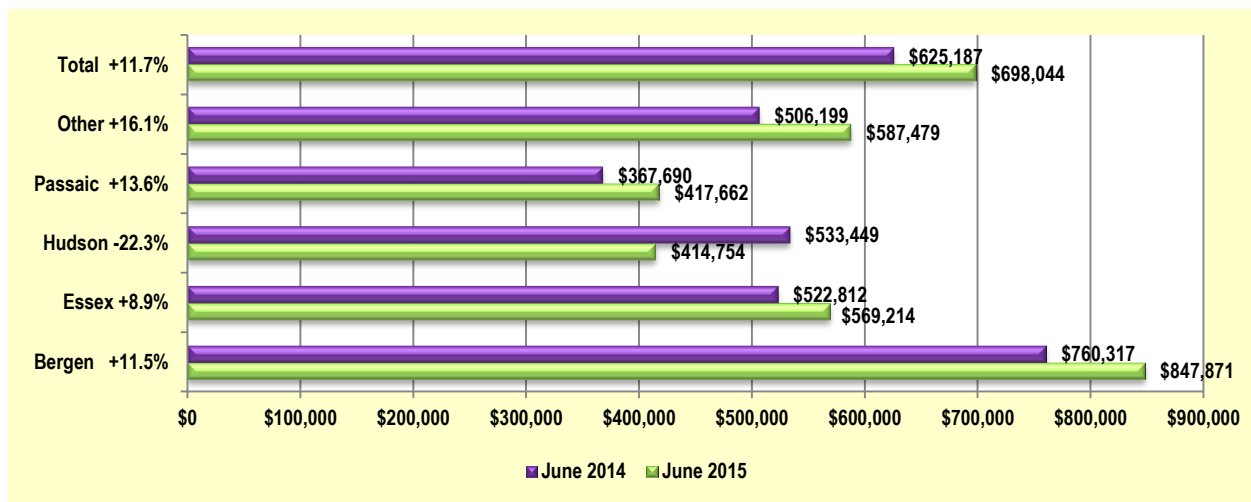
Average List Price by County - Residential

Month of JUNE

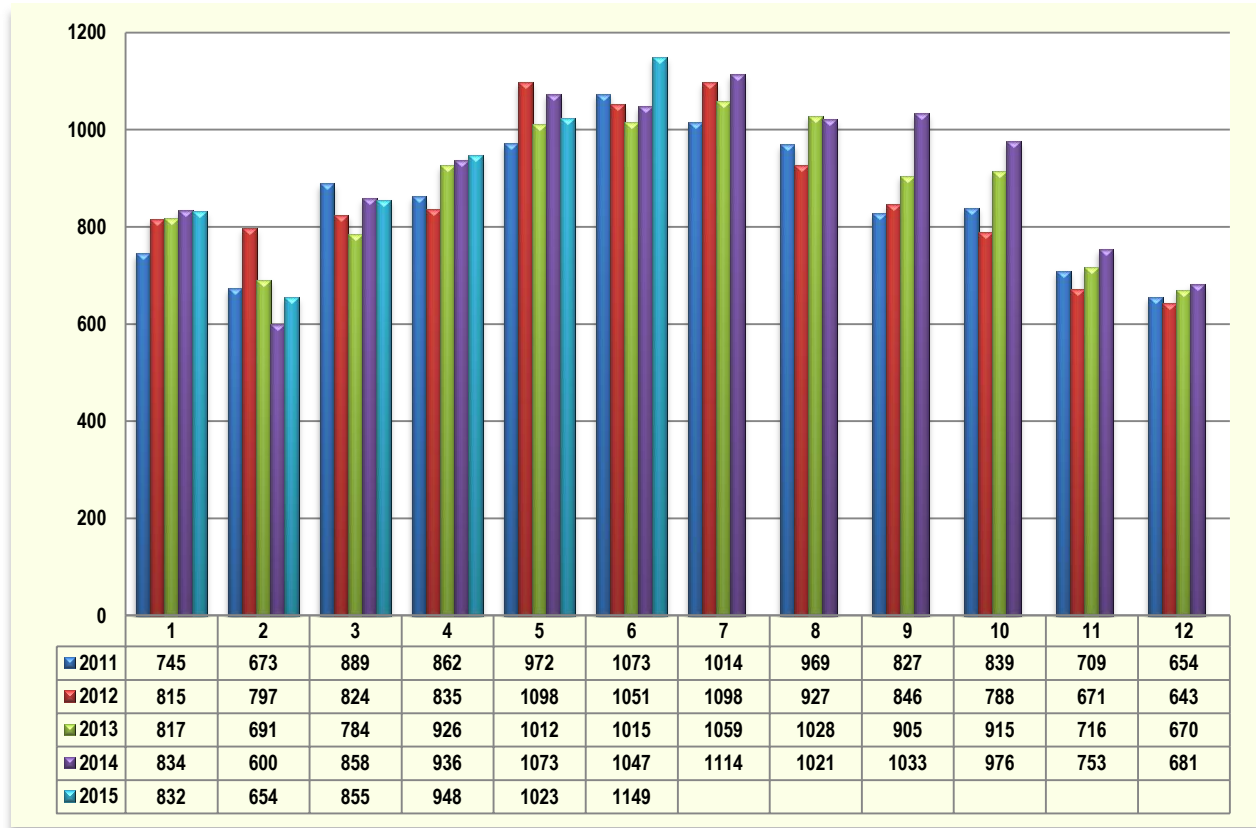


Average List Price by County – Single Family

Month of JUNE

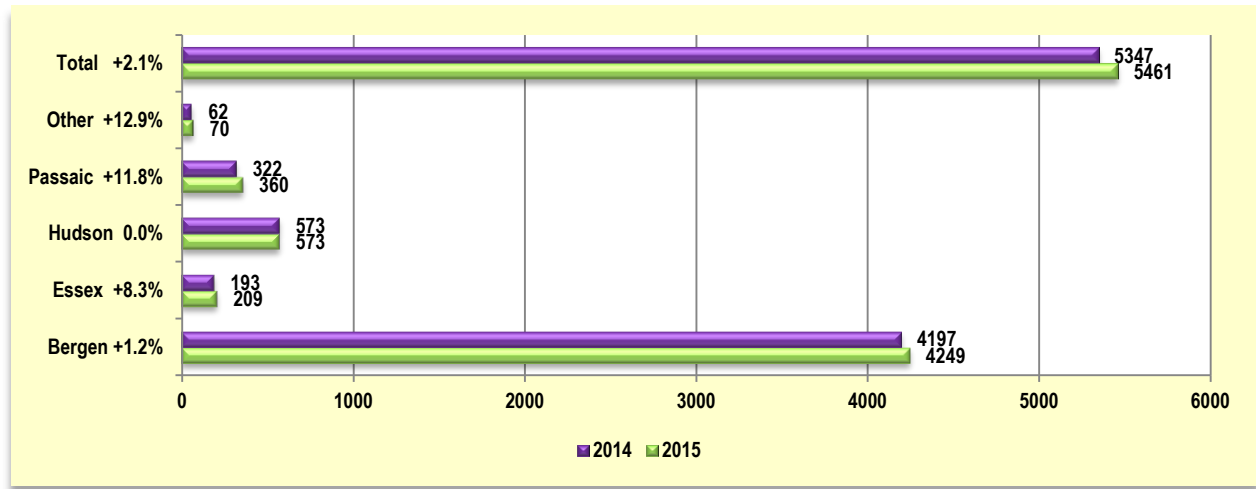


New Residential Rental Listings 2011-2015



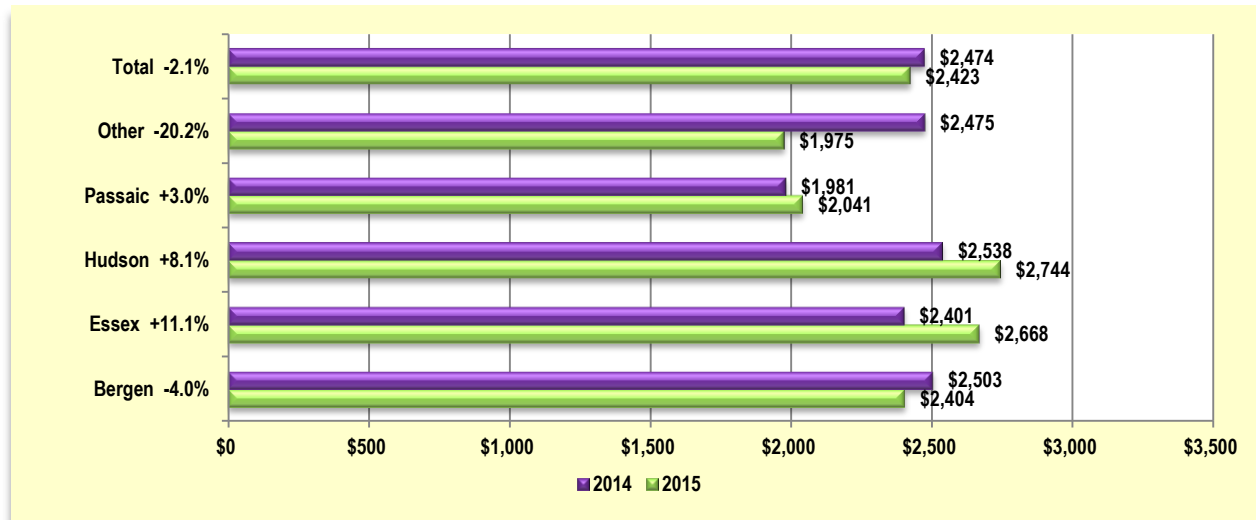
YTD New Residential Rental Listings by County

As of JUNE 30th



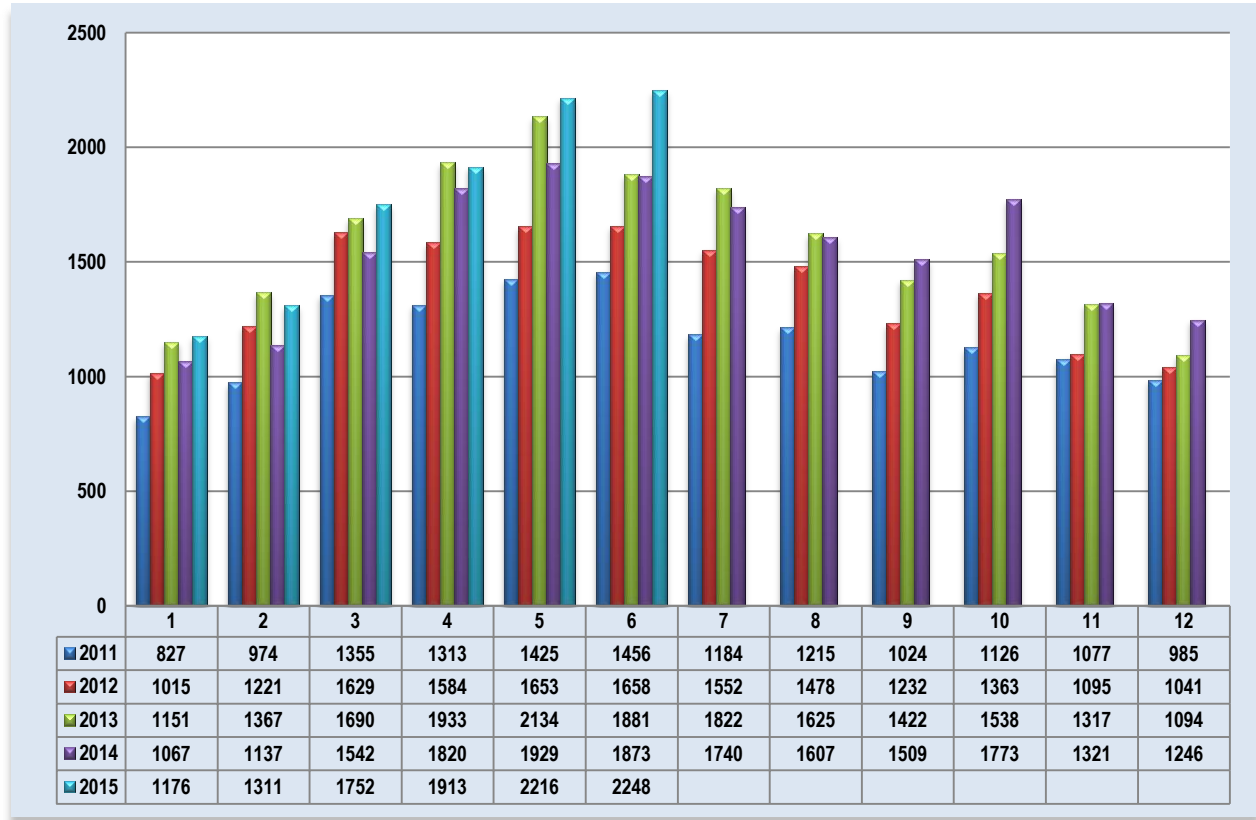
Average Residential Rental List Price

Month of JUNE



Under Contract – All Categories*

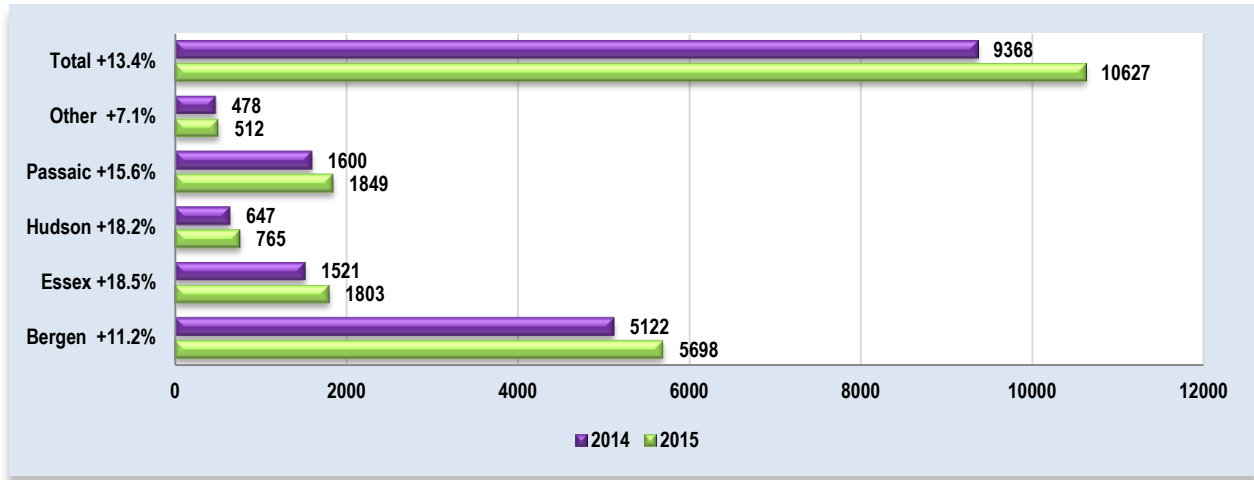
2011-2015



*Excludes Rentals

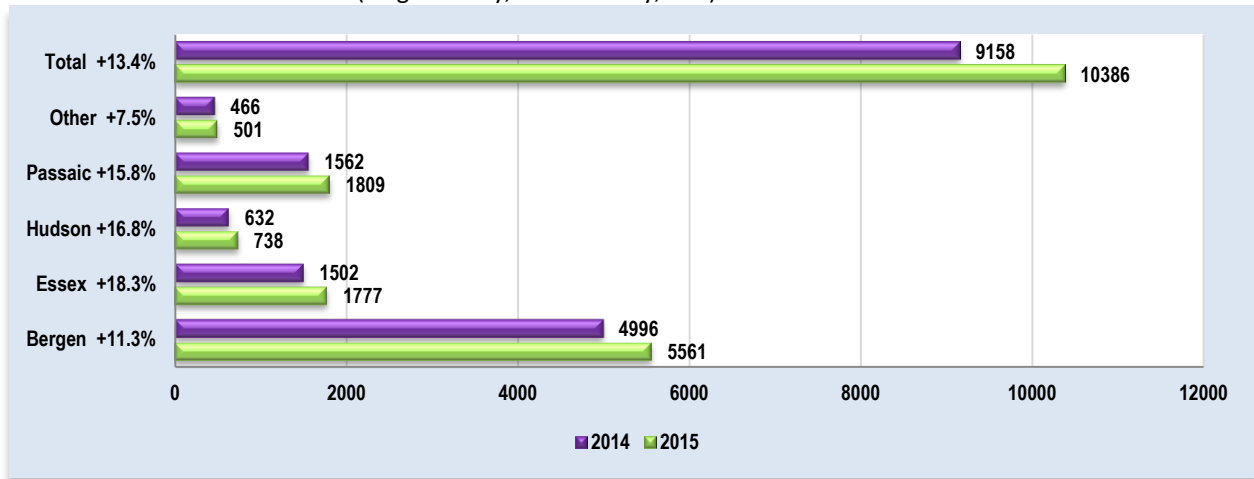
YTD Under Contract by County - All Categories*

As of JUNE 30th



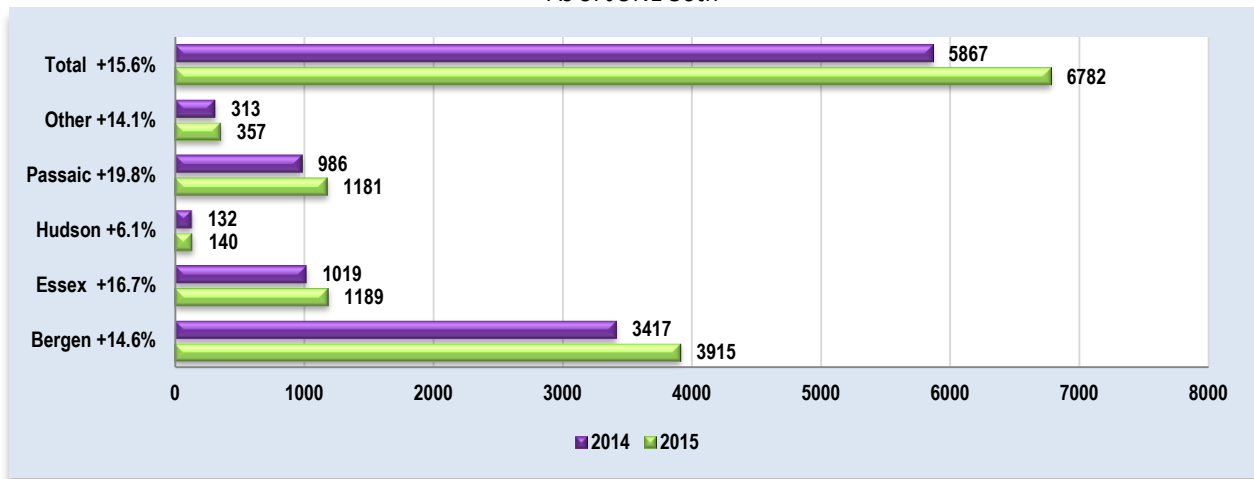
YTD Under Contract by County - Residential

(Single Family, Multi-Family, CCT) - As of JUNE 30th



YTD Under Contract by County - Single Family

As of JUNE 30th

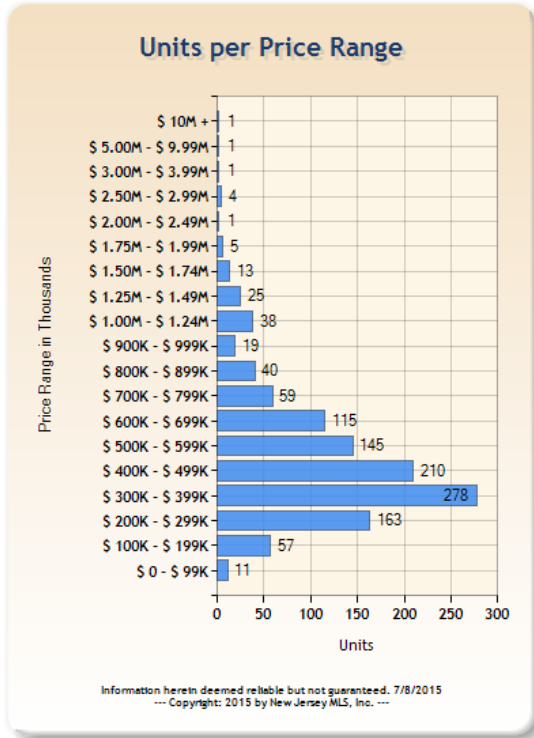


*Excludes Rentals

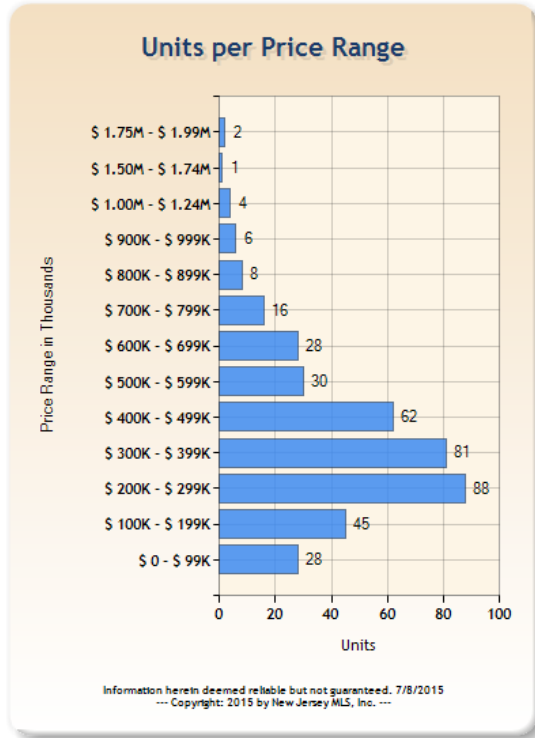
Under Contract by Price Range - RES

(Single Family, Multi-Family, CCT) – JUNE 2015

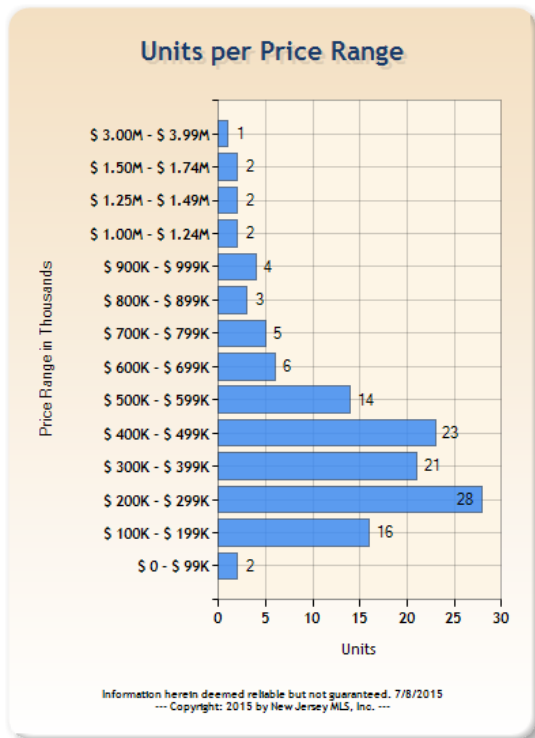
Bergen



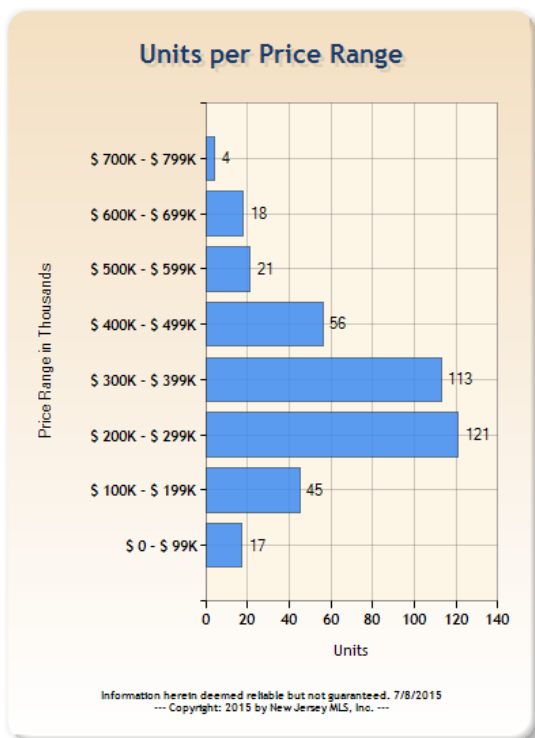
Essex



Hudson



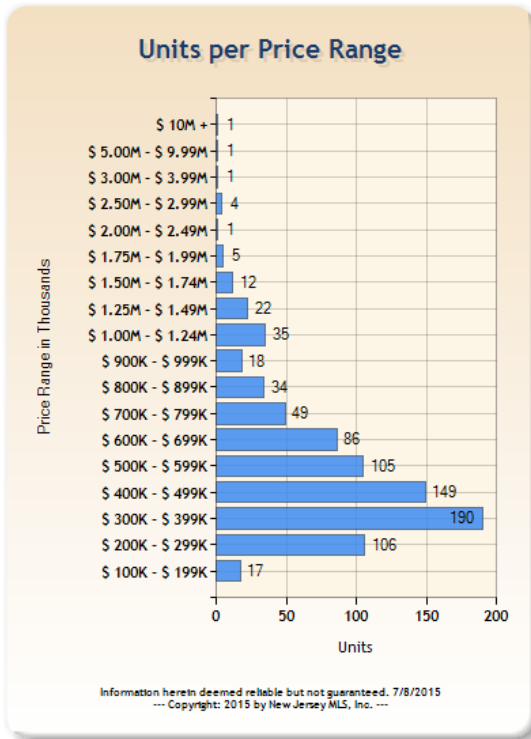
Passaic



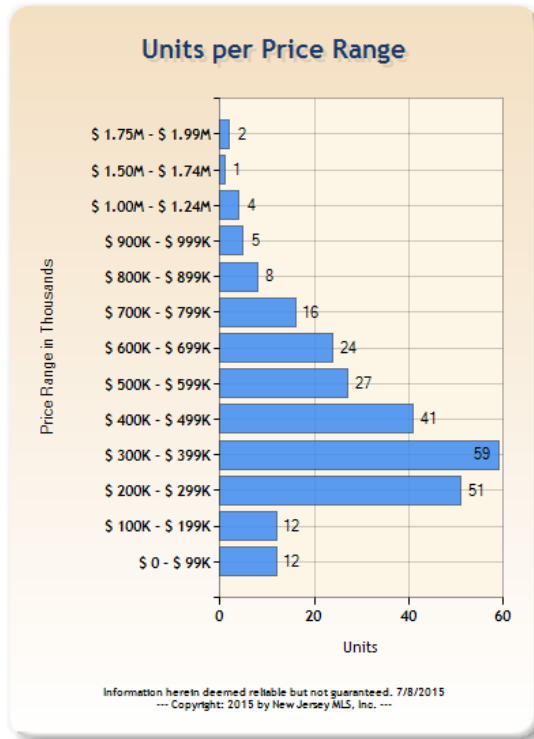
Under Contract by Price Range – Single Family

JUNE 2015

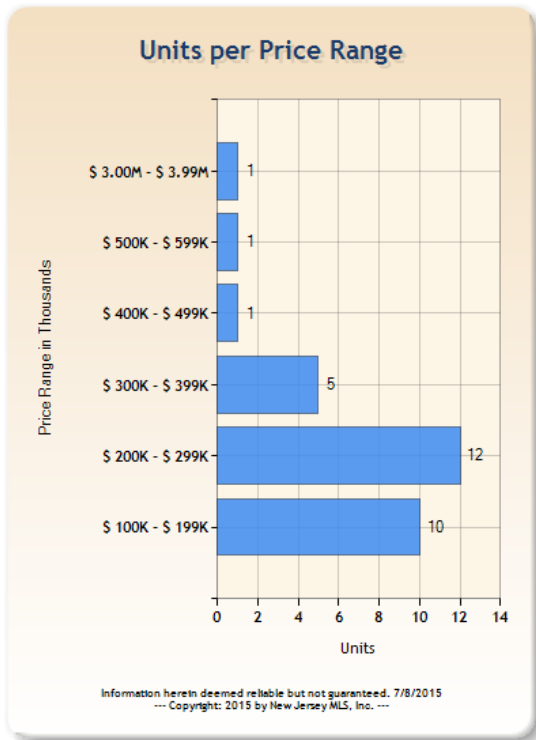
Bergen



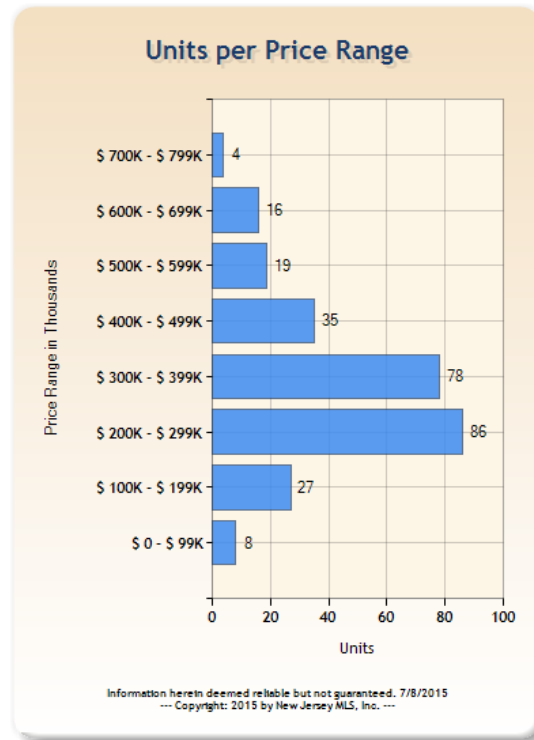
Essex



Hudson



Passaic



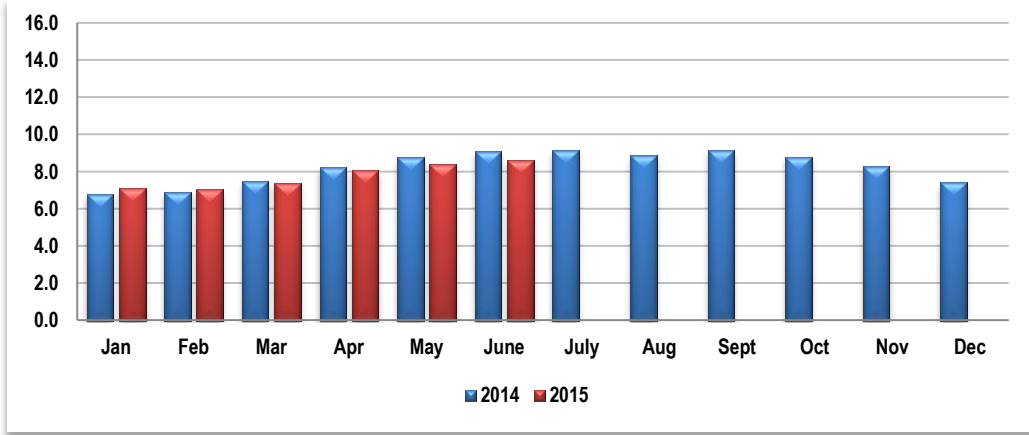
Absorption Rate (Months Inventory)

As of JUNE 30th

(Calculated using current actives divided by the 12 month average UC.)

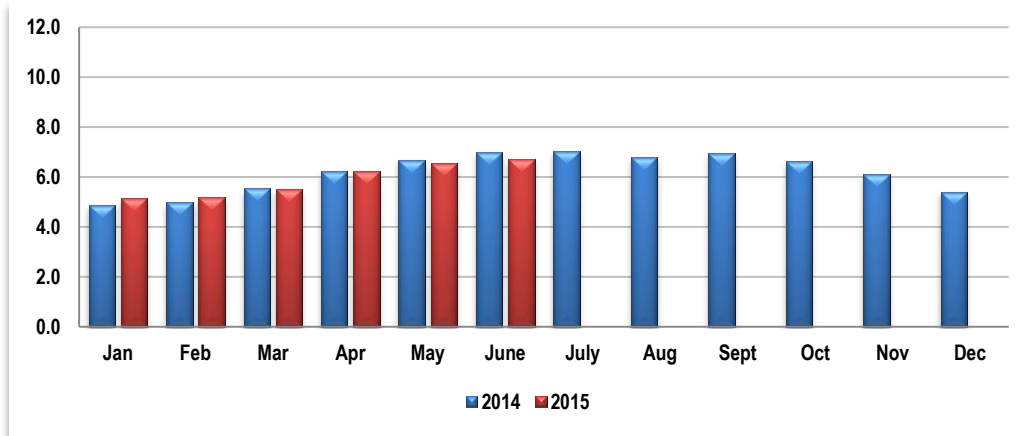
All Categories – 8.6 Months

(All Categories except Rental)



Residential – 6.7 Months

(Single Family, Multi-Family, CCT)

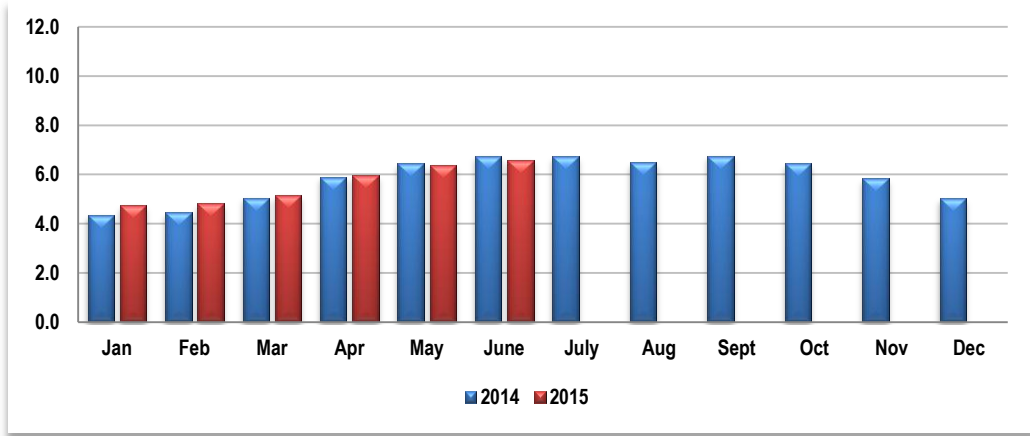


Absorption Rate (Months Inventory)

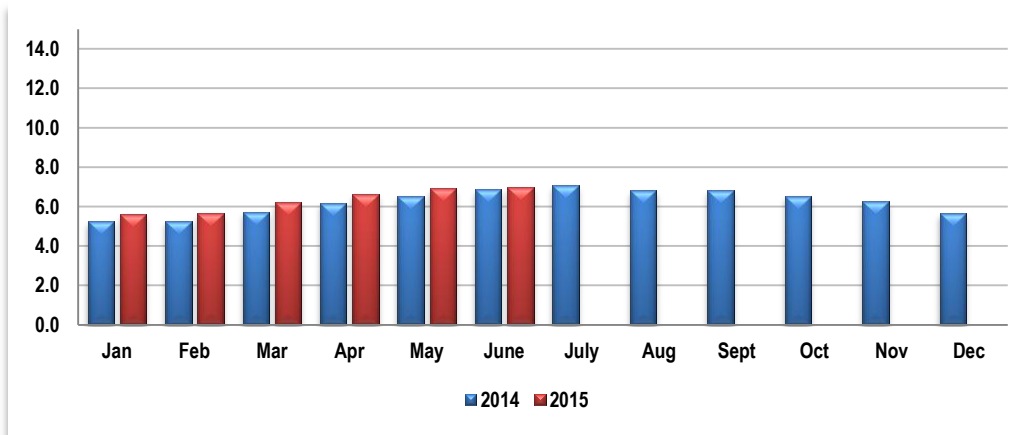
As of JUNE 30th

(Calculated using current actives divided by the 12 month average UC.)

Single Family – 6.6 Months

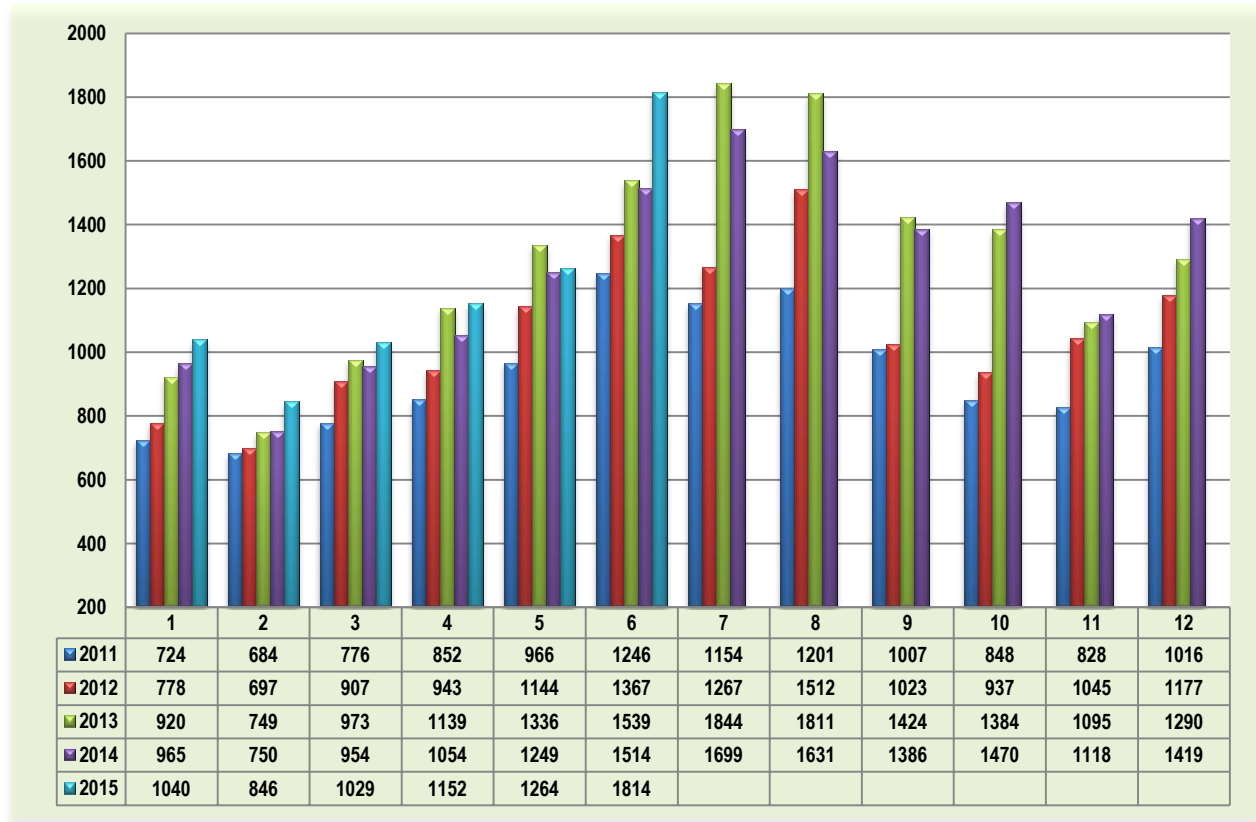


Condo/Co-op/Townhouse – 7.0 Months



Total Units Sold – All Categories*

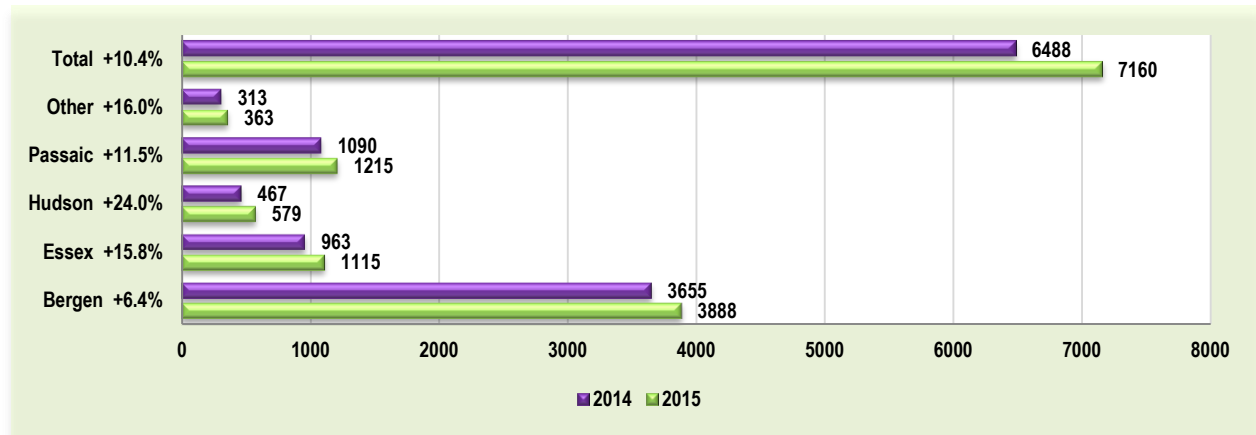
All Categories 2011-2015



*Excludes Rentals

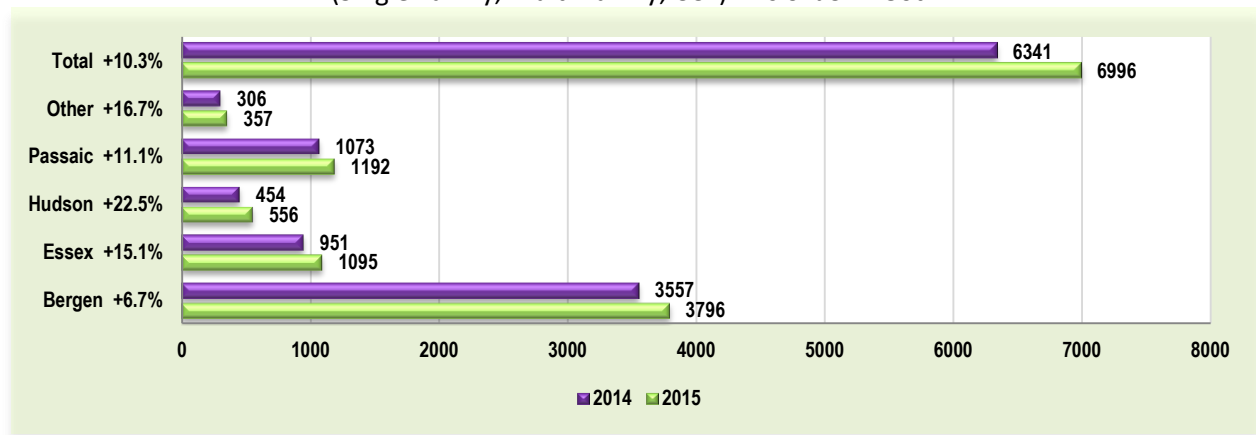
YTD Sold by County - All Categories*

As of JUNE 30th



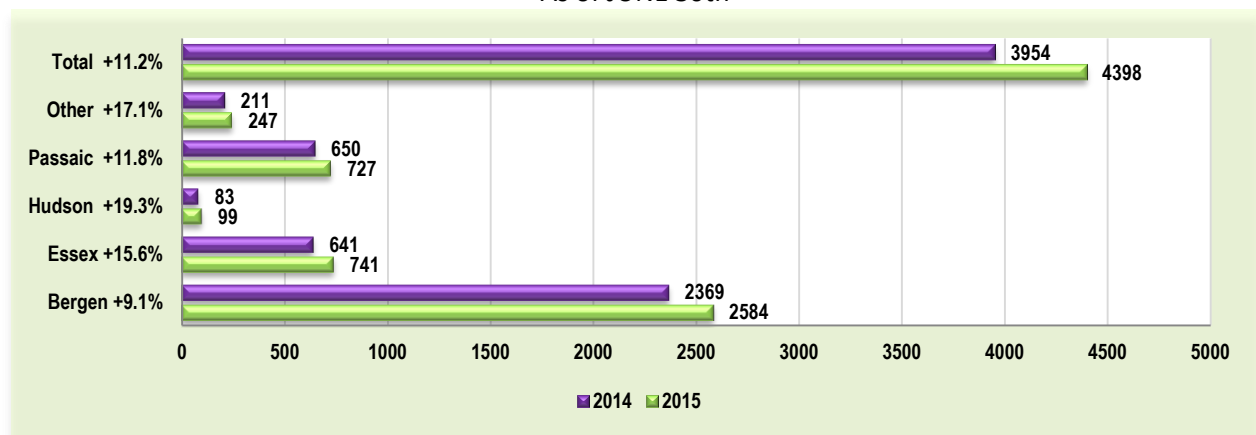
YTD Sold by County - Residential

(Single Family, Multi-Family, CCT) - As of JUNE 30th



YTD Sold by County - Single Family

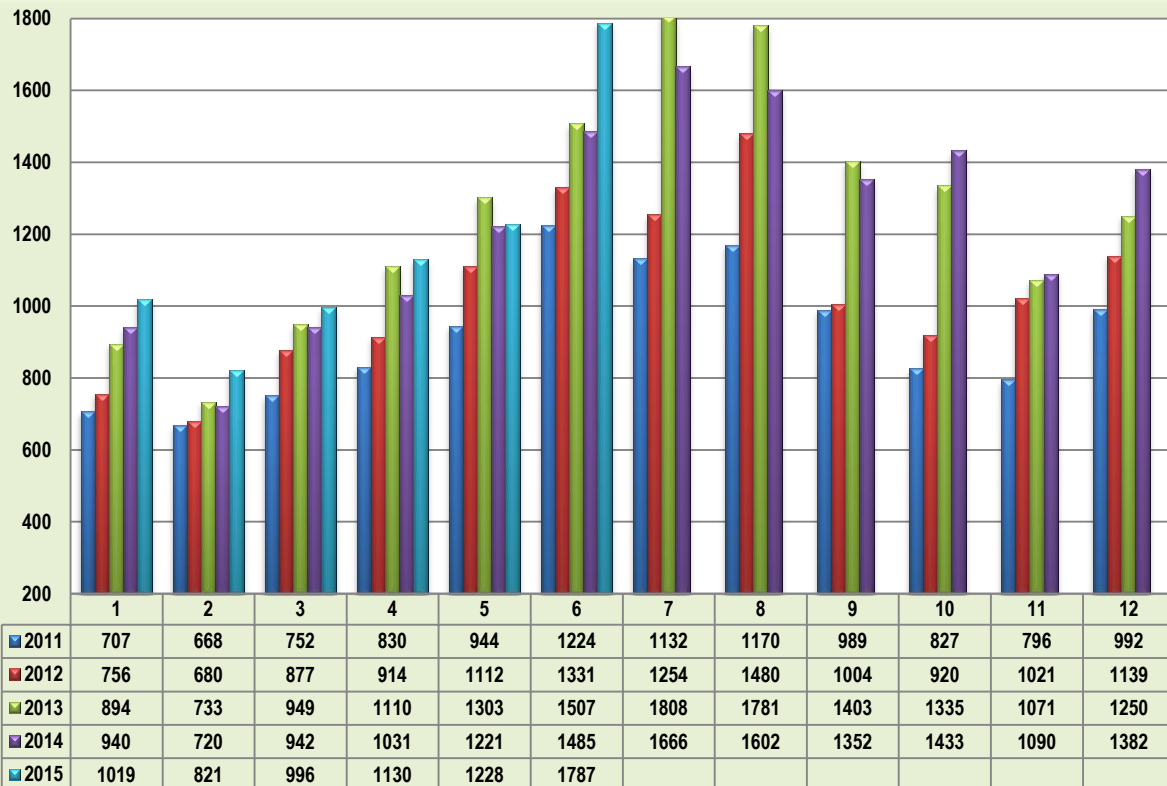
As of JUNE 30th



*Excludes Rentals

Total Residential Units Sold

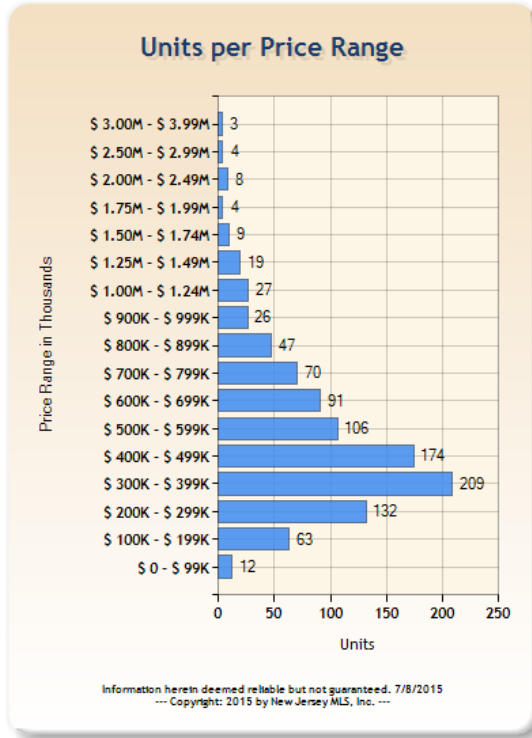
2011-2015



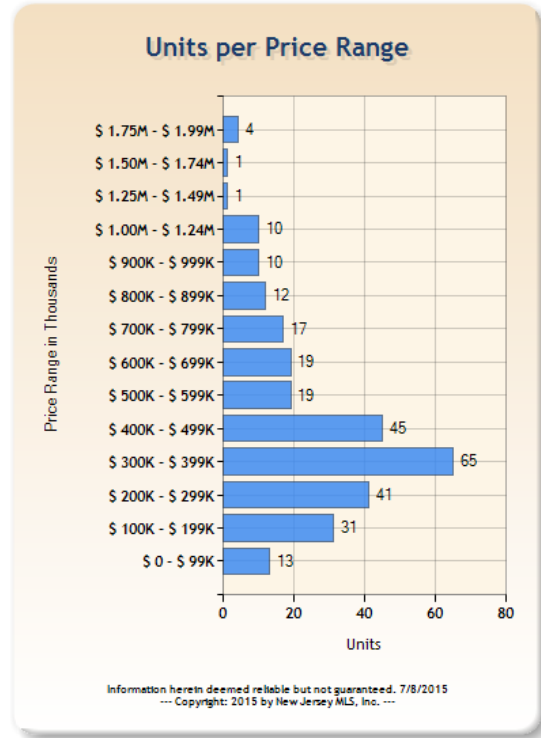
Units Sold by Price Range - RES

(Single Family, Multi-Family, CCT) – JUNE 2015

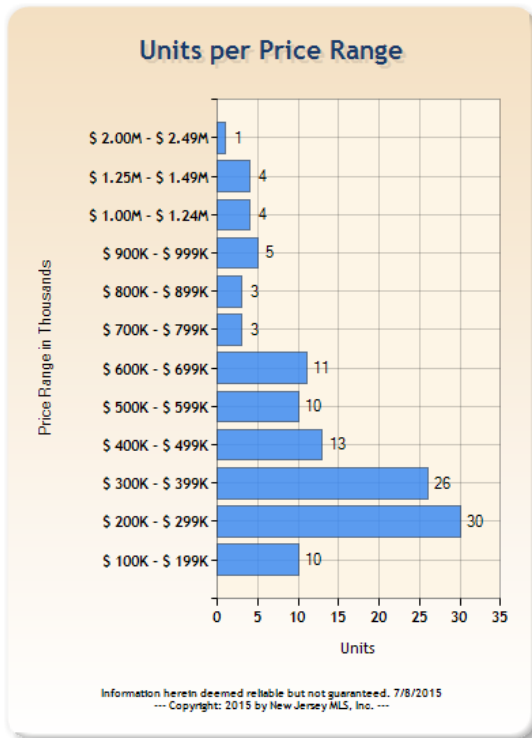
Bergen



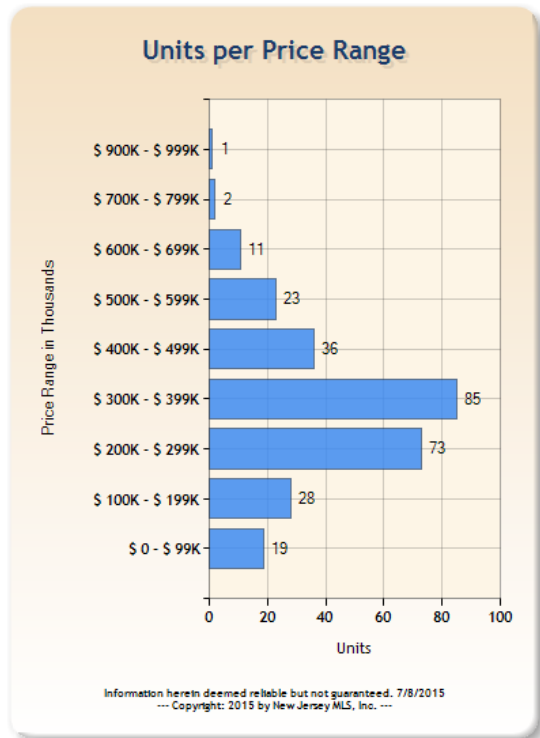
Essex



Hudson

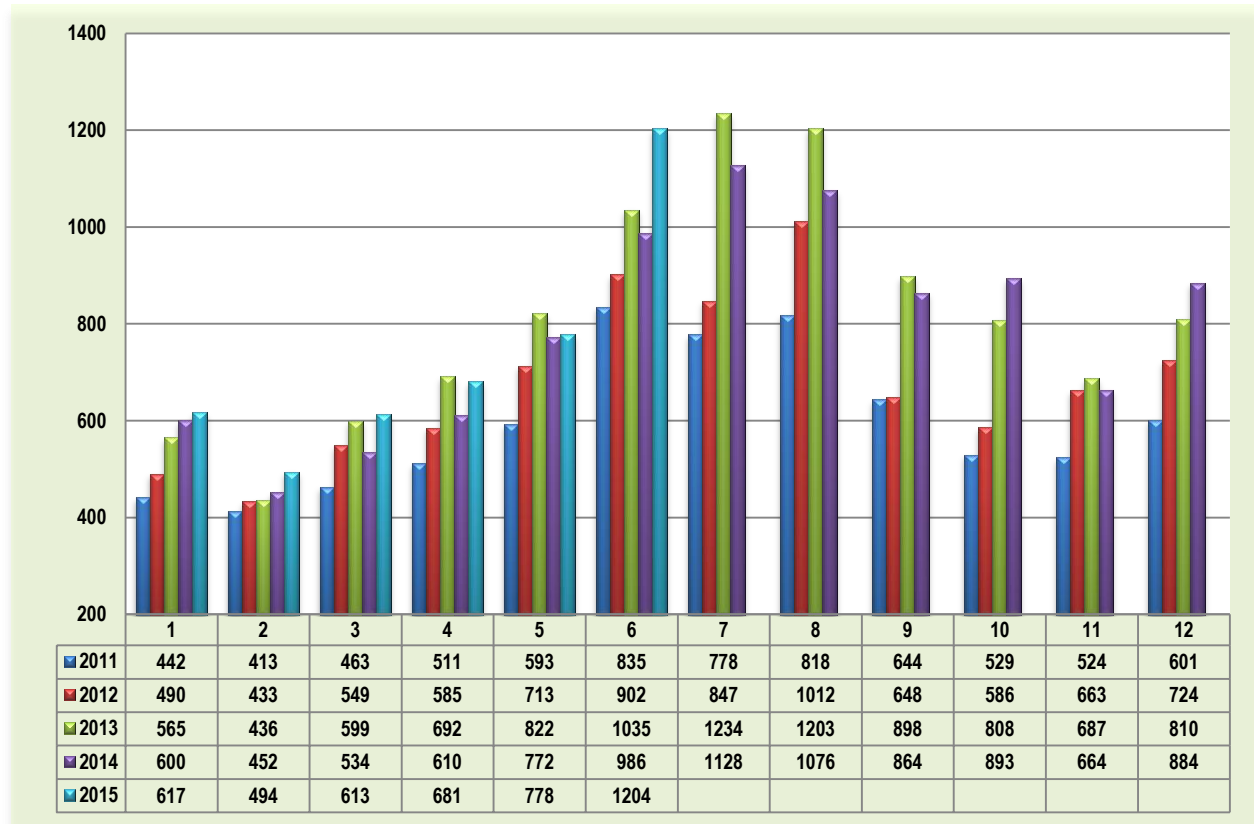


Passaic



Total Single Family Units Sold

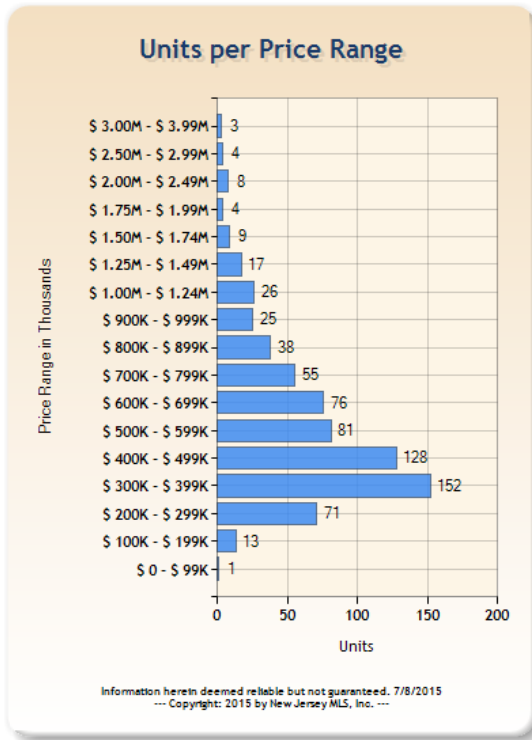
2011-2015



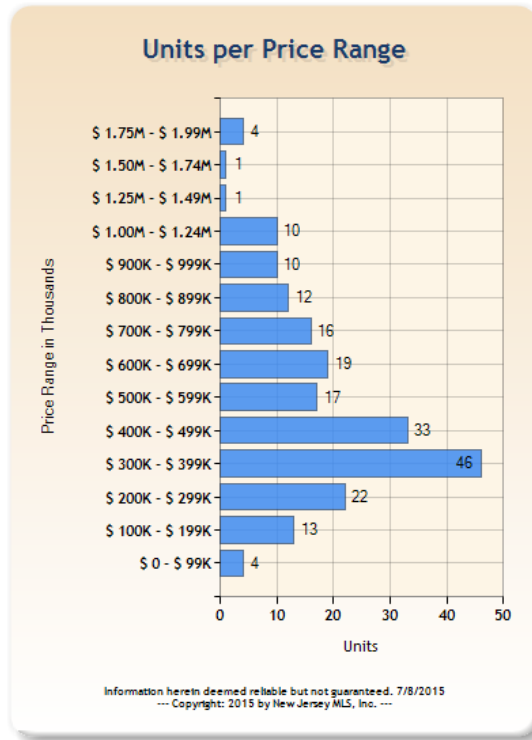
Units Sold by Price Range – Single Family

JUNE 2015

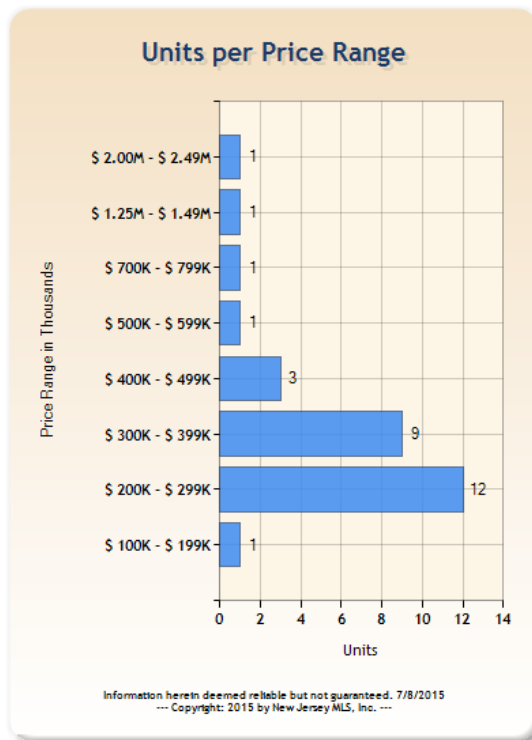
Bergen



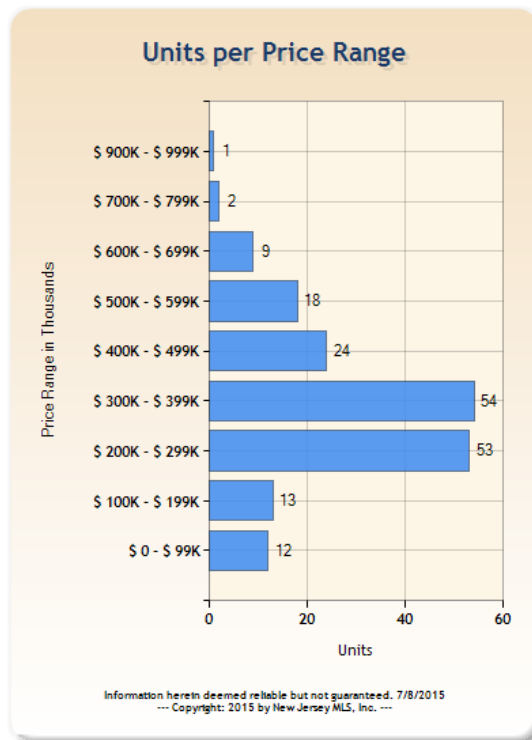
Essex



Hudson

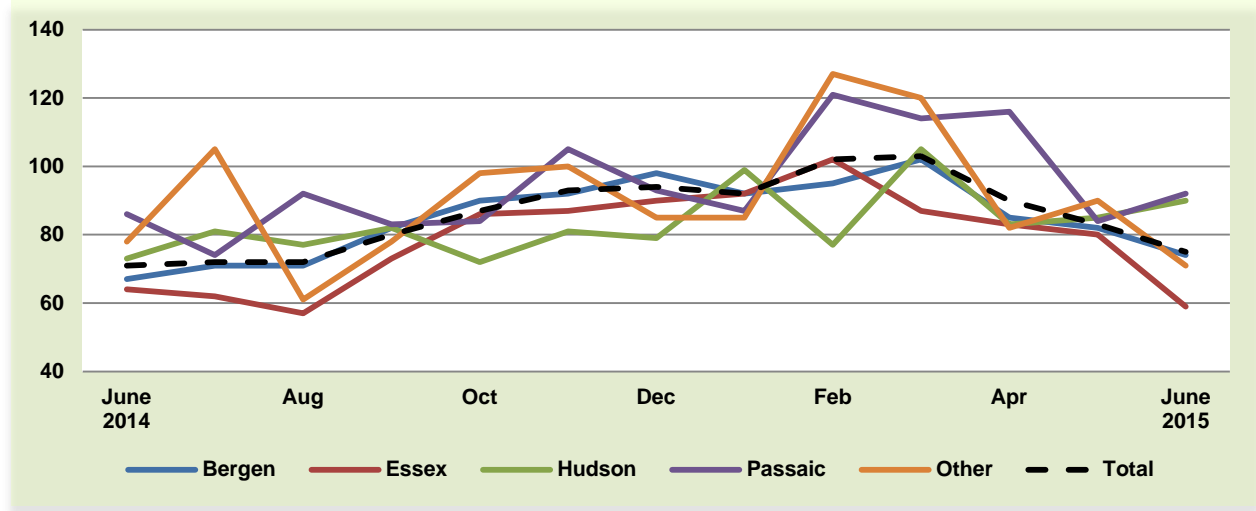


Passaic



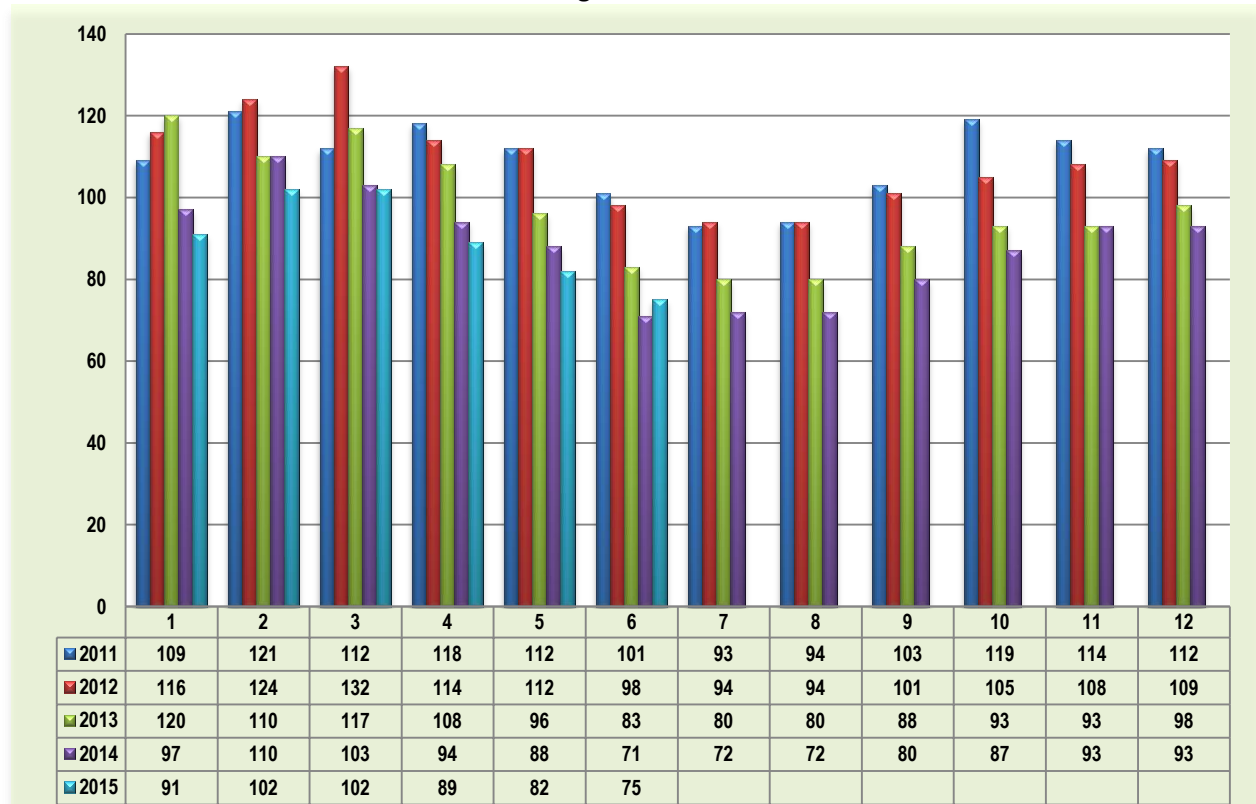
Average Days on the Market by County – All Categories

Past 12 Months



Average Days on the Market – All Counties

All Categories 2011-2015

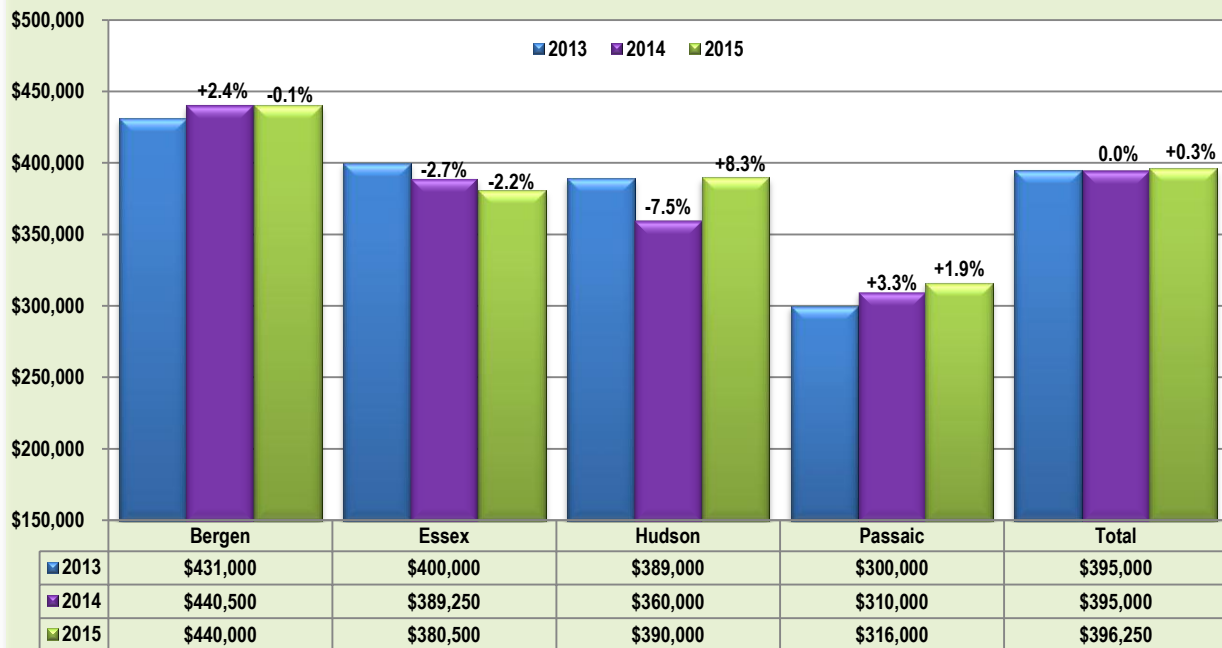


Median Sold Price – All Categories*

2011-2015



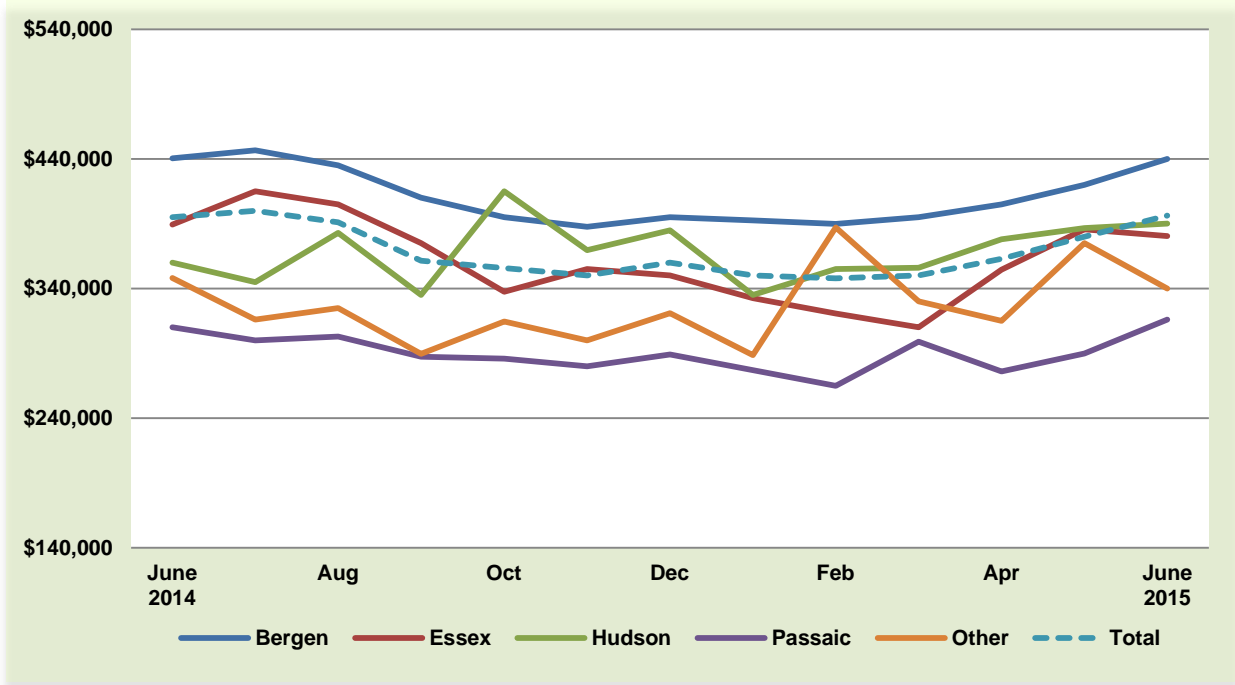
Month of JUNE



*Excludes Rentals

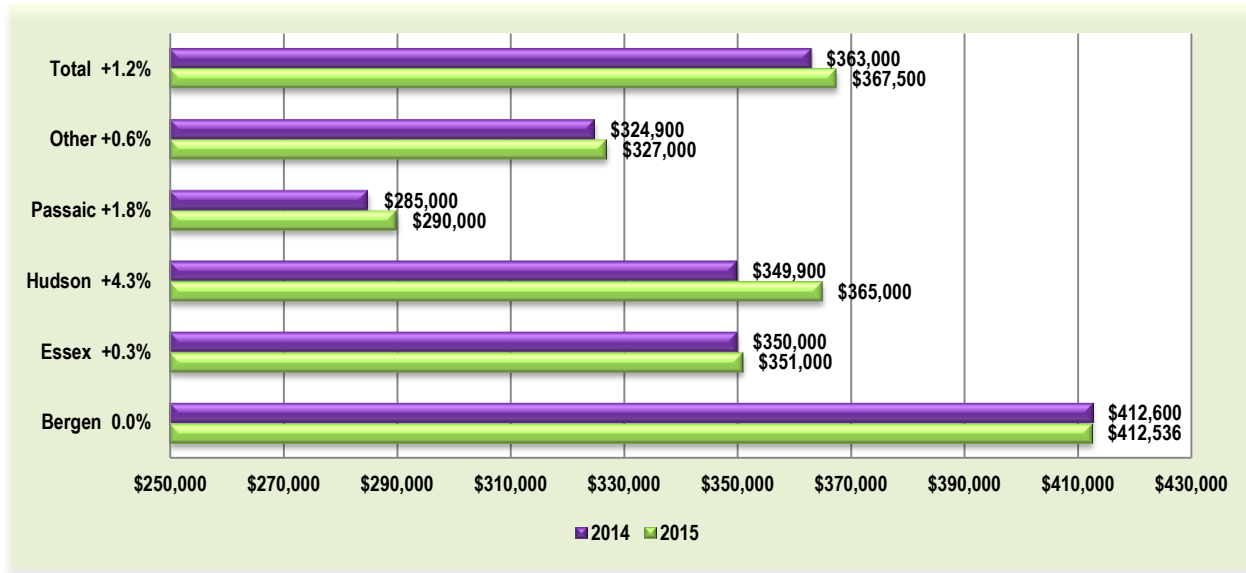
Median Sold Price by County – All Categories*

Past 12 months



YTD Median Sold Price – All Categories*

2014 vs. 2015 - As of JUNE 30th

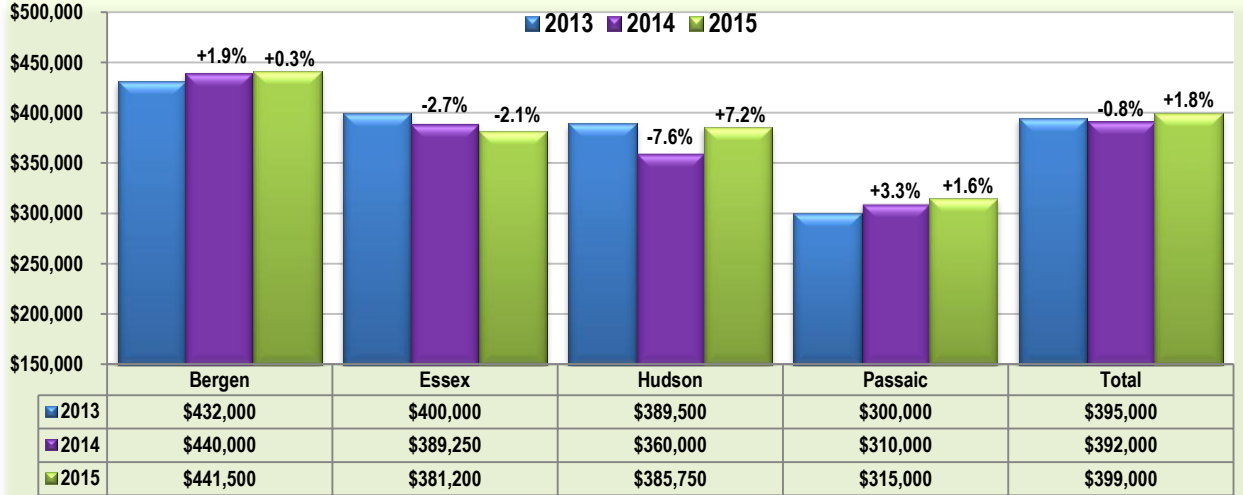


*Excludes Rentals

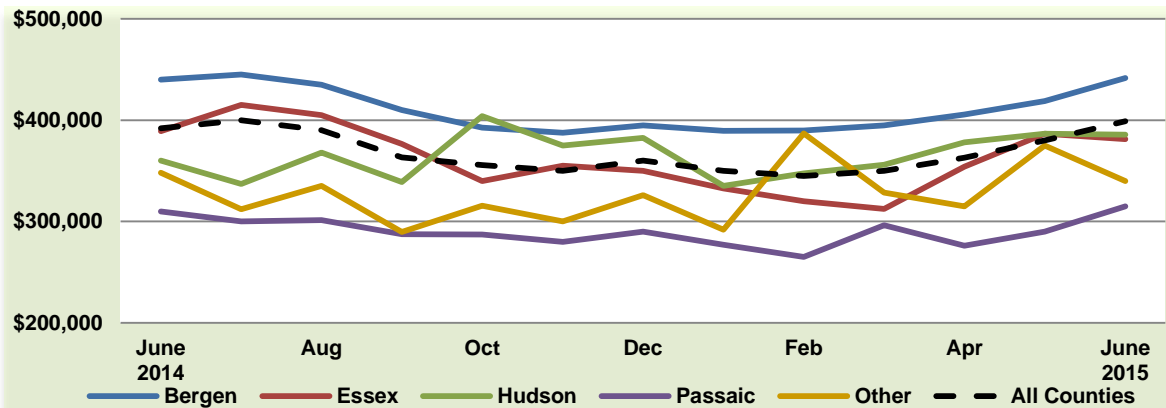
Median Sold Price – Residential

(Single Family, CCT, Multi-Family)

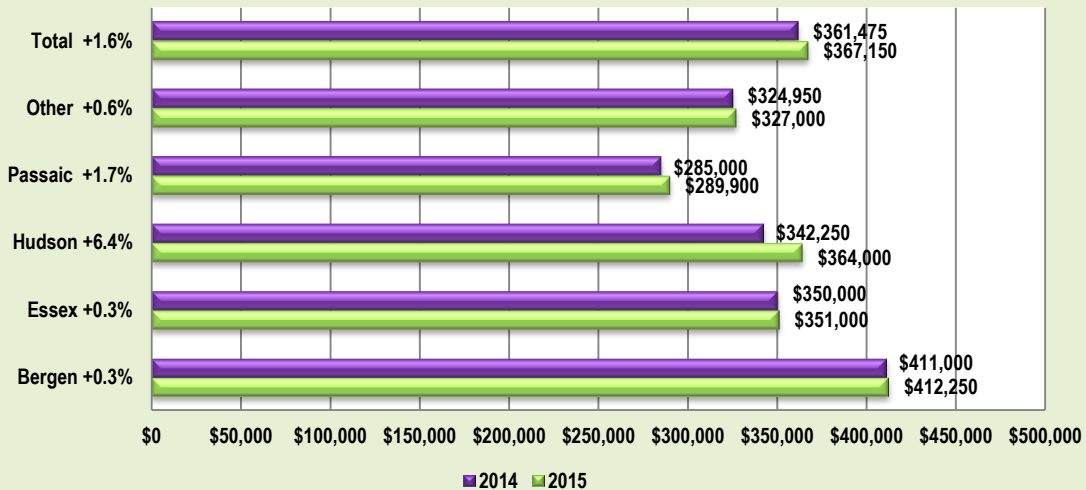
Median Sold Price by County –Month of JUNE



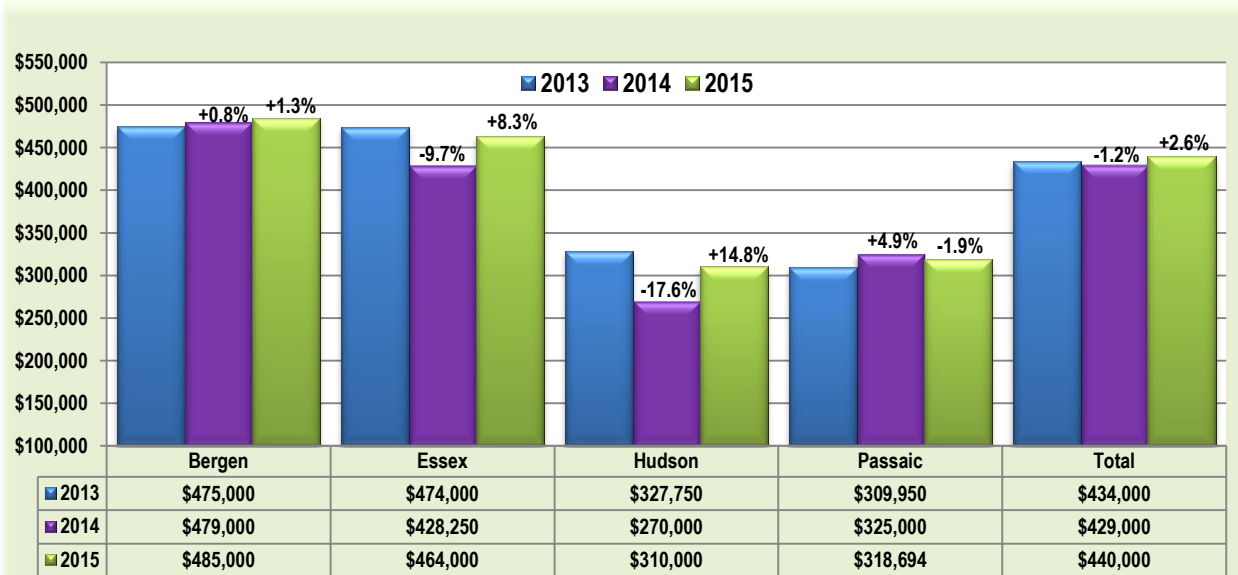
Past 12 Months



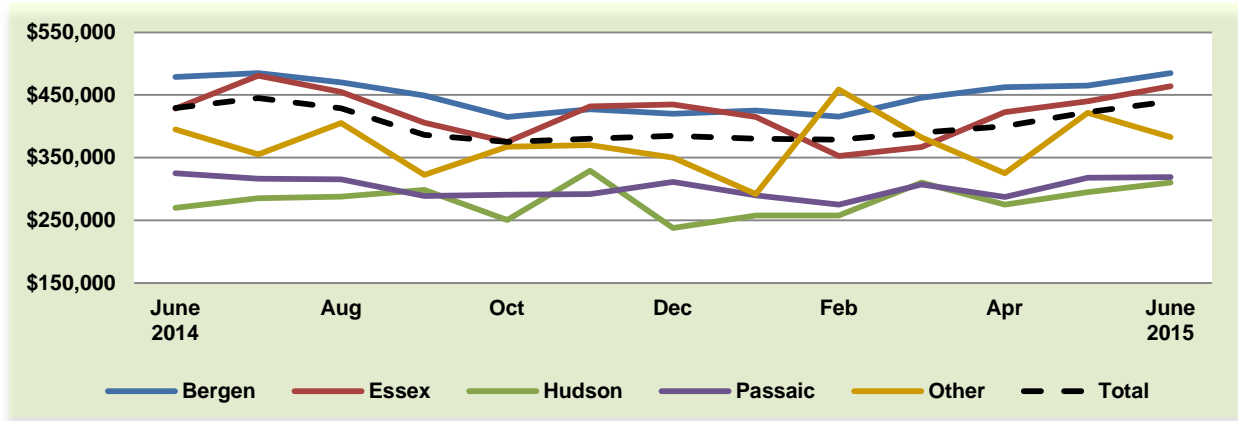
YTD 2014 vs. 2015 - As of JUNE 30th



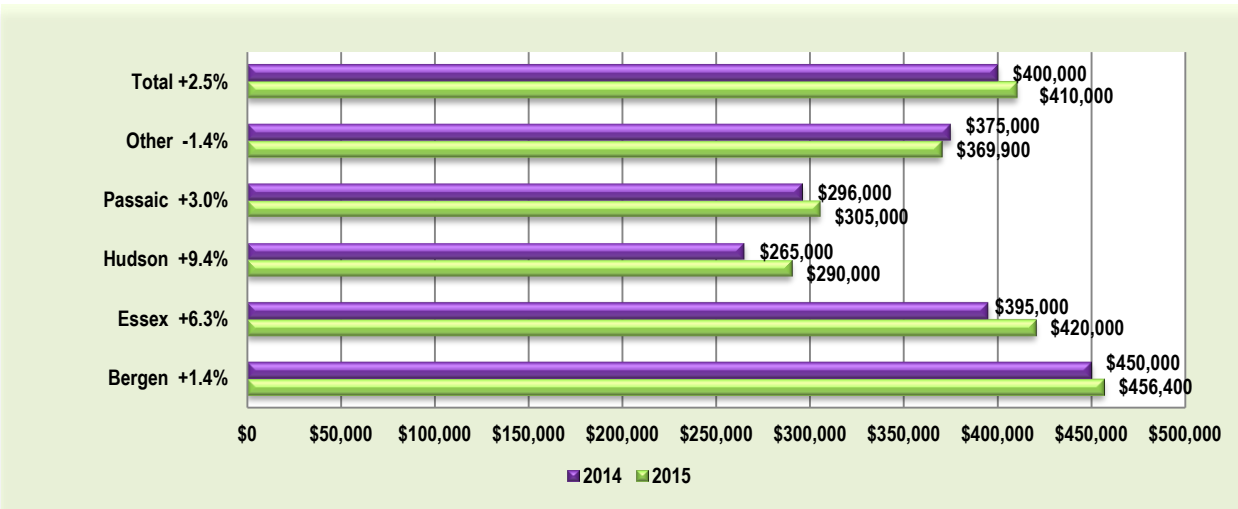
Median Sold Price – Single Family Month of JUNE



Past 12 Months



YTD 2014 vs. 2015 - As of JUNE 30th



Single Family Quarterly Town Comparison Bergen

| | # of Solds | | | Median Sold Price | | |
|----------------------|-------------|-------------|--------------|-------------------|------------------|-------------|
| | 2Q15 | 2Q14 | % Change | 2Q15 | 2Q14 | % Change |
| BERGEN COUNTY | 1568 | 1412 | 11.0% | \$475,000 | \$455,000 | 4.4% |
| Allendale | 19 | 19 | 0.0% | \$736,500 | \$674,000 | 9.3% |
| Alpine | 5 | 5 | 0.0% | \$2,980,000 | \$2,550,000 | 16.9% |
| Bergenfield | 39 | 40 | -2.5% | \$315,000 | \$325,000 | -3.1% |
| Bogota | 14 | 12 | 16.7% | \$292,950 | \$312,500 | -6.3% |
| Carlstadt | 8 | 4 | 100.0% | \$334,000 | \$334,500 | -0.1% |
| Cliffside Park | 13 | 12 | 8.3% | \$450,000 | \$411,975 | 9.2% |
| Closter | 25 | 26 | -3.8% | \$750,000 | \$577,500 | 29.9% |
| Cresskill | 17 | 25 | -32.0% | \$675,000 | \$625,000 | 8.0% |
| Demarest | 20 | 10 | 100.0% | \$715,000 | \$983,750 | -27.3% |
| Dumont | 41 | 37 | 10.8% | \$352,000 | \$315,000 | 11.7% |
| East Rutherford | 0 | 2 | -100.0% | \$0 | \$292,500 | -100.0% |
| Edgewater | 1 | 2 | -50.0% | \$775,000 | \$817,500 | -5.2% |
| Elmwood Park | 26 | 15 | 73.3% | \$300,000 | \$299,900 | 0.0% |
| Emerson | 26 | 15 | 73.3% | \$475,000 | \$465,000 | 2.2% |
| Englewood | 31 | 37 | -16.2% | \$498,000 | \$352,000 | 41.5% |
| Englewood Cliffs | 22 | 14 | 57.1% | \$1,175,000 | \$1,077,500 | 9.0% |
| Fair Lawn | 67 | 82 | -18.3% | \$369,900 | \$377,250 | -1.9% |
| Fairview | 5 | 9 | -44.4% | \$375,000 | \$265,000 | 41.5% |
| Fort Lee | 14 | 14 | 0.0% | \$684,950 | \$572,000 | 19.7% |
| Franklin Lakes | 25 | 26 | -3.8% | \$1,200,000 | \$1,025,000 | 17.1% |
| Garfield | 17 | 8 | 112.5% | \$246,000 | \$250,000 | -1.6% |
| Glen Rock | 41 | 32 | 28.1% | \$560,000 | \$630,000 | -11.1% |
| Hackensack | 23 | 24 | -4.2% | \$315,000 | \$305,000 | 3.3% |
| Harrington Park | 13 | 17 | -23.5% | \$645,000 | \$606,000 | 6.4% |
| Hasbrouck Heights | 28 | 17 | 64.7% | \$360,000 | \$355,000 | 1.4% |
| Haworth | 16 | 10 | 60.0% | \$699,500 | \$612,500 | 14.2% |
| Hillsdale | 26 | 32 | -18.8% | \$510,500 | \$453,250 | 12.6% |
| Ho-Ho-Kus | 14 | 13 | 7.7% | \$843,500 | \$692,500 | 21.8% |
| Leonia | 12 | 20 | -40.0% | \$545,000 | \$438,750 | 24.2% |
| Little Ferry | 6 | 7 | -14.3% | \$230,000 | \$245,000 | -6.1% |
| Lodi | 12 | 9 | 33.3% | \$243,500 | \$280,000 | -13.0% |
| Lyndhurst | 35 | 21 | 66.7% | \$326,000 | \$275,000 | 18.5% |
| Mahwah | 31 | 31 | 0.0% | \$770,000 | \$729,000 | 5.6% |
| Maywood | 17 | 19 | -10.5% | \$359,000 | \$340,000 | 5.6% |
| Midland Park | 13 | 8 | 62.5% | \$459,000 | \$480,000 | -4.4% |

Single Family Quarterly Town Comparison Bergen cont.

| | # of Solds | | | Median Sold Price | | |
|----------------------|-------------|-------------|--------------|-------------------|------------------|-------------|
| | 2Q15 | 2Q14 | % Change | 2Q15 | 2Q14 | % Change |
| BERGEN COUNTY | 1568 | 1412 | 11.0% | \$475,000 | \$455,000 | 4.4% |
| Montvale | 26 | 14 | 85.7% | \$662,500 | \$566,000 | 17.0% |
| Moonachie | 3 | 3 | 0.0% | \$195,000 | \$310,000 | -37.1% |
| New Milford | 28 | 29 | -3.4% | \$396,000 | \$339,900 | 16.5% |
| North Arlington | 25 | 13 | 92.3% | \$306,000 | \$250,000 | 22.4% |
| Northvale | 14 | 10 | 40.0% | \$439,000 | \$439,500 | -0.1% |
| Norwood | 18 | 14 | 28.6% | \$540,000 | \$487,500 | 10.8% |
| Oakland | 39 | 28 | 39.3% | \$410,000 | \$385,850 | 6.3% |
| Old Tappan | 18 | 17 | 5.9% | \$887,500 | \$900,000 | -1.4% |
| Oradell | 18 | 13 | 38.5% | \$603,500 | \$541,000 | 11.6% |
| Palisades Park | 3 | 5 | -40.0% | \$350,000 | \$515,000 | -32.0% |
| Paramus | 54 | 35 | 54.3% | \$572,000 | \$517,500 | 10.5% |
| Park Ridge | 13 | 12 | 8.3% | \$576,500 | \$480,050 | 20.1% |
| Ramsey | 26 | 33 | -21.2% | \$531,750 | \$529,000 | 0.5% |
| Ridgefield | 14 | 10 | 40.0% | \$370,000 | \$387,500 | -4.5% |
| Ridgefield Park | 13 | 15 | -13.3% | \$269,000 | \$285,000 | -5.6% |
| Ridgewood | 85 | 77 | 10.4% | \$765,000 | \$699,000 | 9.4% |
| River Edge | 24 | 24 | 0.0% | \$549,000 | \$412,500 | 33.1% |
| River Vale | 23 | 29 | -20.7% | \$582,500 | \$599,900 | -2.9% |
| Rochelle Park | 13 | 9 | 44.4% | \$315,000 | \$309,000 | 1.9% |
| Rockleigh | 1 | 1 | 0.0% | \$2,425,000 | \$410,000 | 491.5% |
| Rutherford | 40 | 23 | 73.9% | \$445,000 | \$355,000 | 25.4% |
| Saddle Brook | 25 | 26 | -3.8% | \$308,000 | \$302,500 | 1.8% |
| Saddle River | 6 | 5 | 20.0% | \$1,387,500 | \$2,100,000 | -33.9% |
| South Hackensack | 1 | 1 | 0.0% | \$355,000 | \$345,050 | 2.9% |
| Teaneck | 87 | 76 | 14.5% | \$345,000 | \$327,000 | 5.5% |
| Tenafly | 39 | 42 | -7.1% | \$970,000 | \$1,052,500 | -7.8% |
| Teterboro | 0 | 0 | n/a | \$0 | \$0 | n/a |
| Twp of Washington | 23 | 21 | 9.5% | \$510,000 | \$527,000 | -3.2% |
| Upper Saddle River | 26 | 24 | 8.3% | \$803,500 | \$828,000 | -3.0% |
| Waldwick | 32 | 24 | 33.3% | \$410,000 | \$417,500 | -1.8% |
| Wallington | 8 | 5 | 60.0% | \$315,000 | \$189,500 | 66.2% |
| Westwood | 21 | 22 | -4.5% | \$437,000 | \$427,500 | 2.2% |
| Wood Ridge | 18 | 14 | 28.6% | \$380,500 | \$336,000 | 13.2% |
| Woodcliff Lake | 16 | 17 | -5.9% | \$747,500 | \$601,000 | 24.4% |
| Wyckoff | 46 | 47 | -2.1% | \$630,000 | \$640,000 | -1.6% |

Single Family Quarterly Town Comparison Essex

| | # of Solds | | | Median Sold Price | | |
|----------------------|------------|------------|--------------|-------------------|------------------|-------------|
| | 2Q15 | 2Q14 | % Change | 2Q15 | 2Q14 | % Change |
| ESSEX COUNTY | 474 | 397 | 19.4% | \$439,500 | \$410,000 | 7.2% |
| Belleville | 31 | 16 | 93.8% | \$225,000 | \$229,500 | -2.0% |
| Bloomfield | 58 | 54 | 7.4% | \$323,000 | \$308,500 | 4.7% |
| Caldwell | 5 | 9 | -44.4% | \$575,000 | \$385,000 | 49.4% |
| Cedar Grove | 20 | 15 | 33.3% | \$444,500 | \$472,500 | -5.9% |
| East Orange | 10 | 7 | 42.9% | \$86,000 | \$121,000 | -28.9% |
| Essex Fells | 8 | 3 | 166.7% | \$799,450 | \$999,999 | -20.1% |
| Fairfield | 7 | 7 | 0.0% | \$385,000 | \$530,000 | -27.4% |
| Glen Ridge | 41 | 31 | 32.3% | \$725,000 | \$705,000 | 2.8% |
| Irvington | 3 | 6 | -50.0% | \$85,000 | \$74,000 | 14.9% |
| Livingston | 22 | 11 | 100.0% | \$483,750 | \$410,000 | 18.0% |
| Maplewood | 9 | 8 | 12.5% | \$612,500 | \$508,000 | 20.6% |
| Millburn | 3 | 2 | 50.0% | \$918,905 | \$1,609,450 | -42.9% |
| Montclair | 94 | 84 | 11.9% | \$740,000 | \$638,000 | 16.0% |
| Newark | 18 | 14 | 28.6% | \$122,450 | \$135,750 | -9.8% |
| North Caldwell | 10 | 9 | 11.1% | \$588,000 | \$800,000 | -26.5% |
| Nutley | 32 | 37 | -13.5% | \$366,500 | \$329,000 | 11.4% |
| Orange | 2 | 3 | -33.3% | \$130,000 | \$101,000 | 28.7% |
| Roseland | 7 | 6 | 16.7% | \$600,000 | \$558,500 | 7.4% |
| South Orange Village | 8 | 7 | 14.3% | \$660,000 | \$655,000 | 0.8% |
| Verona | 29 | 25 | 16.0% | \$440,000 | \$450,000 | -2.2% |
| West Caldwell | 20 | 23 | -13.0% | \$481,450 | \$426,500 | 12.9% |
| West Orange | 37 | 20 | 85.0% | \$345,000 | \$276,000 | 25.0% |

Single Family Quarterly Town Comparison Hudson

| | # of Solds | | | Median Sold Price | | |
|----------------------|------------|-----------|--------------|-------------------|------------------|--------------|
| | 2Q15 | 2Q14 | % Change | 2Q15 | 2Q14 | % Change |
| HUDSON COUNTY | 58 | 48 | 20.8% | \$295,000 | \$260,000 | 13.5% |
| Bayonne | 1 | 2 | -50.0% | \$255,100 | \$191,750 | 33.0% |
| East Newark | 0 | 1 | -100.0% | \$0 | \$220,000 | -100.0% |
| Guttenberg | 0 | 0 | n/a | \$0 | \$0 | n/a |
| Harrison | 1 | 2 | -50.0% | \$225,000 | \$202,500 | 11.1% |
| Hoboken | 3 | 2 | 50.0% | \$2,000,000 | \$2,327,500 | -14.1% |
| Jersey City | 4 | 3 | 33.3% | \$398,500 | \$182,500 | 118.4% |
| Kearny | 33 | 24 | 37.5% | \$270,000 | \$260,500 | 3.6% |
| North Bergen | 7 | 4 | 75.0% | \$312,000 | \$277,500 | 12.4% |
| Secaucus | 9 | 5 | 80.0% | \$493,000 | \$367,500 | 34.1% |
| Union City | 0 | 1 | -100.0% | \$0 | \$235,000 | -100.0% |
| Weehawken | 0 | 1 | -100.0% | \$0 | \$240,000 | -100.0% |
| West New York | 0 | 3 | -100.0% | \$0 | \$515,000 | -100.0% |

Single Family Quarterly Town Comparison Passaic

| | # of Solds | | | Median Sold Price | | |
|-----------------------|------------|------------|-------------|-------------------|------------------|-------------|
| | 2Q15 | 2Q14 | % Change | 2Q15 | 2Q14 | % Change |
| PASSAIC COUNTY | 413 | 383 | 7.8% | \$315,000 | \$305,000 | 3.3% |
| Bloomingtondale | 7 | 18 | -61.1% | \$281,300 | \$270,000 | 4.2% |
| Clifton | 82 | 76 | 7.9% | \$301,750 | \$289,500 | 4.2% |
| Haledon | 5 | 2 | 150.0% | \$120,000 | \$227,500 | -47.3% |
| Hawthorne | 27 | 36 | -25.0% | \$330,000 | \$309,000 | 6.8% |
| Little Falls | 14 | 16 | -12.5% | \$391,250 | \$344,000 | 13.7% |
| North Haledon | 19 | 16 | 18.8% | \$355,000 | \$435,000 | -18.4% |
| Passaic | 8 | 9 | -11.1% | \$222,500 | \$205,000 | 8.5% |
| Paterson | 25 | 22 | 13.6% | \$135,000 | \$164,500 | -17.9% |
| Pompton Lakes | 20 | 12 | 66.7% | \$275,000 | \$270,500 | 1.7% |
| Prospect Park | 1 | 0 | n/a | \$185,000 | \$0 | n/a |
| Ringwood | 23 | 28 | -17.9% | \$283,000 | \$287,500 | -1.6% |
| Totowa | 19 | 9 | 111.1% | \$314,900 | \$335,000 | -6.0% |
| Wanaque | 17 | 12 | 41.7% | \$275,000 | \$295,000 | -6.8% |
| Wayne | 89 | 77 | 15.6% | \$465,000 | \$447,500 | 3.9% |
| West Milford | 47 | 42 | 11.9% | \$245,000 | \$239,500 | 2.3% |
| Woodland Park | 10 | 8 | 25.0% | \$324,500 | \$333,250 | -2.6% |

CCT Quarterly Town Comparison Bergen

| | # of Solds | | | Median Sold Price | | |
|----------------------|------------|------------|-------------|-------------------|------------------|--------------|
| | 2Q15 | 2Q14 | % Change | 2Q15 | 2Q14 | % Change |
| BERGEN COUNTY | 563 | 541 | 4.1% | \$298,000 | \$330,000 | -9.7% |
| Allendale | 6 | 7 | -14.3% | \$562,450 | \$509,900 | 10.3% |
| Alpine | 0 | 0 | n/a | \$0 | \$0 | n/a |
| Bergenfield | 2 | 3 | -33.3% | \$212,000 | \$139,900 | 51.5% |
| Bogota | 0 | 1 | -100.0% | \$0 | \$106,200 | -100.0% |
| Carlstadt | 0 | 0 | n/a | \$0 | \$0 | n/a |
| Cliffside Park | 46 | 41 | 12.2% | \$367,500 | \$382,500 | -3.9% |
| Closter | 0 | 0 | n/a | \$0 | \$0 | n/a |
| Cresskill | 2 | 4 | -50.0% | \$389,000 | \$385,000 | 1.0% |
| Demarest | 0 | 0 | n/a | \$0 | \$0 | n/a |
| Dumont | 1 | 1 | 0.0% | \$275,000 | \$260,000 | 5.8% |
| East Rutherford | 3 | 3 | 0.0% | \$272,500 | \$335,000 | -18.7% |
| Edgewater | 55 | 44 | 25.0% | \$545,000 | \$501,500 | 8.7% |
| Elmwood Park | 5 | 6 | -16.7% | \$260,000 | \$242,500 | 7.2% |
| Emerson | 0 | 0 | n/a | \$0 | \$0 | n/a |
| Englewood | 28 | 22 | 27.3% | \$394,500 | \$278,750 | 41.5% |
| Englewood Cliffs | 0 | 0 | n/a | \$0 | \$0 | n/a |
| Fair Lawn | 4 | 4 | 0.0% | \$259,000 | \$302,750 | -14.5% |
| Fairview | 4 | 4 | 0.0% | \$278,000 | \$197,500 | 40.8% |
| Fort Lee | 130 | 115 | 13.0% | \$192,500 | \$210,000 | -8.3% |
| Franklin Lakes | 2 | 1 | 100.0% | \$645,000 | \$585,000 | 10.3% |
| Garfield | 3 | 5 | -40.0% | \$174,000 | \$296,672 | -41.3% |
| Glen Rock | 0 | 7 | -100.0% | \$0 | \$479,999 | -100.0% |
| Hackensack | 57 | 47 | 21.3% | \$168,000 | \$160,000 | 5.0% |
| Harrington Park | 0 | 0 | n/a | \$0 | \$0 | n/a |
| Hasbrouck Heights | 1 | 0 | n/a | \$455,000 | \$0 | n/a |
| Haworth | 0 | 0 | n/a | \$0 | \$0 | n/a |
| Hillsdale | 2 | 1 | 100.0% | \$261,000 | \$495,000 | -47.3% |
| Ho-Ho-Kus | 0 | 2 | -100.0% | \$0 | \$740,000 | -100.0% |
| Leonia | 4 | 5 | -20.0% | \$425,250 | \$235,000 | 81.0% |
| Little Ferry | 2 | 1 | 100.0% | \$185,000 | \$148,000 | 25.0% |
| Lodi | 7 | 4 | 75.0% | \$155,000 | \$250,000 | -38.0% |
| Lyndhurst | 7 | 5 | 40.0% | \$240,000 | \$319,500 | -24.9% |
| Mahwah | 56 | 56 | 0.0% | \$317,500 | \$361,450 | -12.2% |
| Maywood | 0 | 0 | n/a | \$0 | \$0 | n/a |
| Midland Park | 0 | 1 | -100.0% | \$0 | \$215,000 | -100.0% |

CCT Quarterly Town Comparison Bergen cont.

| | # of Solds | | | Median Sold Price | | |
|----------------------|------------|------------|-------------|-------------------|------------------|--------------|
| | 2Q15 | 2Q14 | % Change | 2Q15 | 2Q14 | % Change |
| BERGEN COUNTY | 563 | 541 | 4.1% | \$298,000 | \$330,000 | -9.7% |
| Montvale | 7 | 17 | -58.8% | \$440,000 | \$642,889 | -31.6% |
| Moonachie | 0 | 0 | n/a | \$0 | \$0 | n/a |
| New Milford | 1 | 2 | -50.0% | \$365,000 | \$357,000 | 2.2% |
| North Arlington | 0 | 0 | n/a | \$0 | \$0 | n/a |
| Northvale | 3 | 0 | n/a | \$365,000 | \$0 | n/a |
| Norwood | 2 | 2 | 0.0% | \$527,500 | \$672,500 | -21.6% |
| Oakland | 0 | 4 | -100.0% | \$0 | \$580,000 | -100.0% |
| Old Tappan | 3 | 4 | -25.0% | \$655,000 | \$595,000 | 10.1% |
| Oradell | 1 | 1 | 0.0% | \$187,000 | \$220,000 | -15.0% |
| Palisades Park | 26 | 31 | -16.1% | \$650,000 | \$635,000 | 2.4% |
| Paramus | 4 | 3 | 33.3% | \$471,000 | \$625,000 | -24.6% |
| Park Ridge | 5 | 8 | -37.5% | \$855,000 | \$426,250 | 100.6% |
| Ramsey | 18 | 14 | 28.6% | \$318,750 | \$327,000 | -2.5% |
| Ridgefield | 2 | 1 | 100.0% | \$157,500 | \$150,000 | 5.0% |
| Ridgefield Park | 6 | 4 | 50.0% | \$87,000 | \$90,000 | -3.3% |
| Ridgewood | 0 | 4 | -100.0% | \$0 | \$428,250 | -100.0% |
| River Edge | 2 | 1 | 100.0% | \$475,000 | \$321,500 | 47.7% |
| River Vale | 9 | 5 | 80.0% | \$345,000 | \$235,000 | 46.8% |
| Rochelle Park | 1 | 1 | 0.0% | \$320,000 | \$315,000 | 1.6% |
| Rockleigh | 0 | 0 | n/a | \$0 | \$0 | n/a |
| Rutherford | 9 | 9 | 0.0% | \$110,000 | \$125,000 | -12.0% |
| Saddle Brook | 4 | 6 | -33.3% | \$314,250 | \$231,000 | 36.0% |
| Saddle River | 0 | 2 | -100.0% | \$0 | \$1,370,000 | -100.0% |
| South Hackensack | 0 | 0 | n/a | \$0 | \$0 | n/a |
| Teaneck | 3 | 7 | -57.1% | \$155,600 | \$380,000 | -59.1% |
| Tenafly | 7 | 6 | 16.7% | \$502,000 | \$712,500 | -29.5% |
| Teterboro | 0 | 0 | n/a | \$0 | \$0 | n/a |
| Twp of Washington | 3 | 4 | -25.0% | \$525,000 | \$467,500 | 12.3% |
| Upper Saddle River | 2 | 0 | n/a | \$776,500 | \$0 | n/a |
| Waldwick | 6 | 3 | 100.0% | \$494,995 | \$355,000 | 39.4% |
| Wallington | 0 | 0 | n/a | \$0 | \$0 | n/a |
| Westwood | 4 | 4 | 0.0% | \$259,250 | \$266,000 | -2.5% |
| Wood Ridge | 2 | 4 | -50.0% | \$264,437 | \$215,000 | 23.0% |
| Woodcliff Lake | 0 | 0 | n/a | \$0 | \$0 | n/a |
| Wyckoff | 6 | 4 | 50.0% | \$686,500 | \$353,500 | 94.2% |

CCT Quarterly Town Comparison Essex

| | # of Solds | | | Median Sold Price | | |
|----------------------|------------|-----------|-------------|-------------------|------------------|--------------|
| | 2Q15 | 2Q14 | % Change | 2Q15 | 2Q14 | % Change |
| ESSEX COUNTY | 102 | 98 | 4.1% | \$294,500 | \$265,250 | 11.0% |
| Belleville | 11 | 10 | 10.0% | \$247,000 | \$150,000 | 64.7% |
| Bloomfield | 3 | 9 | -66.7% | \$163,000 | \$155,000 | 5.2% |
| Caldwell | 3 | 1 | 200.0% | \$315,000 | \$337,000 | -6.5% |
| Cedar Grove | 5 | 1 | 400.0% | \$325,000 | \$430,000 | -24.4% |
| East Orange | 5 | 3 | 66.7% | \$50,000 | \$39,000 | 28.2% |
| Essex Fells | 0 | 2 | -100.0% | \$0 | \$397,500 | -100.0% |
| Fairfield | 0 | 0 | n/a | \$0 | \$0 | n/a |
| Glen Ridge | 4 | 3 | 33.3% | \$310,500 | \$452,000 | -31.3% |
| Irvington | 0 | 1 | -100.0% | \$0 | \$20,000 | -100.0% |
| Livingston | 3 | 1 | 200.0% | \$775,000 | \$509,000 | 52.3% |
| Maplewood | 0 | 0 | n/a | \$0 | \$0 | n/a |
| Millburn | 0 | 0 | n/a | \$0 | \$0 | n/a |
| Montclair | 24 | 13 | 84.6% | \$323,500 | \$335,000 | -3.4% |
| Newark | 6 | 1 | 500.0% | \$88,800 | \$126,500 | -29.8% |
| North Caldwell | 6 | 10 | -40.0% | \$603,390 | \$704,734 | -14.4% |
| Nutley | 14 | 13 | 7.7% | \$365,000 | \$301,000 | 21.3% |
| Orange | 1 | 0 | n/a | \$33,600 | \$0 | n/a |
| Roseland | 4 | 0 | n/a | \$585,000 | \$0 | n/a |
| South Orange Village | 1 | 0 | n/a | \$345,000 | \$0 | n/a |
| Verona | 4 | 10 | -60.0% | \$148,000 | \$163,500 | -9.5% |
| West Caldwell | 2 | 0 | n/a | \$253,750 | \$0 | n/a |
| West Orange | 6 | 20 | -70.0% | \$286,500 | \$299,900 | -4.5% |

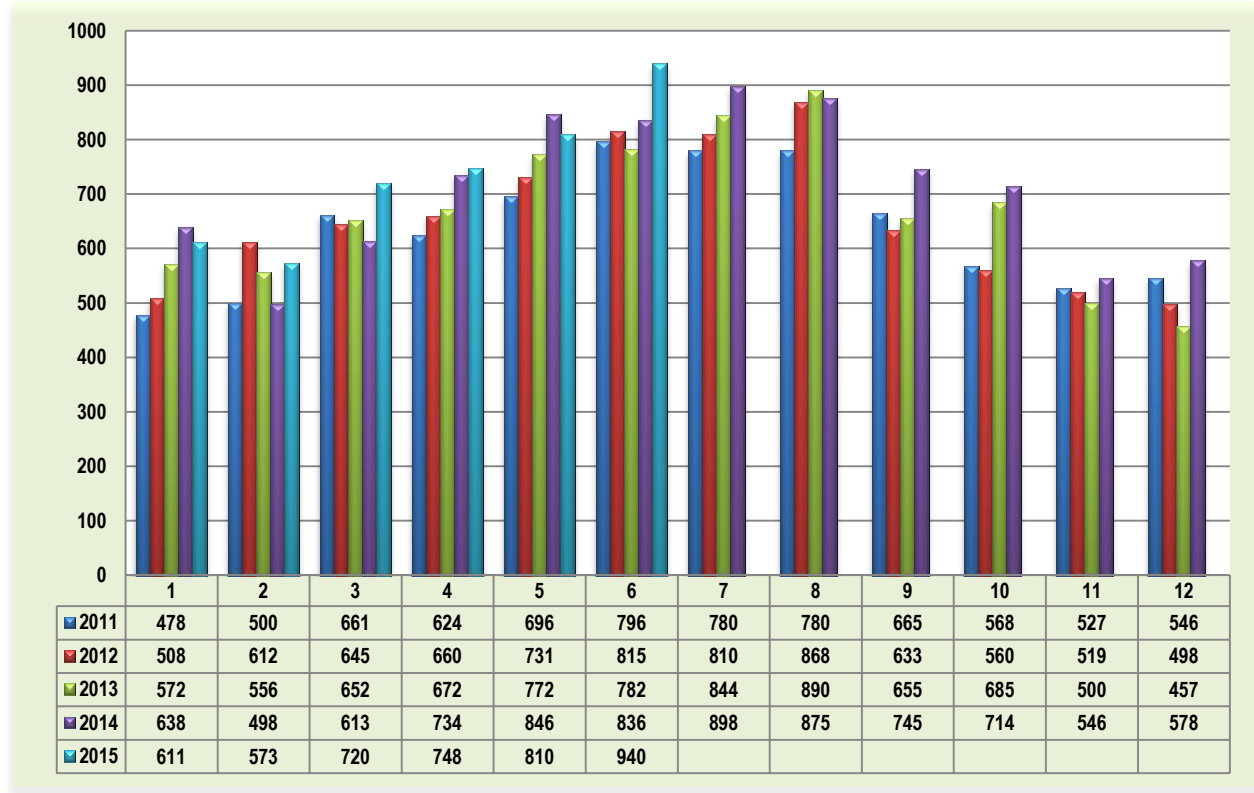
CCT Quarterly Town Comparison Hudson

| | # of Solds | | | Median Sold Price | | |
|----------------------|------------|------------|-------------|-------------------|------------------|--------------|
| | 2Q15 | 2Q14 | % Change | 2Q15 | 2Q14 | % Change |
| HUDSON COUNTY | 192 | 177 | 8.5% | \$452,500 | \$410,000 | 10.4% |
| Bayonne | 1 | 1 | 0.0% | \$27,000 | \$140,000 | -80.7% |
| East Newark | 0 | 0 | n/a | \$0 | \$0 | n/a |
| Guttenberg | 8 | 15 | -46.7% | \$280,000 | \$325,000 | -13.8% |
| Harrison | 2 | 2 | 0.0% | \$354,500 | \$231,000 | 53.5% |
| Hoboken | 43 | 45 | -4.4% | \$713,013 | \$575,000 | 24.0% |
| Jersey City | 32 | 23 | 39.1% | \$592,500 | \$605,000 | -2.1% |
| Kearny | 4 | 1 | 300.0% | \$207,000 | \$203,000 | 2.0% |
| North Bergen | 27 | 22 | 22.7% | \$330,000 | \$307,500 | 7.3% |
| Secaucus | 28 | 24 | 16.7% | \$336,250 | \$320,000 | 5.1% |
| Union City | 9 | 5 | 80.0% | \$290,000 | \$325,000 | -10.8% |
| Weehawken | 11 | 6 | 83.3% | \$625,000 | \$817,500 | -23.5% |
| West New York | 27 | 33 | -18.2% | \$585,000 | \$490,000 | 19.4% |

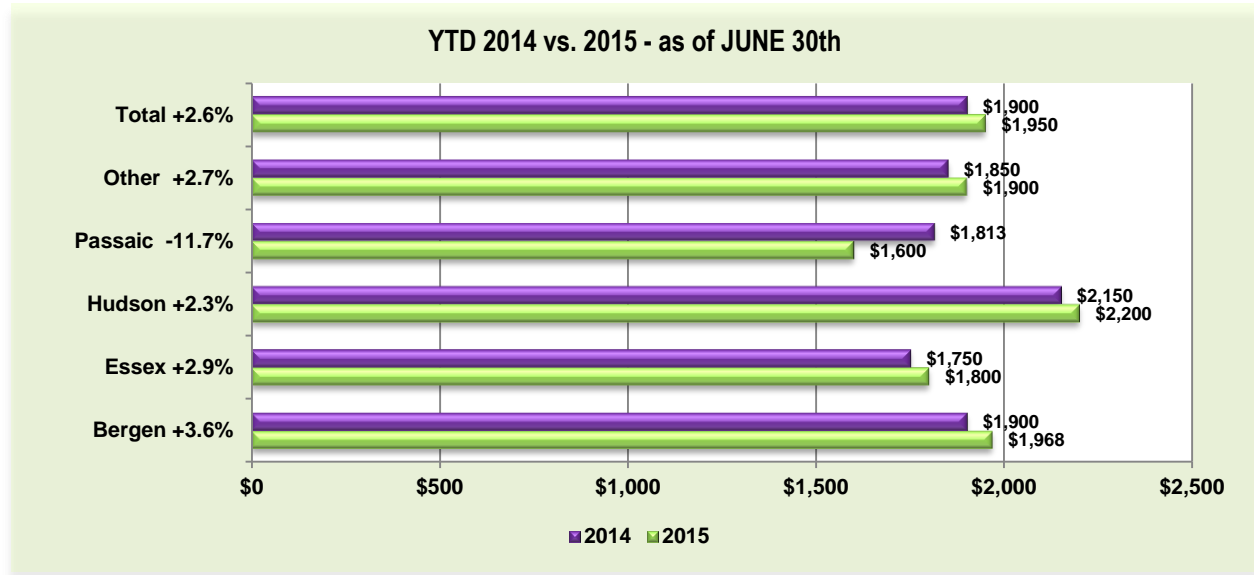
CCT Quarterly Town Comparison Passaic

| | # of Solds | | | Median Sold Price | | |
|-----------------------|------------|------------|--------------|-------------------|------------------|--------------|
| | 2Q15 | 2Q14 | % Change | 2Q15 | 2Q14 | % Change |
| PASSAIC COUNTY | 160 | 161 | -0.6% | \$330,000 | \$299,922 | 10.0% |
| Bloomingtondale | 1 | 0 | n/a | \$90,950 | \$0 | n/a |
| Clifton | 29 | 42 | -31.0% | \$328,900 | \$320,000 | 2.8% |
| Haledon | 0 | 0 | n/a | \$0 | \$0 | n/a |
| Hawthorne | 4 | 7 | -42.9% | \$377,500 | \$352,000 | 7.2% |
| Little Falls | 16 | 9 | 77.8% | \$232,000 | \$260,000 | -10.8% |
| North Haledon | 5 | 2 | 150.0% | \$485,000 | \$496,000 | -2.2% |
| Passaic | 7 | 9 | -22.2% | \$102,500 | \$75,000 | 36.7% |
| Paterson | 6 | 13 | -53.8% | \$157,500 | \$200,000 | -21.3% |
| Pompton Lakes | 4 | 16 | -75.0% | \$219,500 | \$290,961 | -24.6% |
| Prospect Park | 0 | 1 | -100.0% | \$0 | \$165,000 | -100.0% |
| Ringwood | 0 | 0 | n/a | \$0 | \$0 | n/a |
| Totowa | 3 | 3 | 0.0% | \$525,000 | \$501,000 | 4.8% |
| Wanaque | 17 | 12 | 41.7% | \$305,000 | \$280,000 | 8.9% |
| Wayne | 33 | 21 | 57.1% | \$372,500 | \$322,000 | 15.7% |
| West Milford | 5 | 9 | -44.4% | \$142,500 | \$195,000 | -26.9% |
| Woodland Park | 30 | 17 | 76.5% | \$451,900 | \$469,000 | -3.6% |

Total Residential Rental - Units Leased 2011-2015



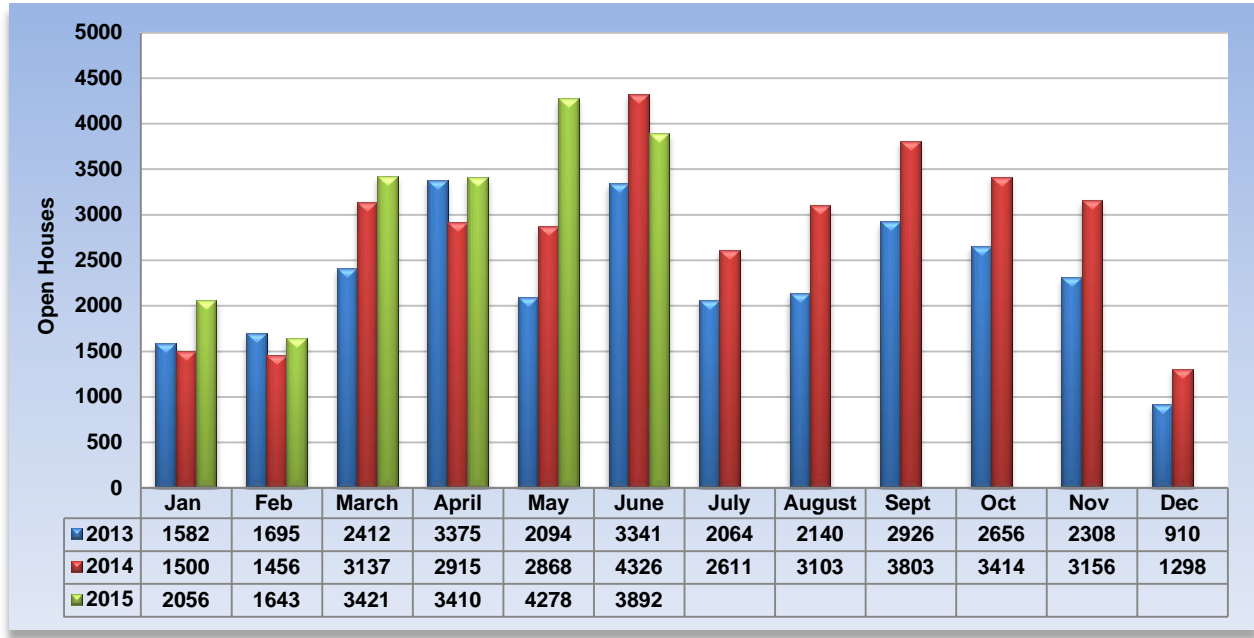
YTD Residential Rental Median Leased Price by County - As of JUNE 30th



2014 YTD Median Leased Price all Counties - \$1,900 2015 YTD Median Leased Price all Counties - \$1,950

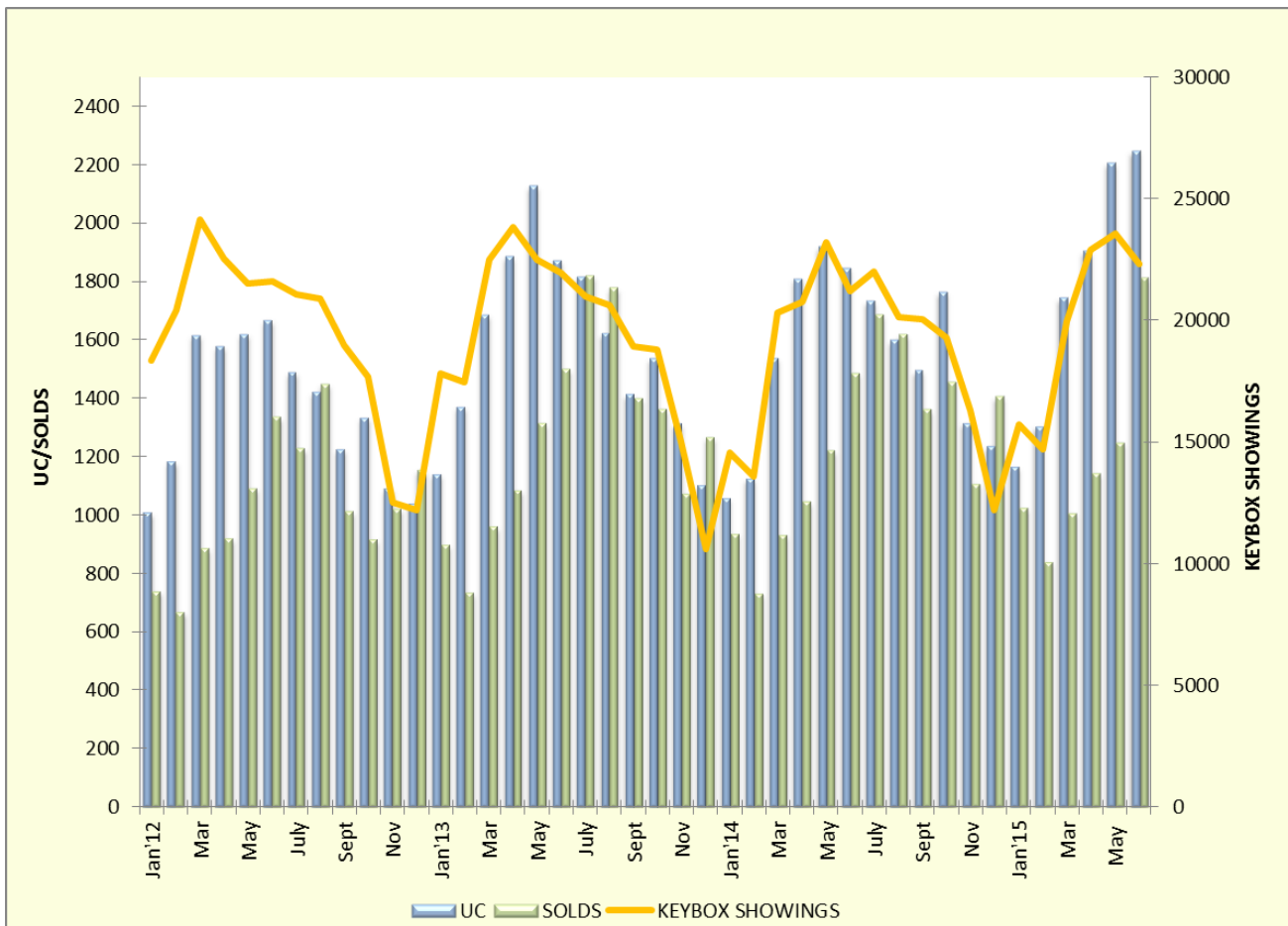
Other Market Indicators

Monthly Open House Count



Keybox Showings

JUNE – 22,314



NJMLS.com Hits

