

MARKET UPDATE

New Jersey Multiple Listing Service, Inc.

DECEMBER 2014



NJMLS
New Jersey Multiple Listing Service, Inc.

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NJMLS.com Hits	41

MARKET SNAPSHOT

New Listings	DECEMBER 2014	DECEMBER 2013	Prior Year % Change		NOVEMBER 2014	Prior Month % Change		Page
New Listings Monthly	1987	1843	7.8%	↑	2539	-21.7%	↓	6
YTD New Listings – All Categories	42163	39684	6.2%	↑	n/a			7
YTD New Listings – Residential	28212	26164	7.8%	↑	n/a			7
YTD New Listings – Single Family	17905	16431	9.0%	↑	n/a			7
Active Listings Monthly – at end of month	11433	11821	-3.3%	↓	12829	-10.9%	↓	8
Average List Price Monthly	\$ 454,339	\$ 452,557	0.4%	↑	\$ 498,882	-8.9%	↓	9
New Rental Listings Monthly	680	670	1.5%	↑	753	-9.7%	↓	11
Average Rental List Price Monthly	\$ 2,264	\$ 2,271	-0.3%	↓	\$ 2,402	-5.7%	↓	12
Under Contracts	DECEMBER 2014	DECEMBER 2013	Prior Year % Change		NOVEMBER 2014	Prior Month % Change		Page
Total Under Contract Monthly	1237	1094	13.1%	↑	1321	-6.4%	↓	13
YTD Under Contract – All Categories	18564	18973	-2.2%	↓	n/a			14
YTD Under Contract – Residential	18106	18454	-1.9%	↓	n/a			14
YTD Under Contract – Single Family	11569	11970	-3.4%	↓	n/a			14
Absorption Rate (Months Inventory)	DECEMBER 2014	DECEMBER 2013	Prior Year % Change		NOVEMBER 2014	Prior Month % Change		Page
- All Categories	9.2	6.9	33.3%	↑	9.6	-4.2%	↓	17
- Residential	6.8	4.9	38.8%	↑	7.1	-4.2%	↓	17
- Single Family	6.8	4.4	54.5%	↑	6.6	3.0%	↑	18
- Condo/Coop/Townhouse	7.2	5.4	33.3%	↑	7.7	-6.5%	↓	18

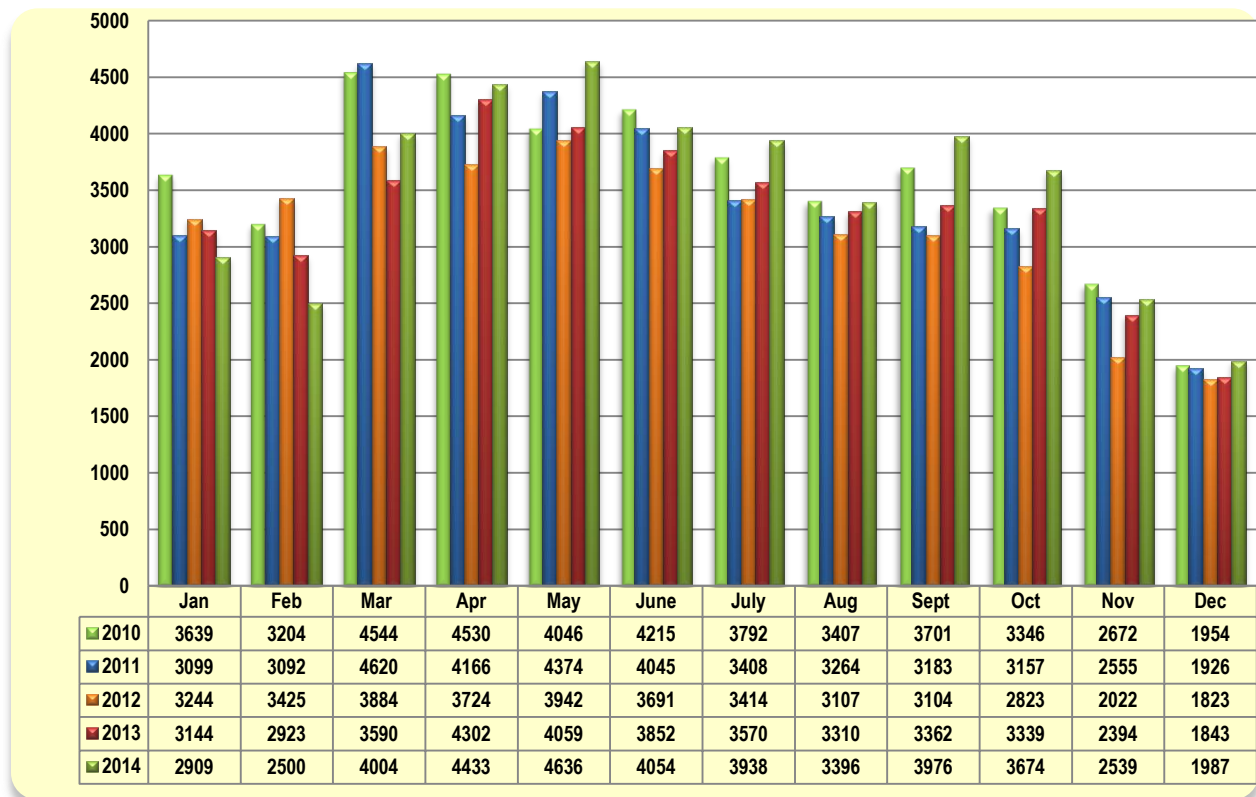
Solds	DECEMBER 2014	DECEMBER 2013	Prior Year % Change		NOVEMBER 2014	Prior Month % Change		Page
Total Sold Monthly	1407	1290	9.1%	↑	1118	25.8%	↑	19
YTD Solds – All Categories	15223	15510	-1.9%	↓	n/a			20
Total Sold Monthly – Residential	1370	1250	9.6%	↑	1090	25.7%	↑	21
YTD Solds – Residential	14875	15150	-1.8%	↓	n/a			20
Total Sold Monthly – Single Family	881	810	8.8%	↑	664	32.7%	↑	23
YTD Solds – Single Family	9471	9793	-3.3%	↓	n/a			20
Average Days on the Market	94	98	-4.1%	↓	93	1.1%	↑	25
Median Sold Price Monthly – All Categories	\$ 360,000	\$ 355,000	1.4%	↑	\$ 350,000	2.9%	↑	26
Median Sold Price Monthly – Residential	\$ 360,000	\$ 353,950	1.7%	↑	\$ 350,000	2.9%	↑	28
Median Sold Price Monthly – Single Family	\$ 385,000	\$ 395,000	-2.5%	↓	\$ 380,000	1.3%	↑	29

Leased	DECEMBER 2014	DECEMBER 2013	Prior Year % Change		NOVEMBER 2014	Prior Month % Change		Page
Total Leased	577	457	26.3%	↑	546	5.7%	↑	38
YTD Leased Price by County	\$ 1,903	\$ 1,900	0.2%	↑	n/a			38

Other Market Indicators	DECEMBER 2014	DECEMBER 2013	Prior Year % Change		NOVEMBER 2014	Prior Month % Change		Page
Keybox Showings	12,192	10,599	15.0%	↑	16,303	-25.2%	↓	40
Open House Counts	1298	910	42.6%	↑	3156	-58.9%	↓	40
NJMLS.com Hits	231,619	227,315	1.9%	↑	262,730	-11.8%	↓	41

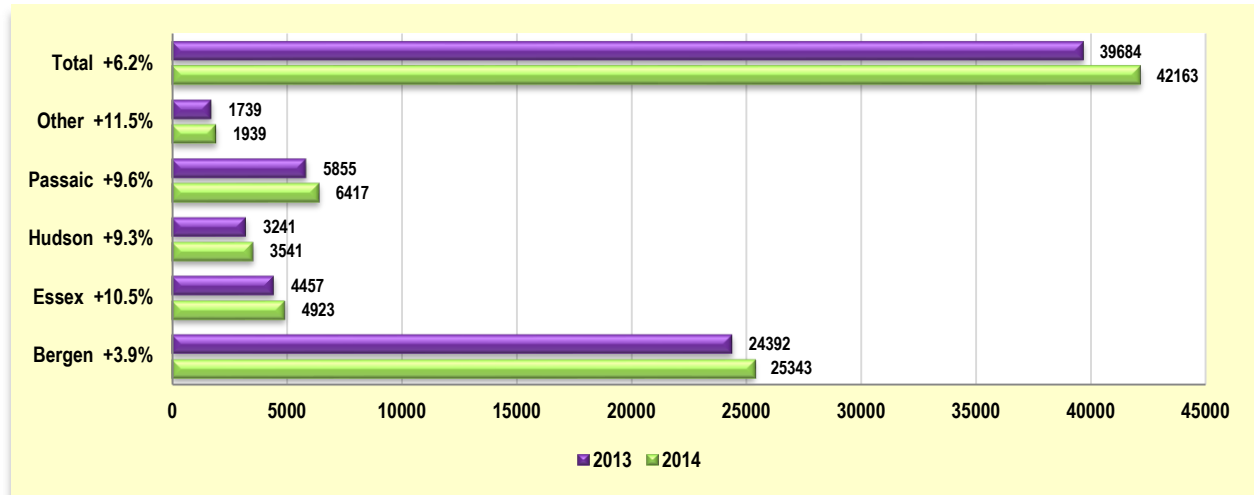
New Listings - All Categories

2010-2014



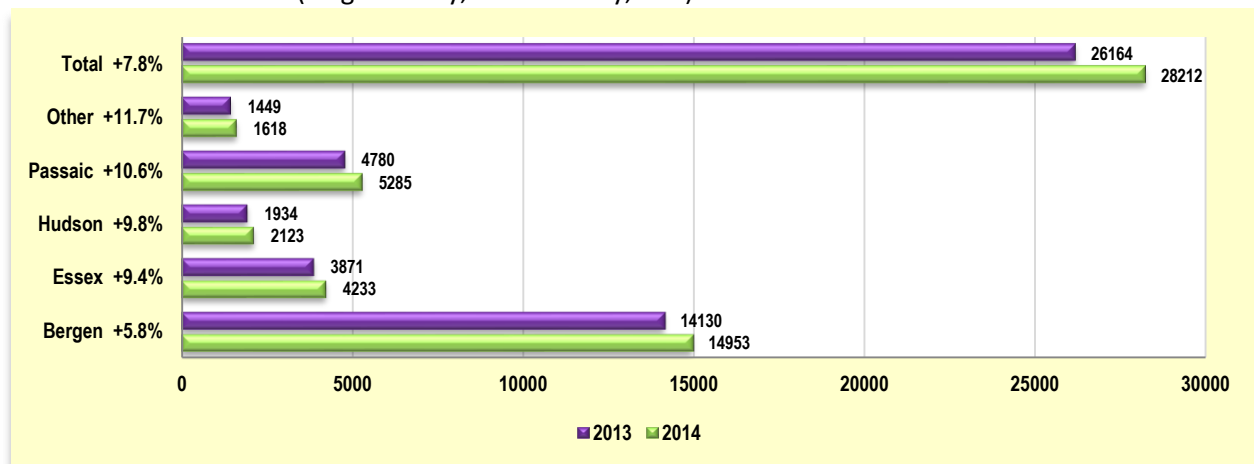
YTD New Listings by County - All Categories

As of DECEMBER 31st



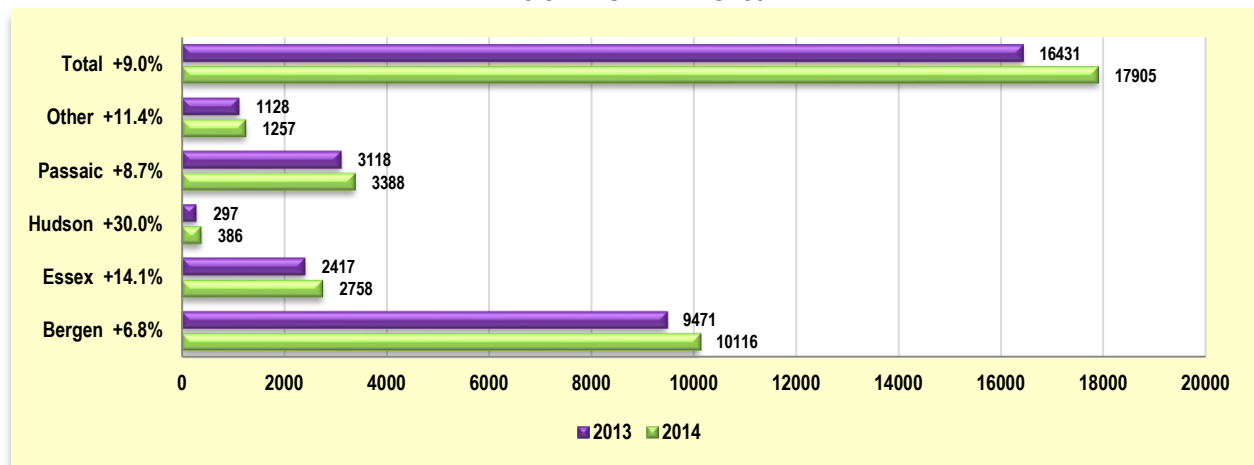
YTD New Listings by County - Residential

(Single Family, Multi-Family, CCT) - As of DECEMBER 31st



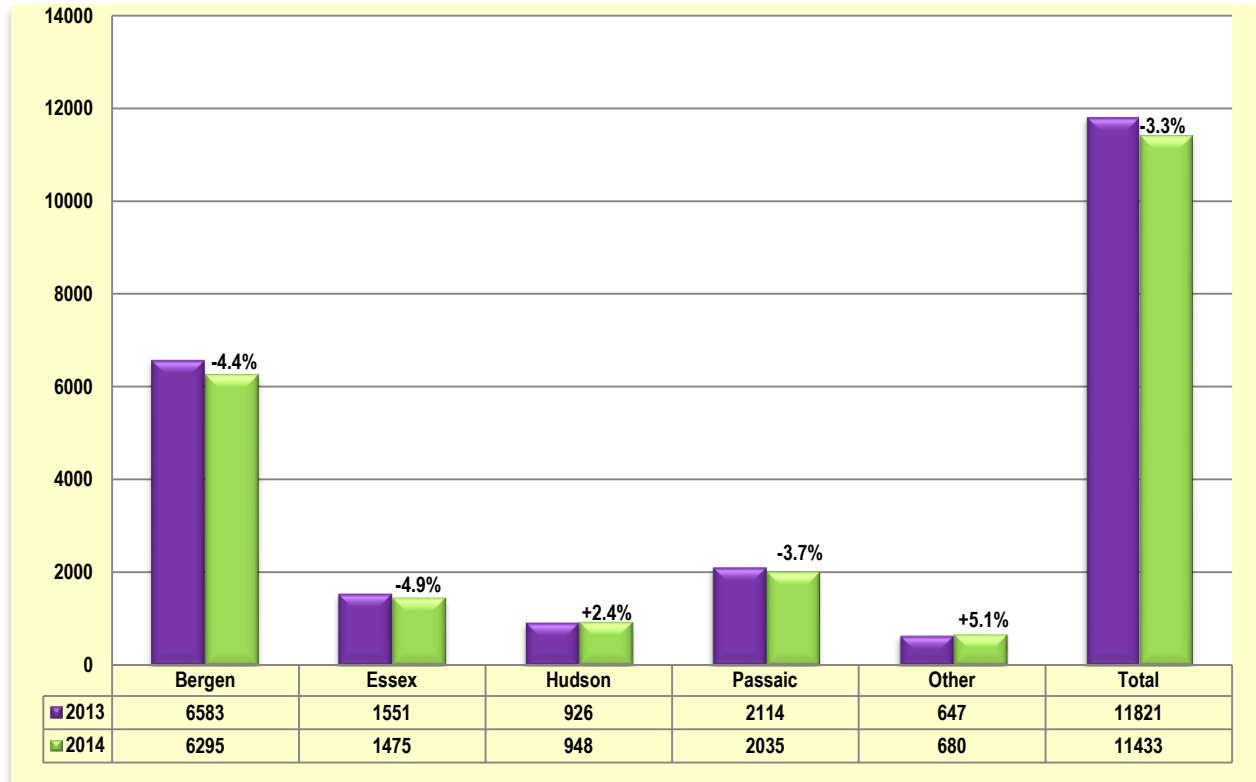
YTD New Listings by County - Single Family

As of DECEMBER 31st



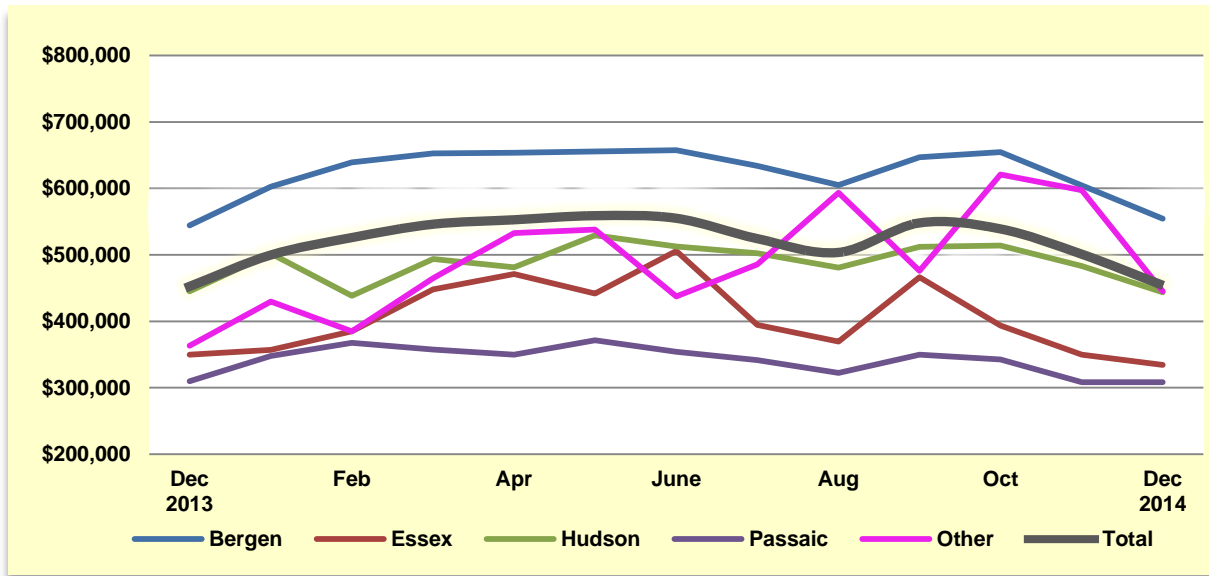
2013 vs. 2014 Active Listings by County

All Categories by County as of DECEMBER 31st



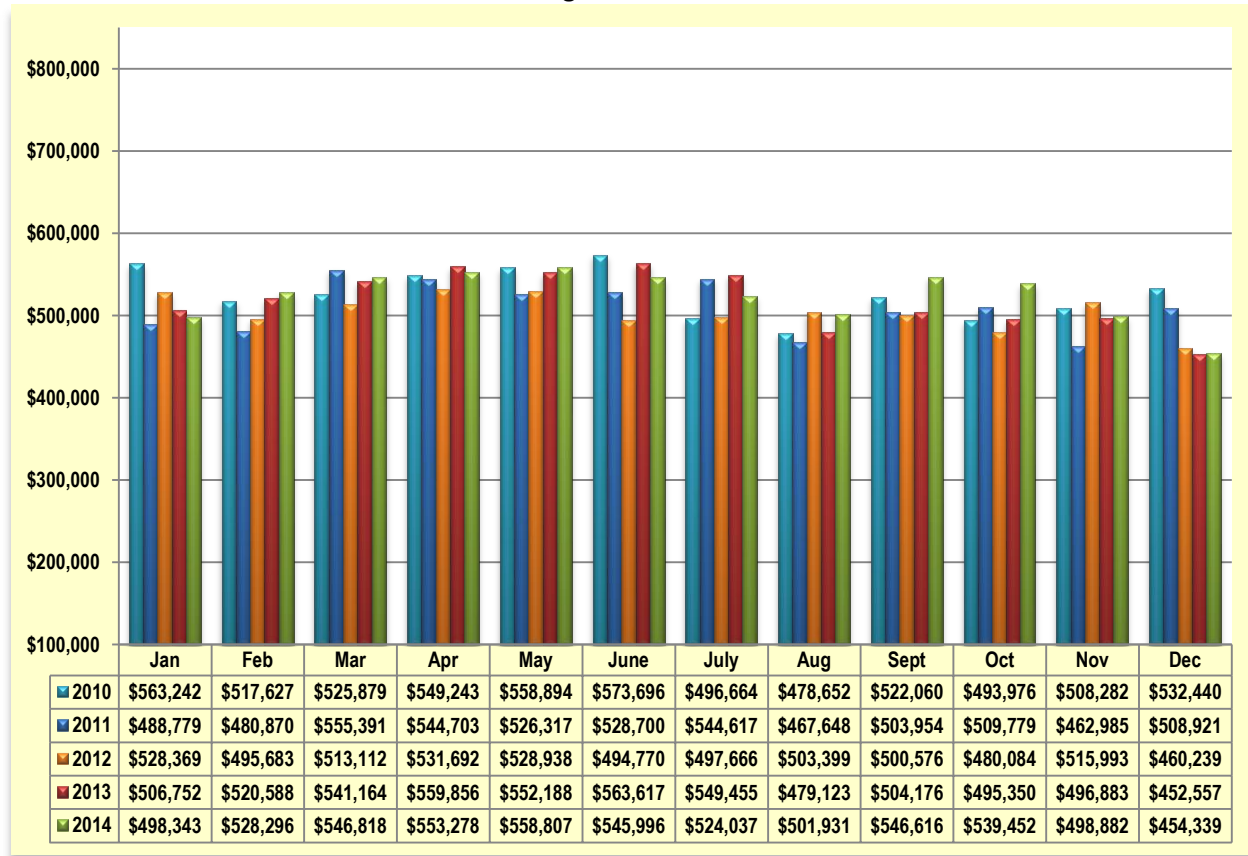
Average List Price by County – All Categories*

Past 12 Months



Average List Price – All Counties

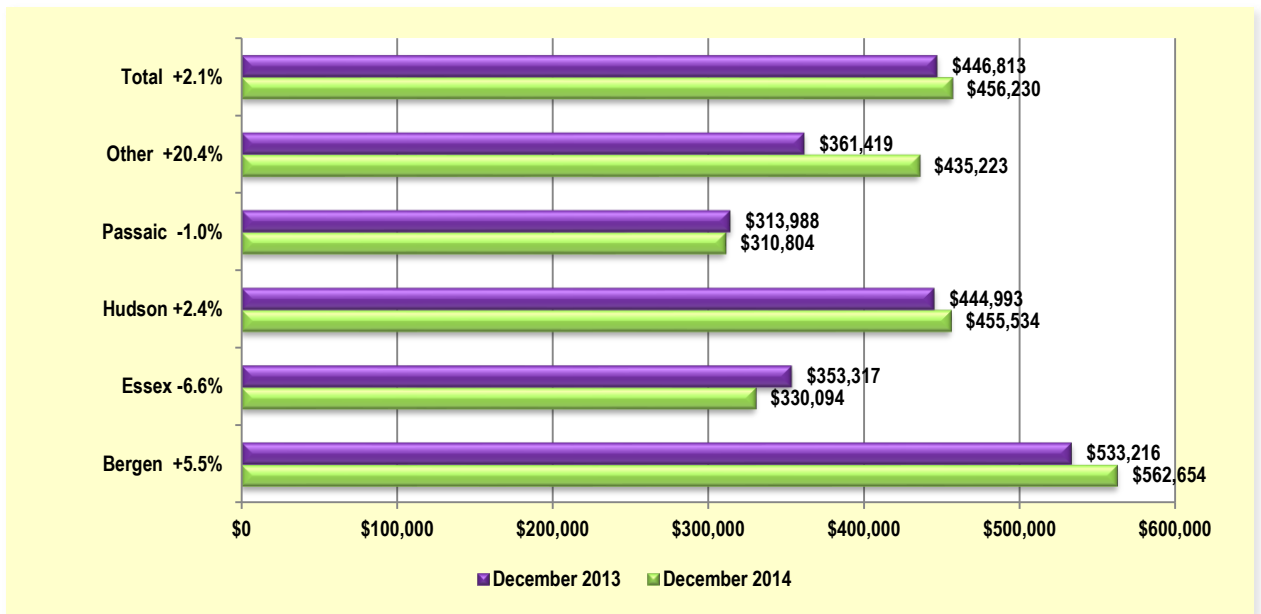
All Categories* - 2010-2014



*Excludes Commercial & Rentals

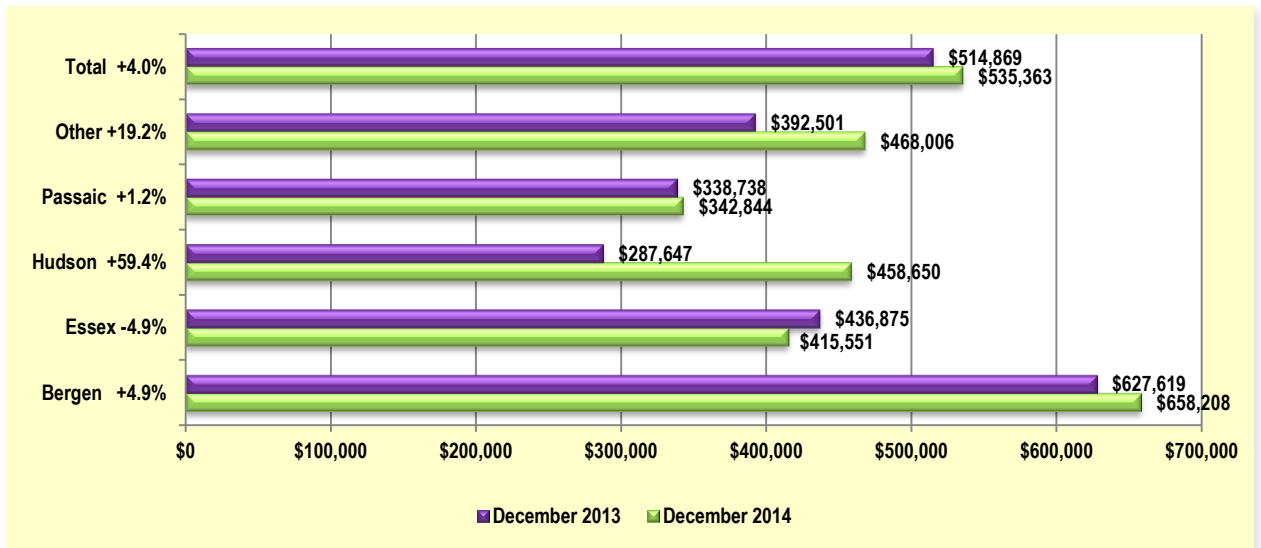
Average List Price by County - Residential

Month of DECEMBER



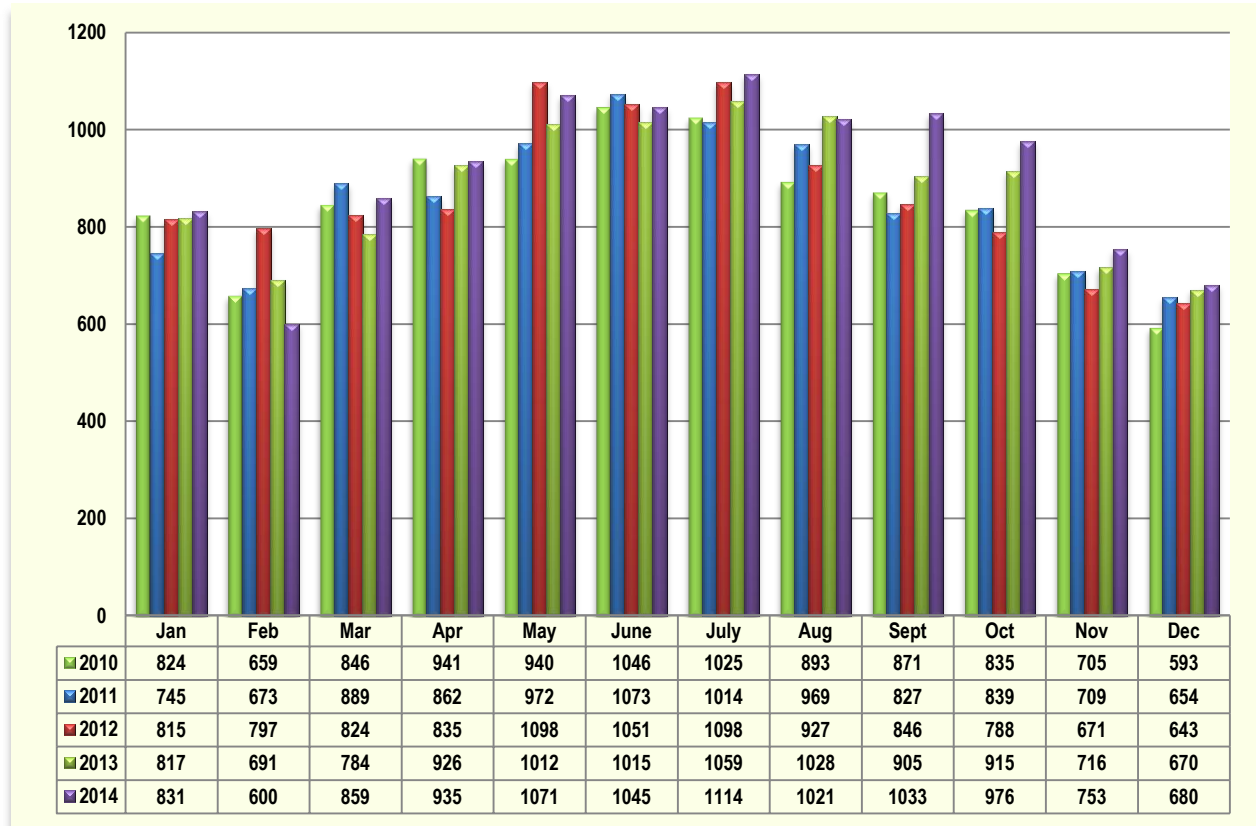
Average List Price by County – Single Family

Month of DECEMBER



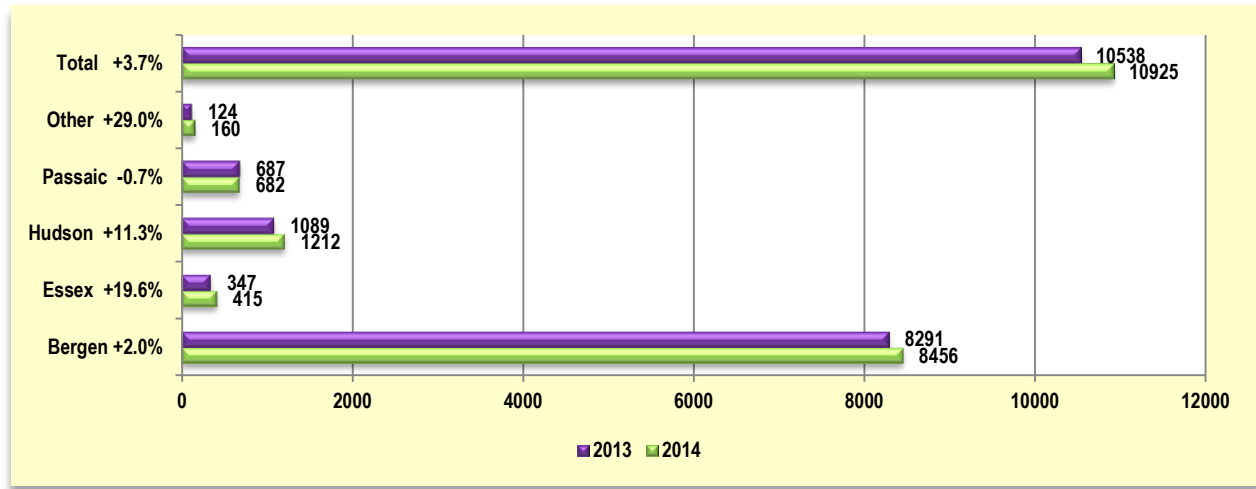
New Residential Rental Listings

2010-2014



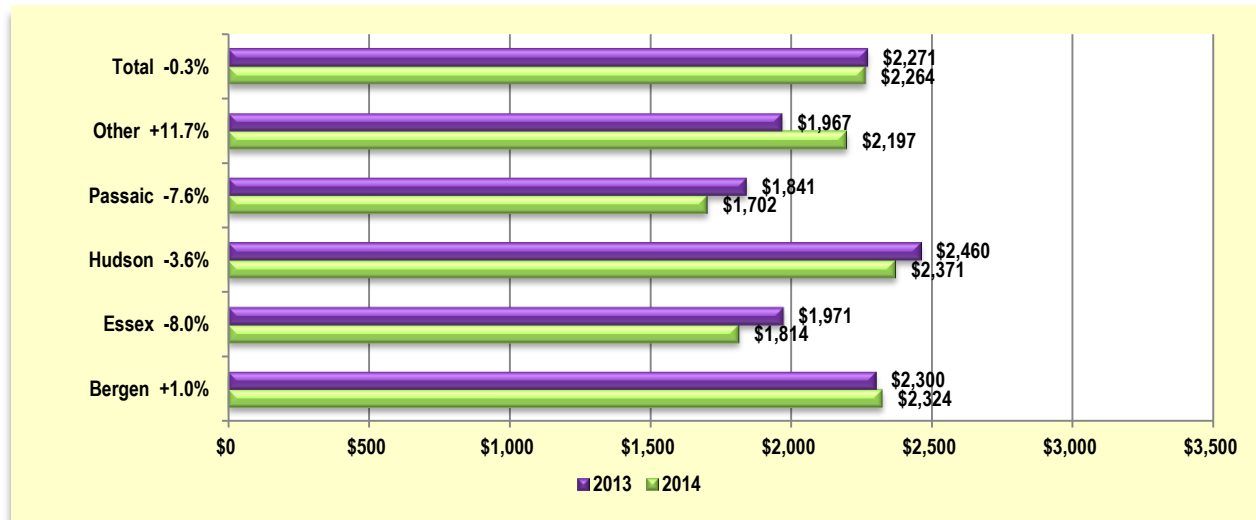
YTD New Residential Rental Listings by County

As of DECEMBER 31st



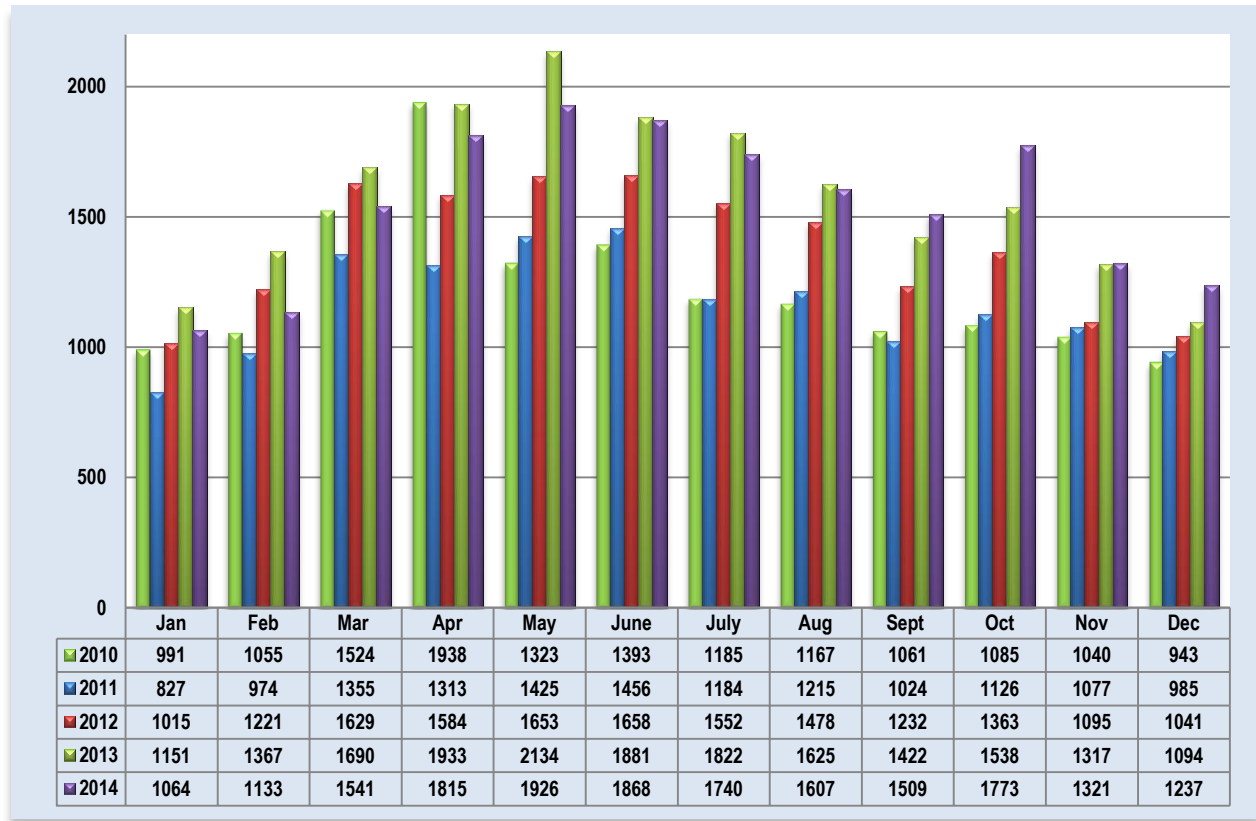
Average Residential Rental List Price

Month of DECEMBER



Under Contract – All Categories*

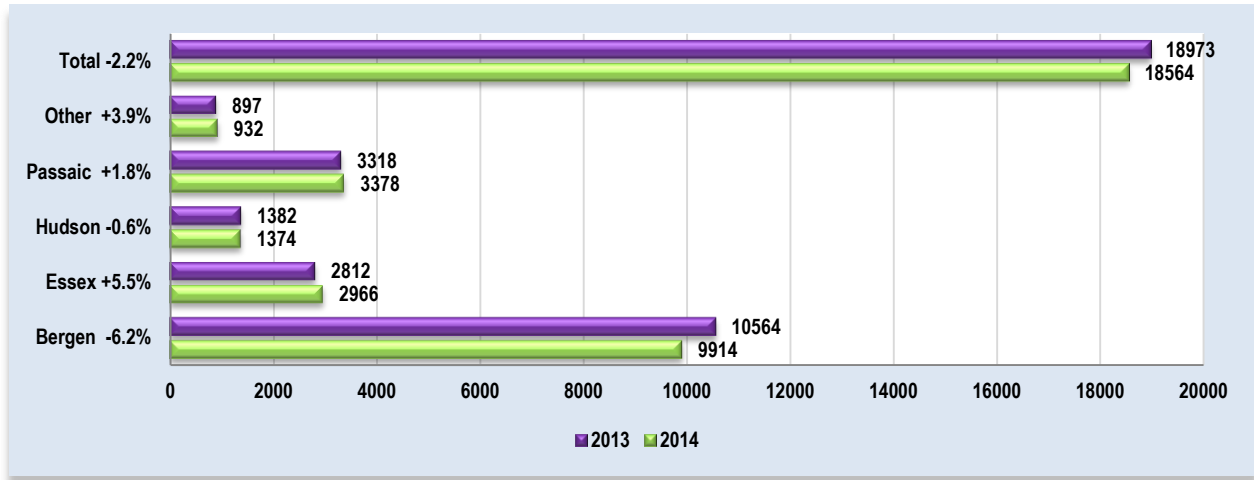
2010-2014



*Excludes Rentals

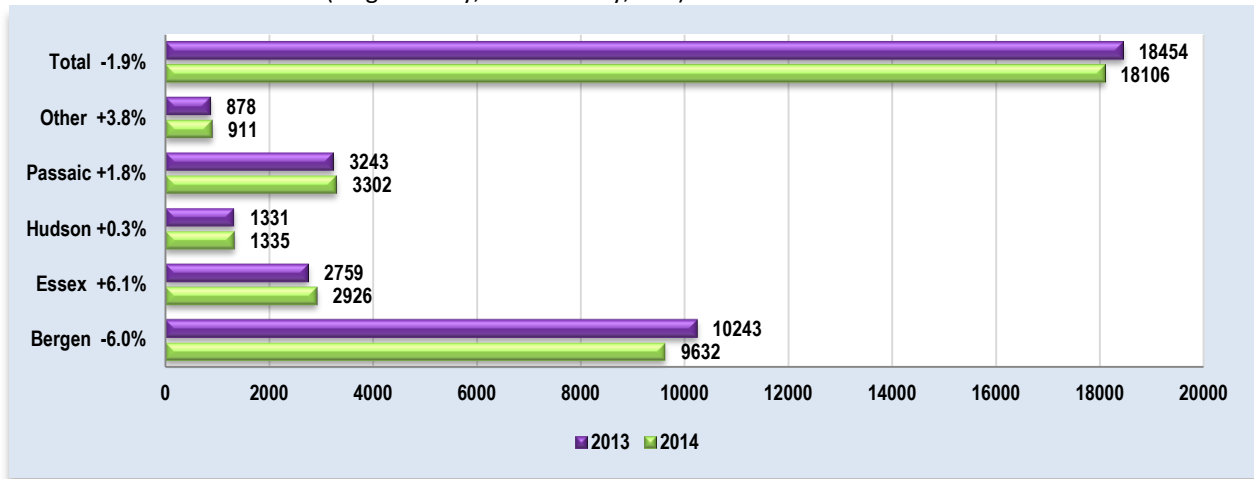
YTD Under Contract by County - All Categories*

As of DECEMBER 31st



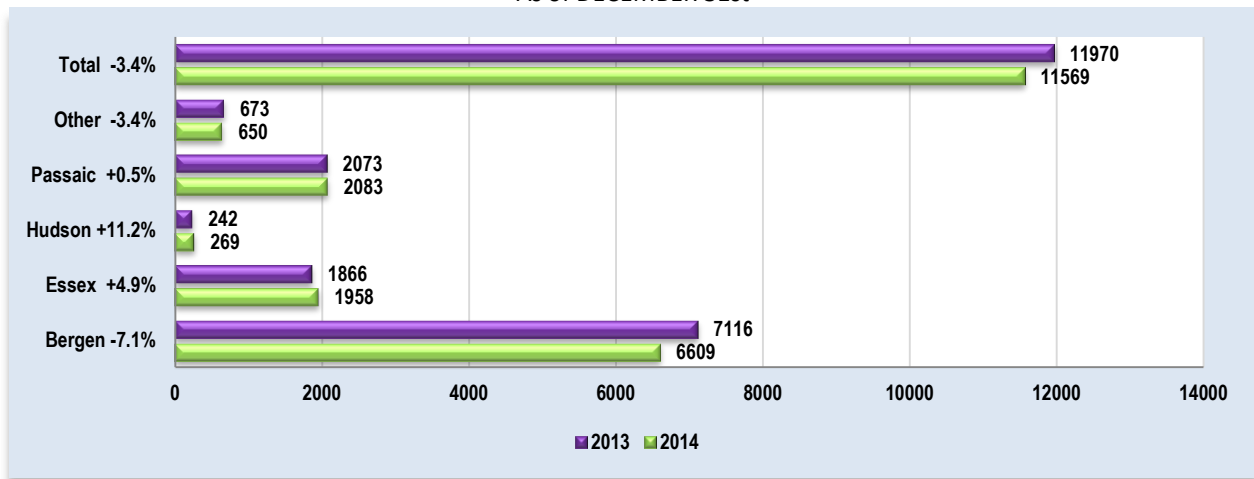
YTD Under Contract by County - Residential

(Single Family, Multi-Family, CCT) - As of DECEMBER 31st



YTD Under Contract by County - Single Family

As of DECEMBER 31st

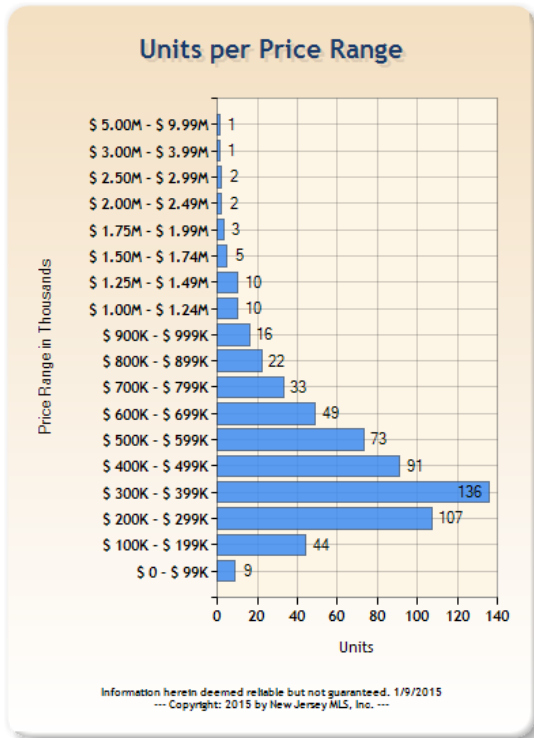


*Excludes Rentals

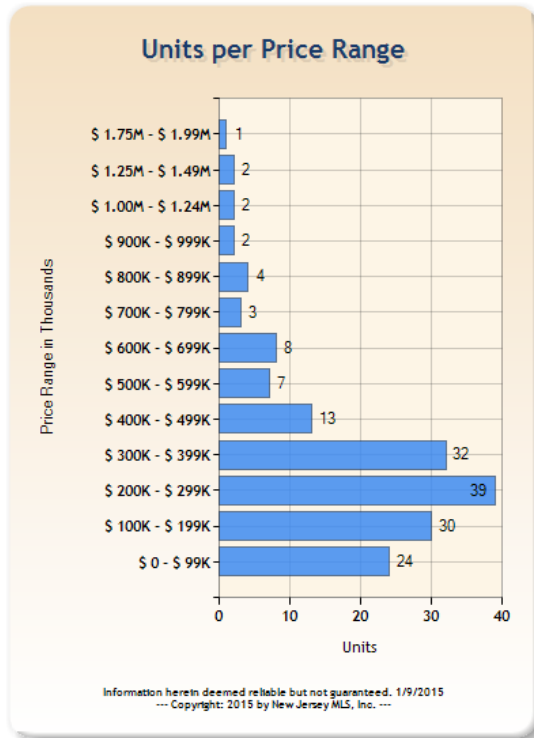
Under Contract by Price Range - RES

(Single Family, Multi-Family, CCT) – DECEMBER 2014

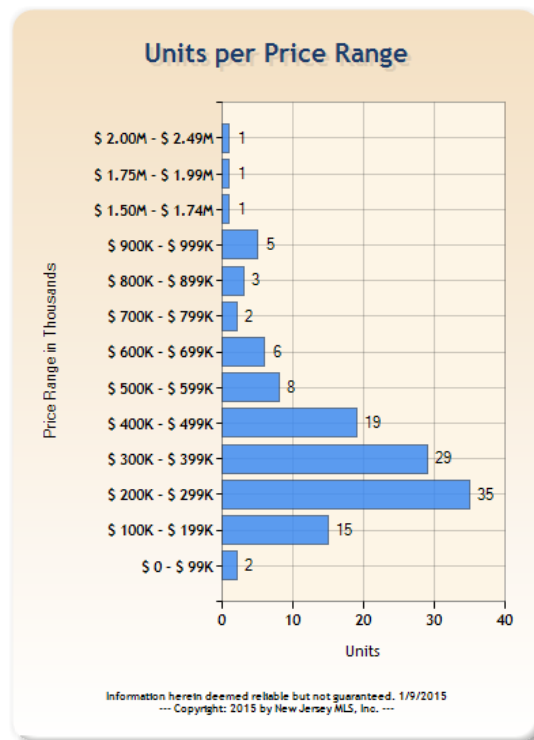
Bergen



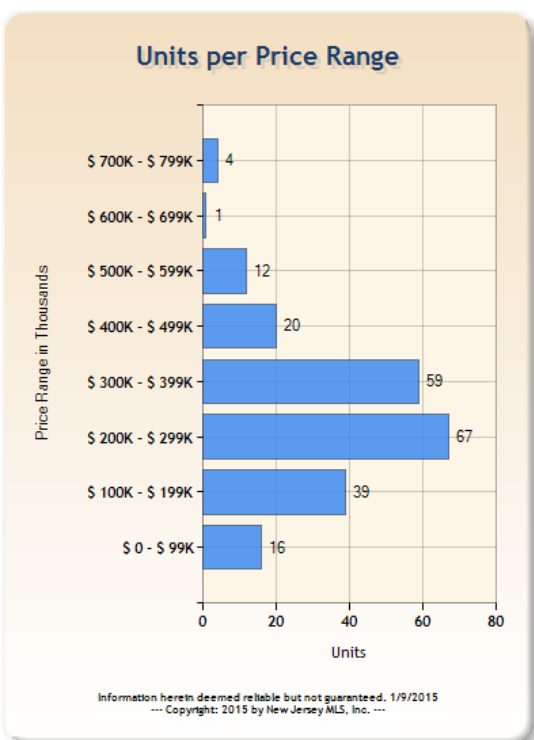
Essex



Hudson



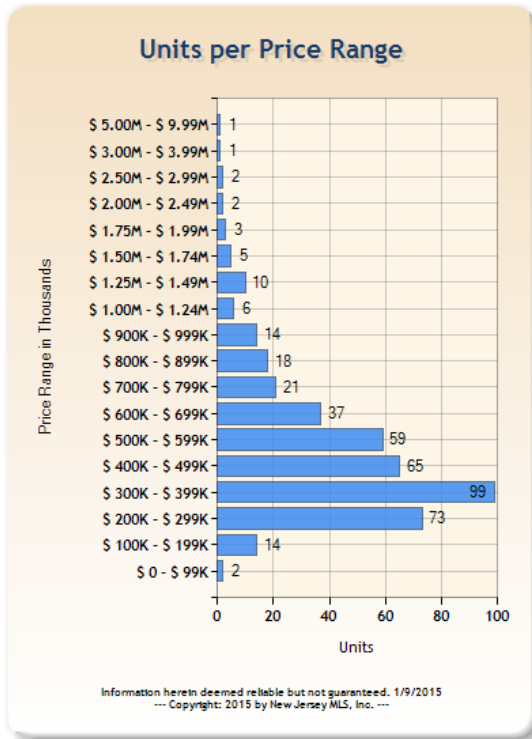
Passaic



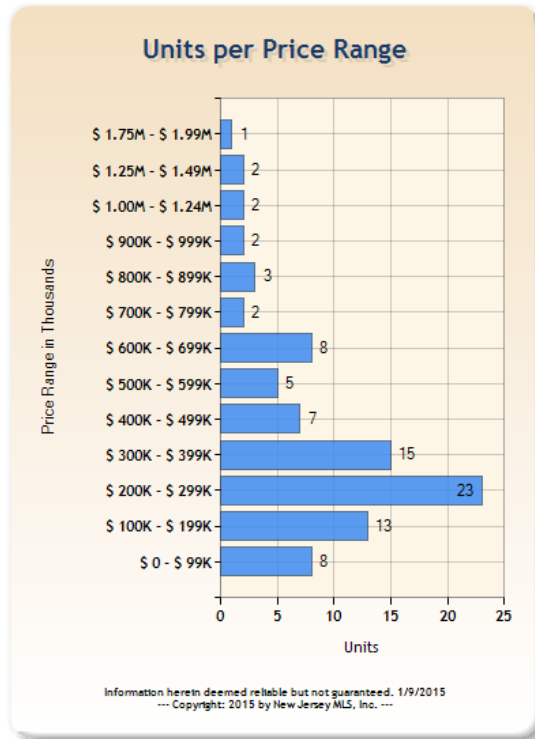
Under Contract by Price Range – Single Family

DECEMBER 2014

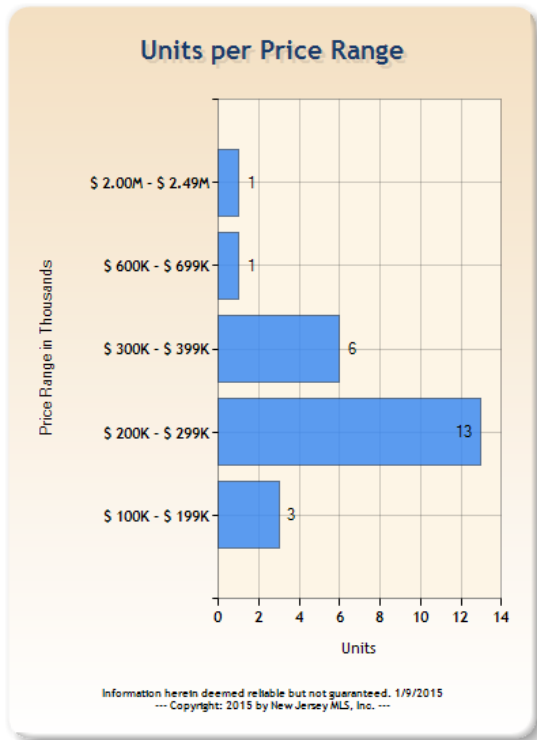
Bergen



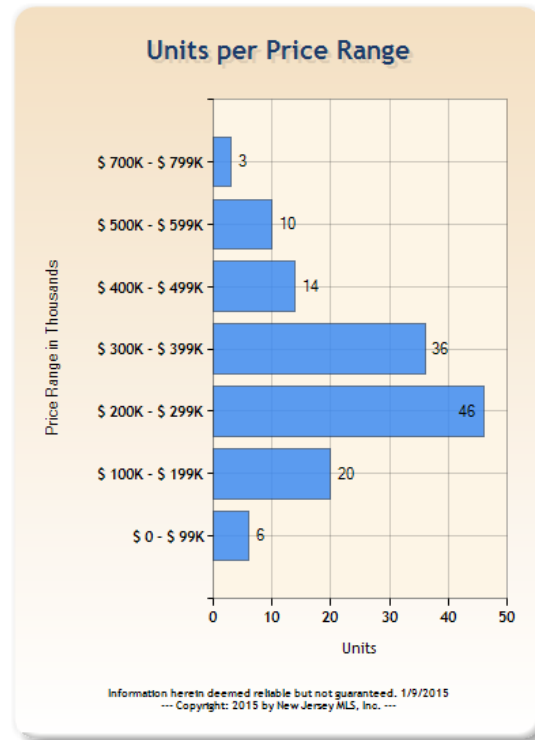
Essex



Hudson



Passaic

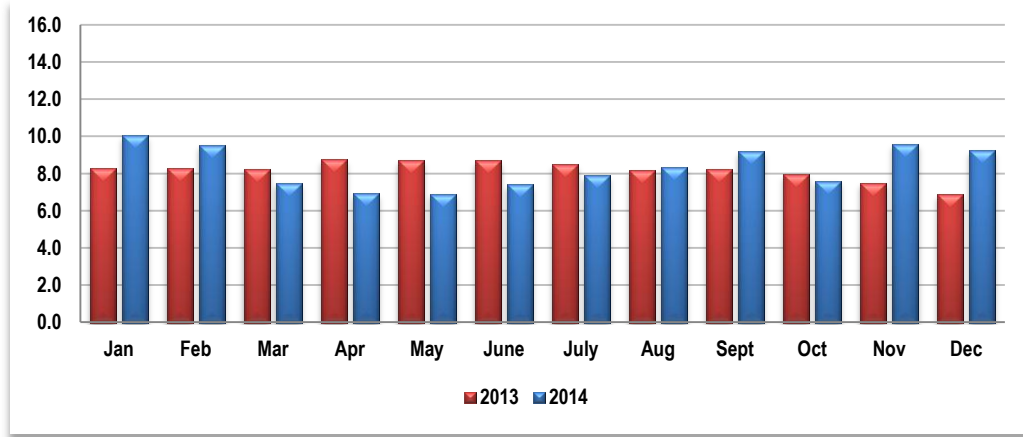


Absorption Rate (Months Inventory)

As of DECEMBER 31st
(Calculated using current actives divided by the 12 month average UC.)

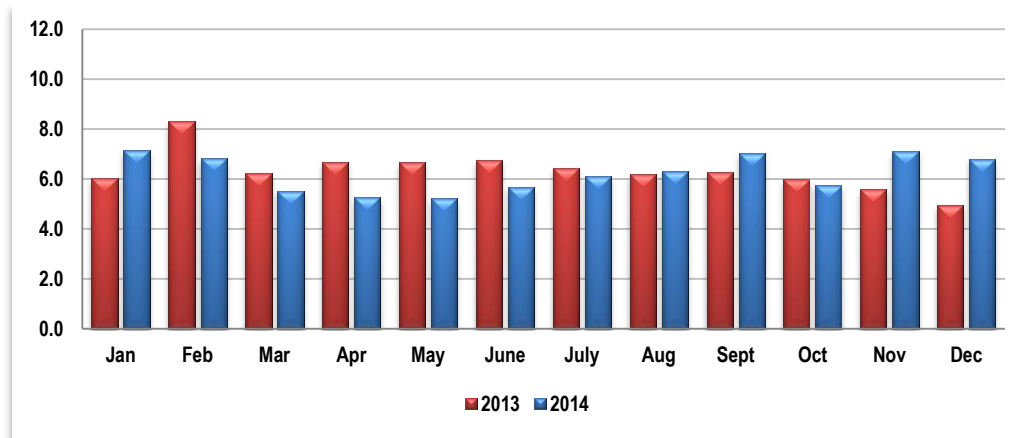
All Categories – 9.2 Months

(All Categories except Rental)



Residential – 6.8 Months

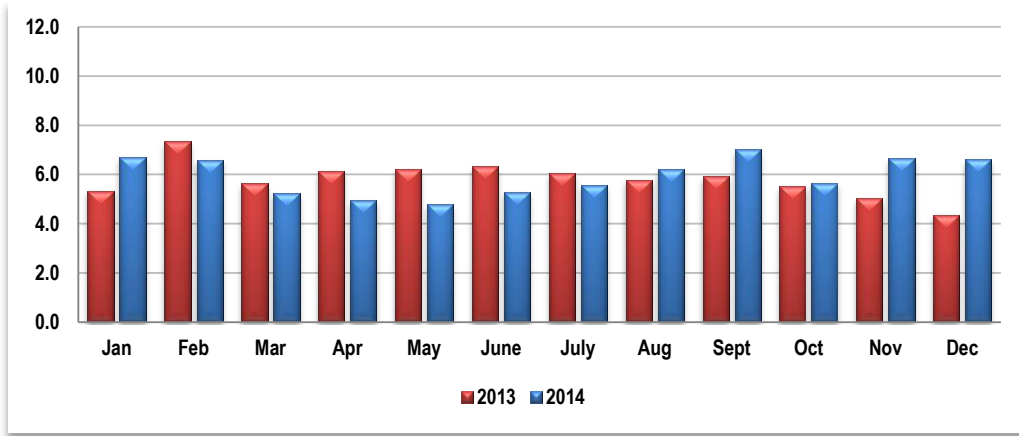
(Single Family, Multi-Family, CCT)



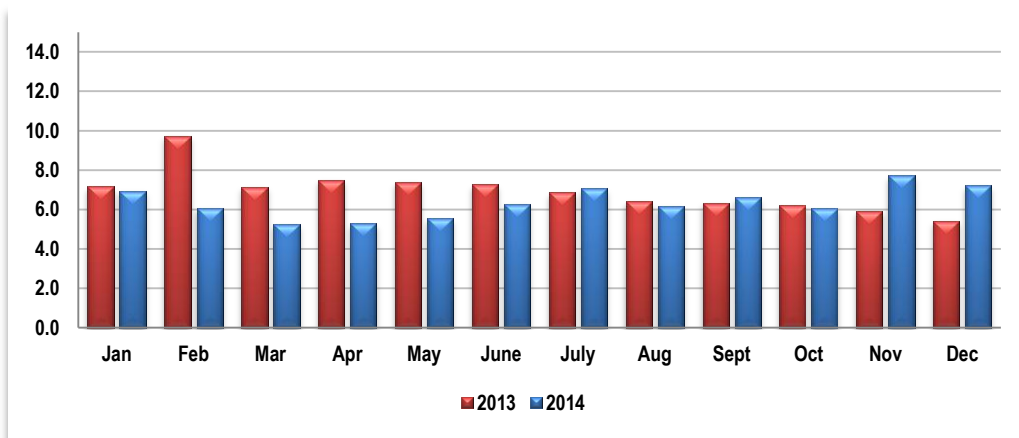
Absorption Rate (Months Inventory)

As of DECEMBER 31st
 (Calculated using current actives divided by the 12 month average UC.)

Single Family – 6.6 Months

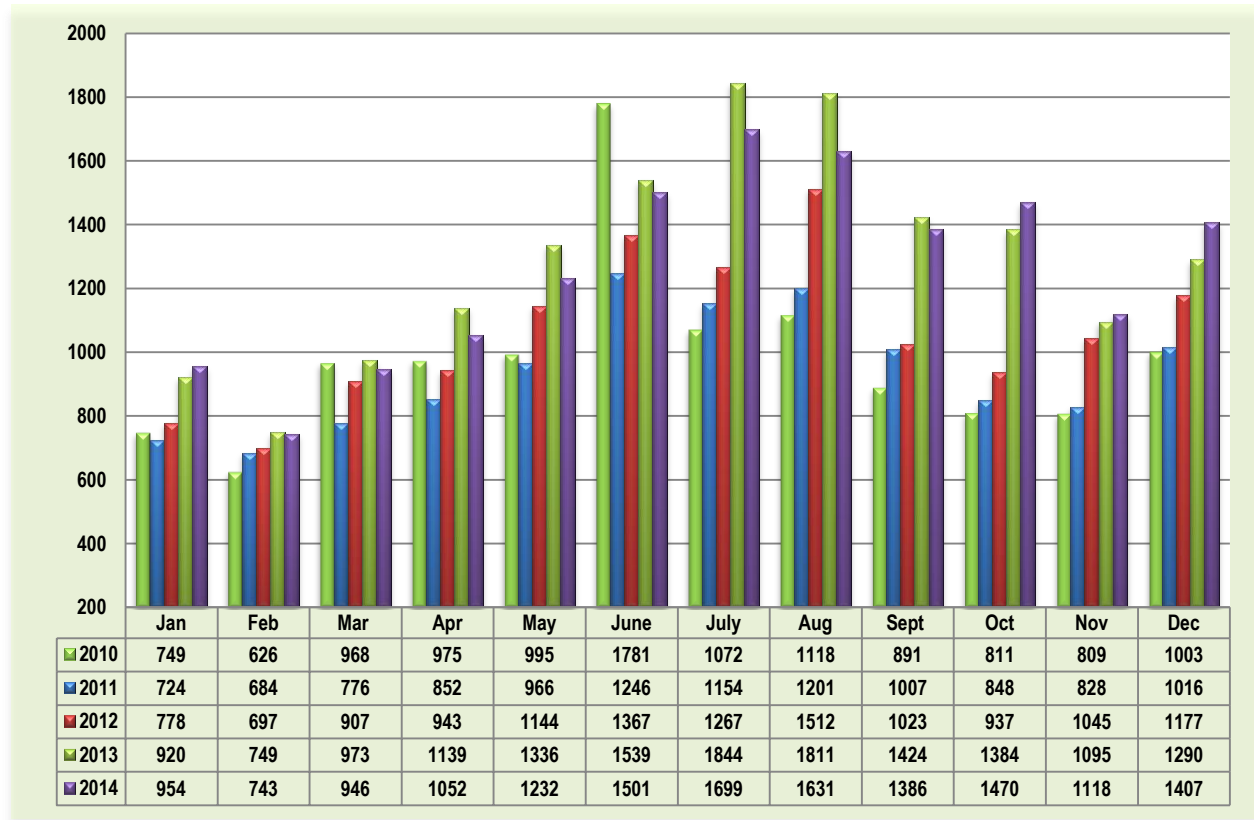


Condo/Co-op/Townhouse – 7.2 Months



Total Units Sold – All Categories*

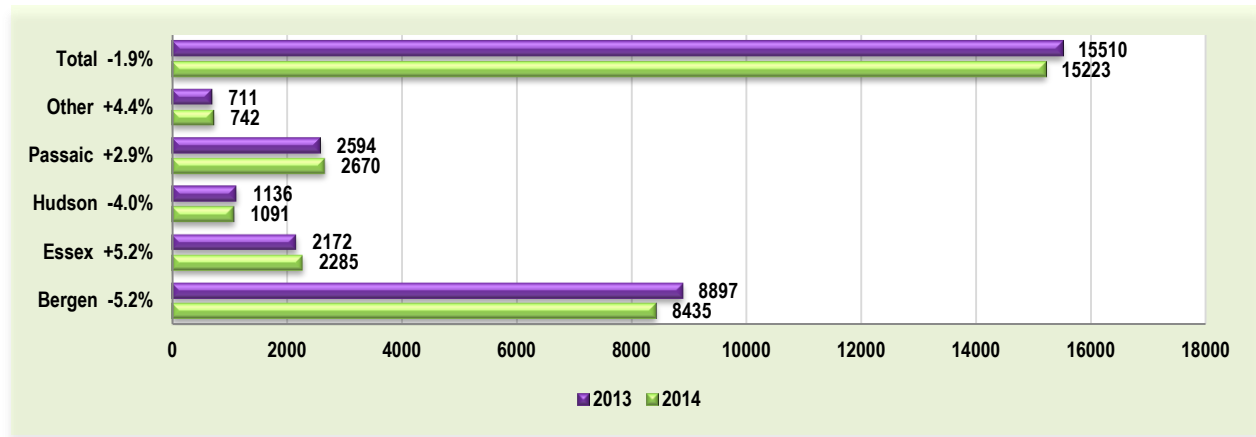
All Categories 2010-2014



*Excludes Rentals

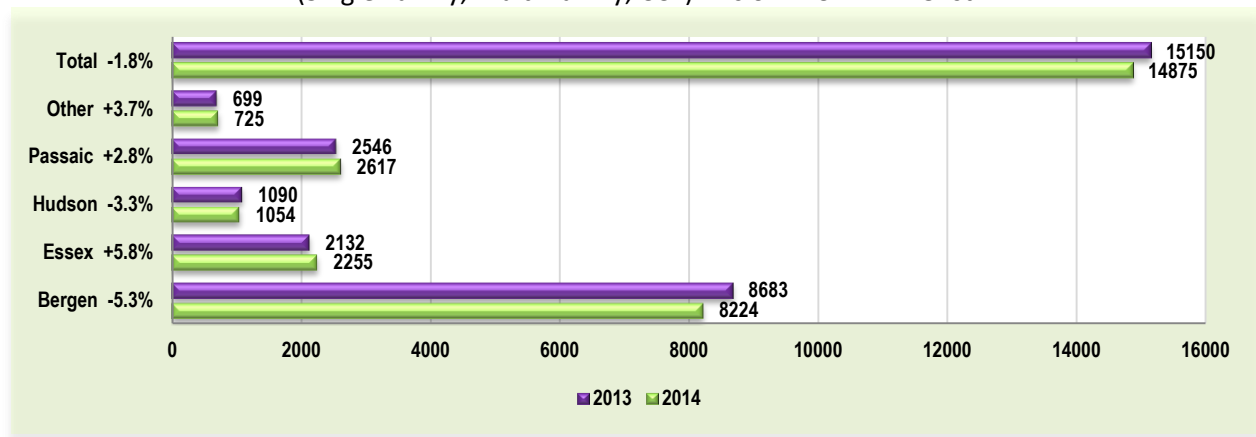
YTD Sold by County - All Categories*

As of DECEMBER 31st



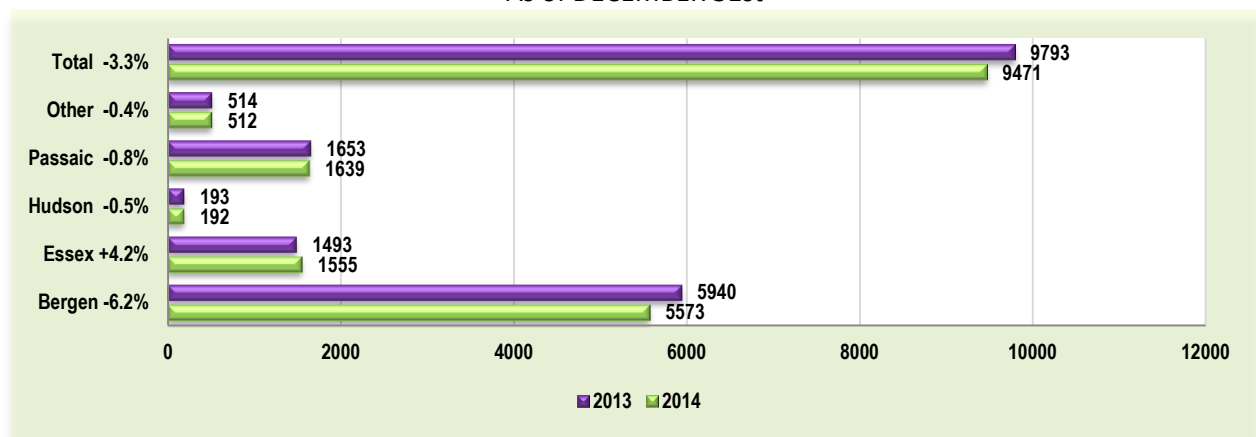
YTD Sold by County - Residential

(Single Family, Multi-Family, CCT) - As of DECEMBER 31st



YTD Sold by County - Single Family

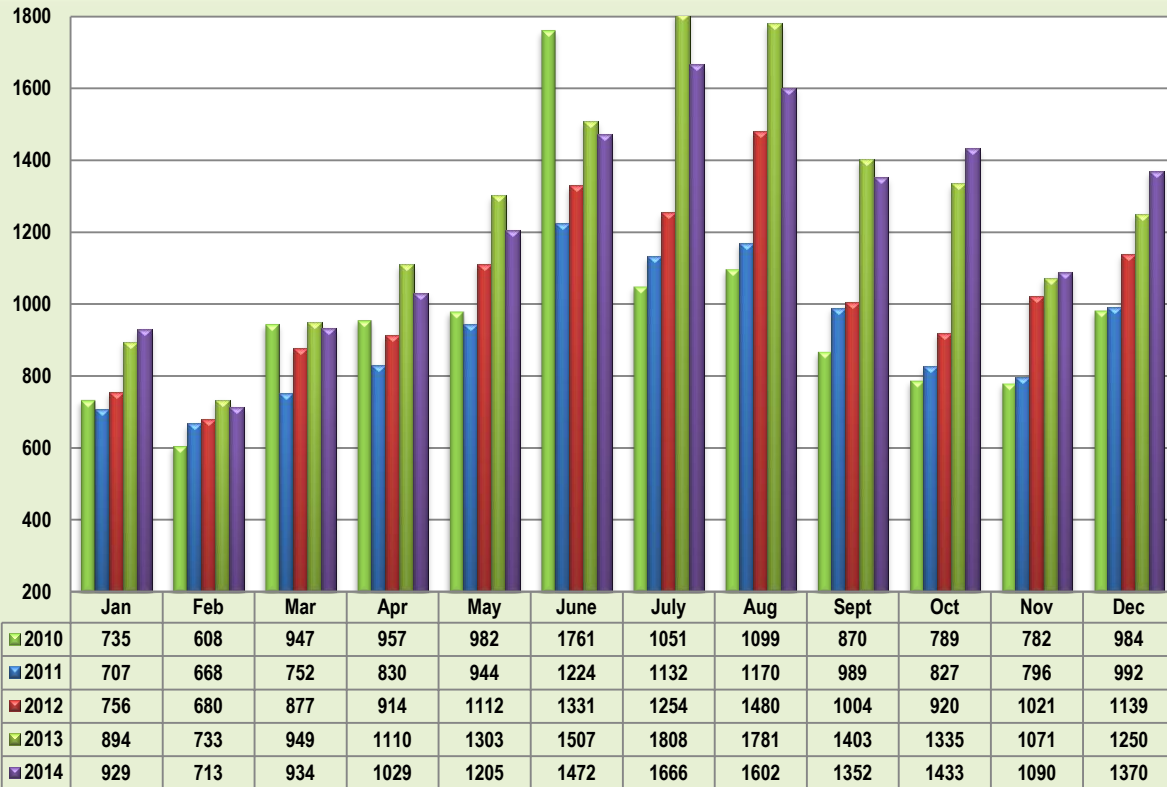
As of DECEMBER 31st



*Excludes Rentals

Total Residential Units Sold

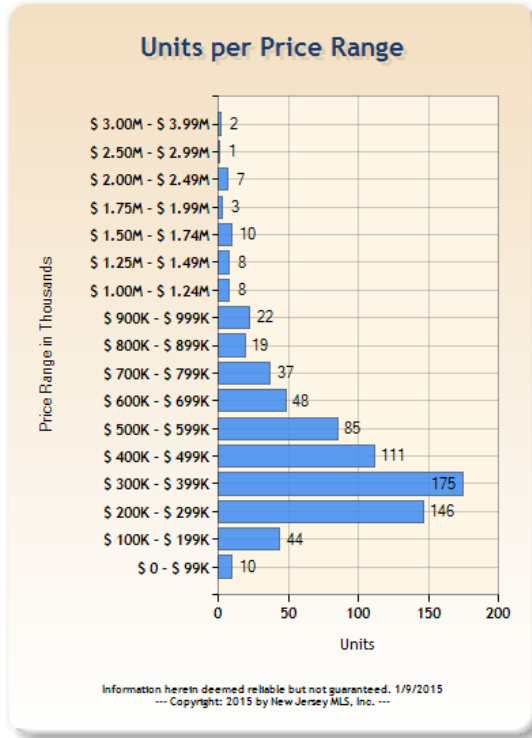
2010-2014



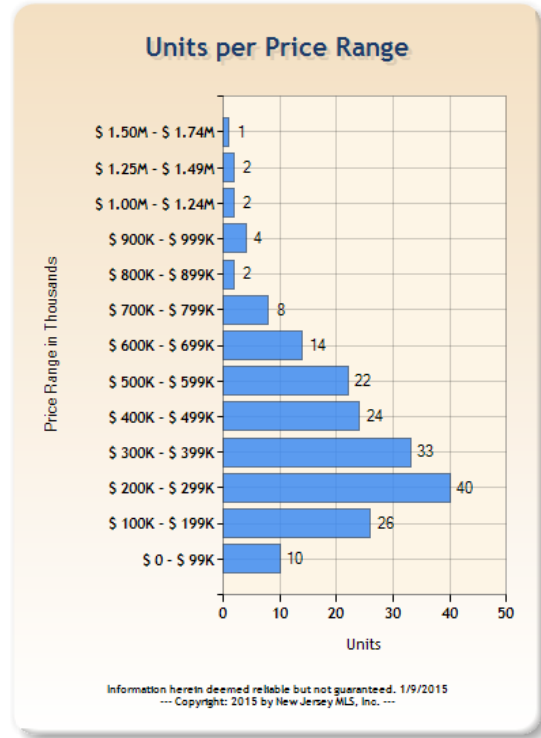
Units Sold by Price Range - RES

(Single Family, Multi-Family, CCT) – DECEMBER 2014

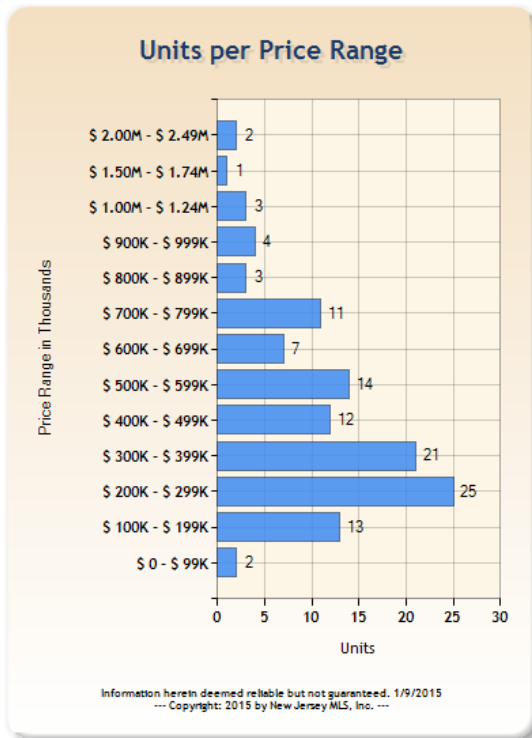
Bergen



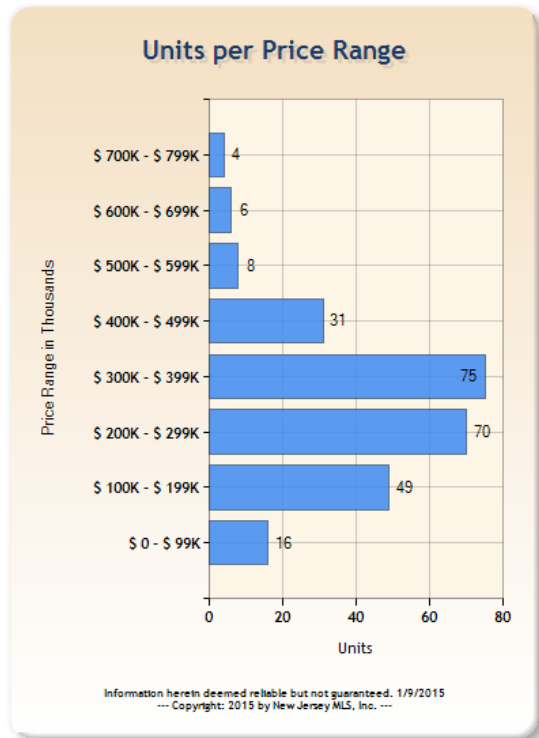
Essex



Hudson

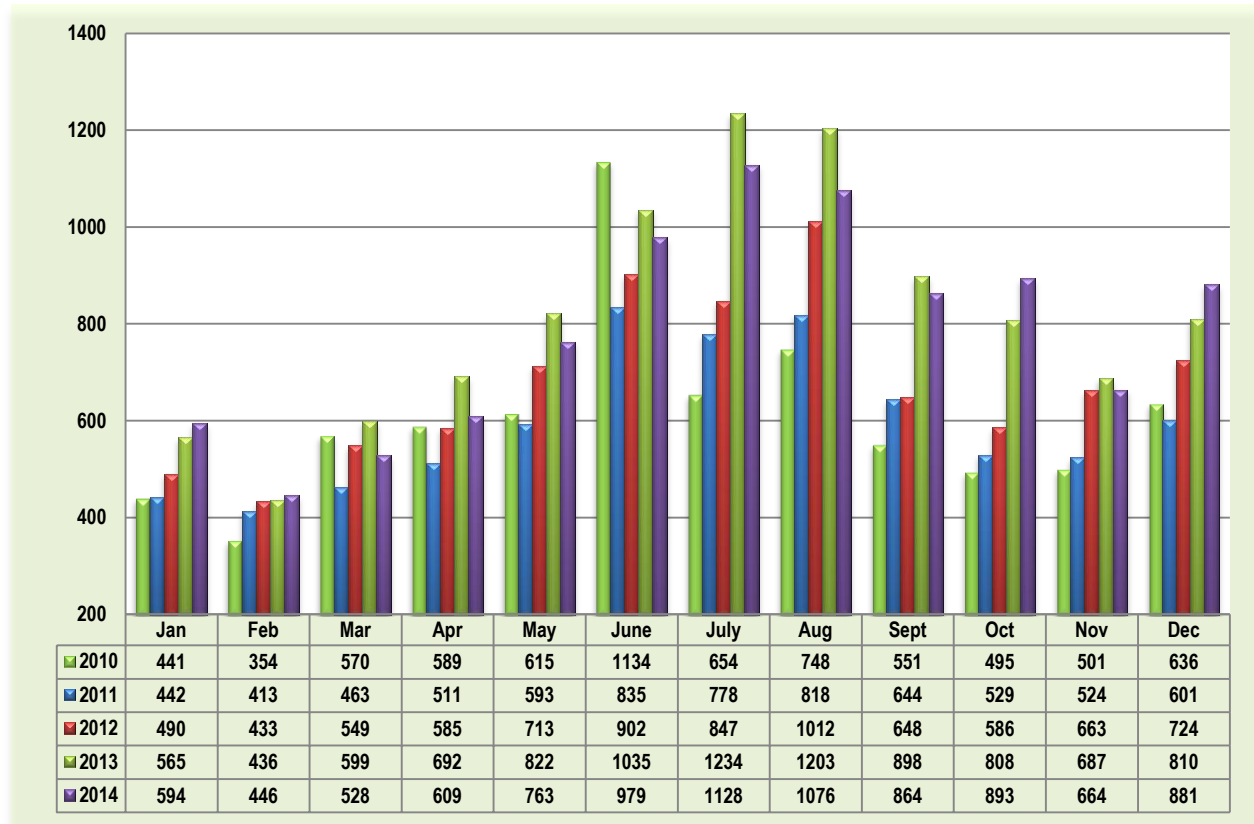


Passaic



Total Single Family Units Sold

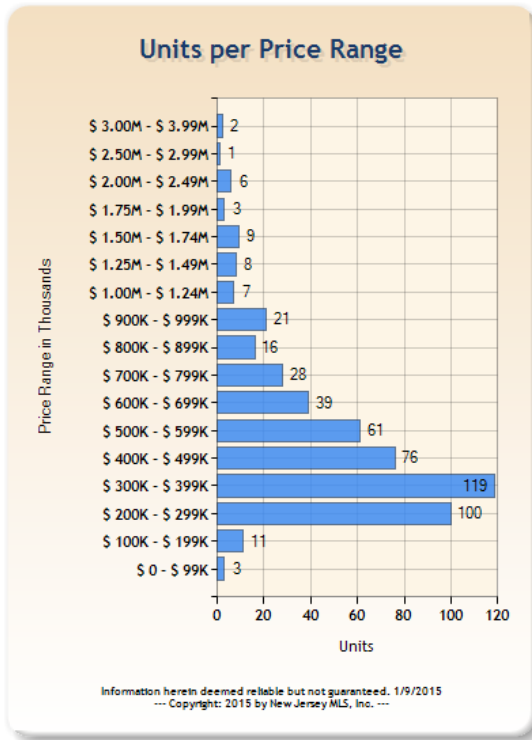
2010-2014



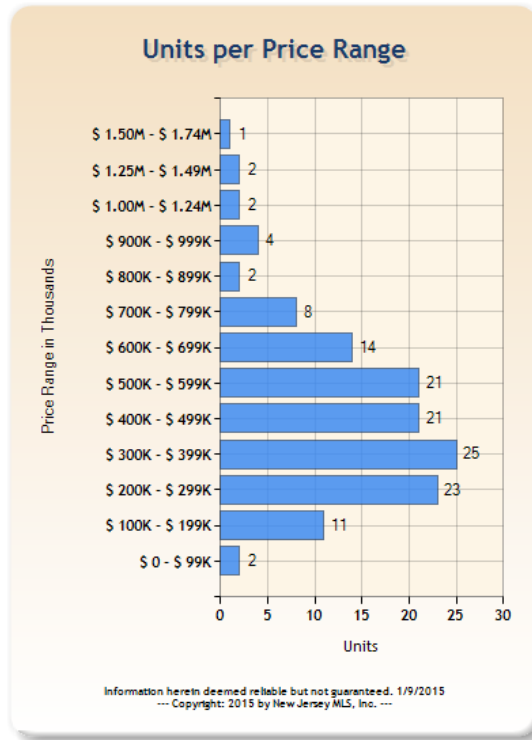
Units Sold by Price Range – Single Family

DECEMBER 2014

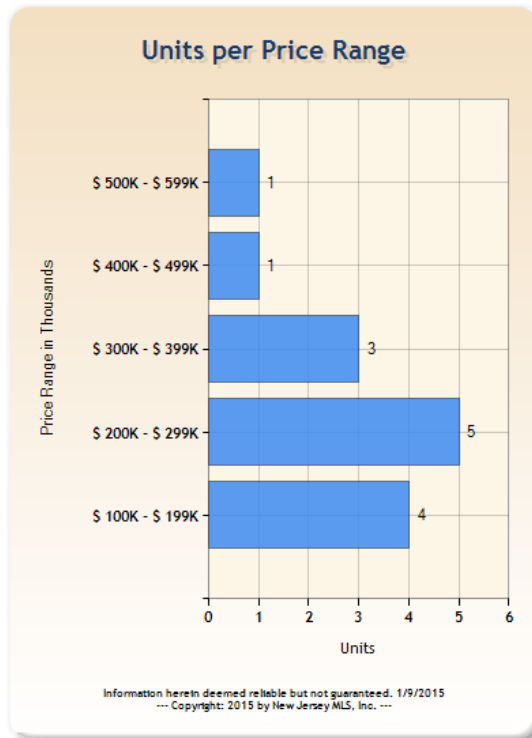
Bergen



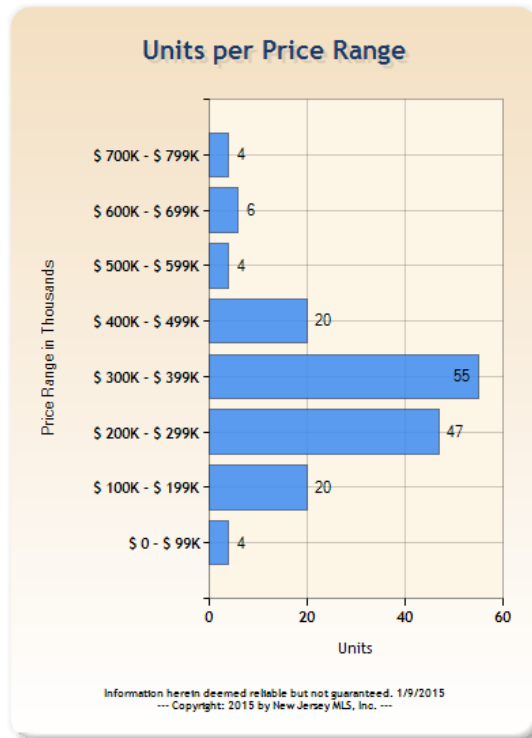
Essex



Hudson

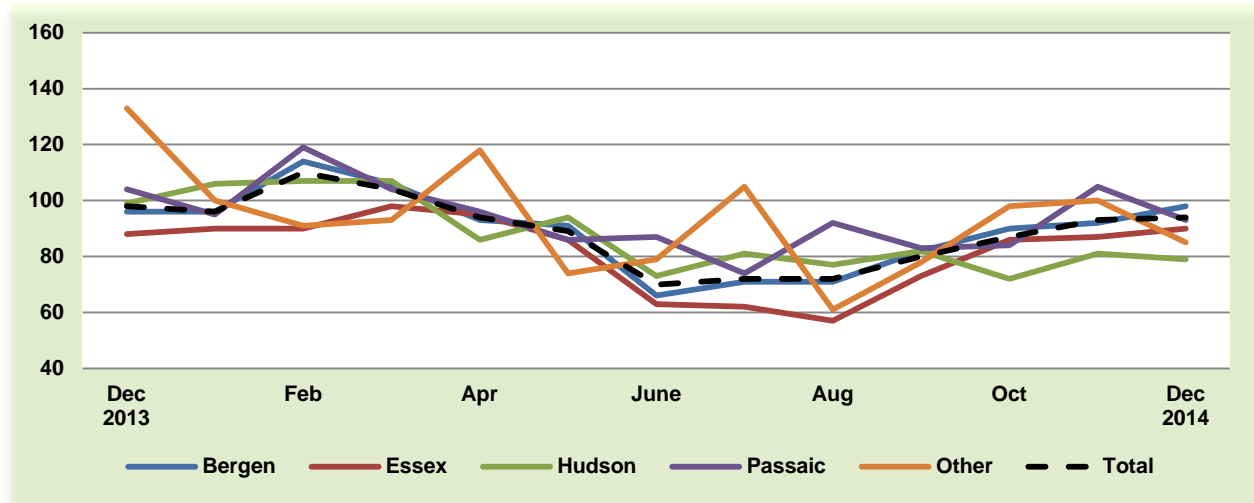


Passaic



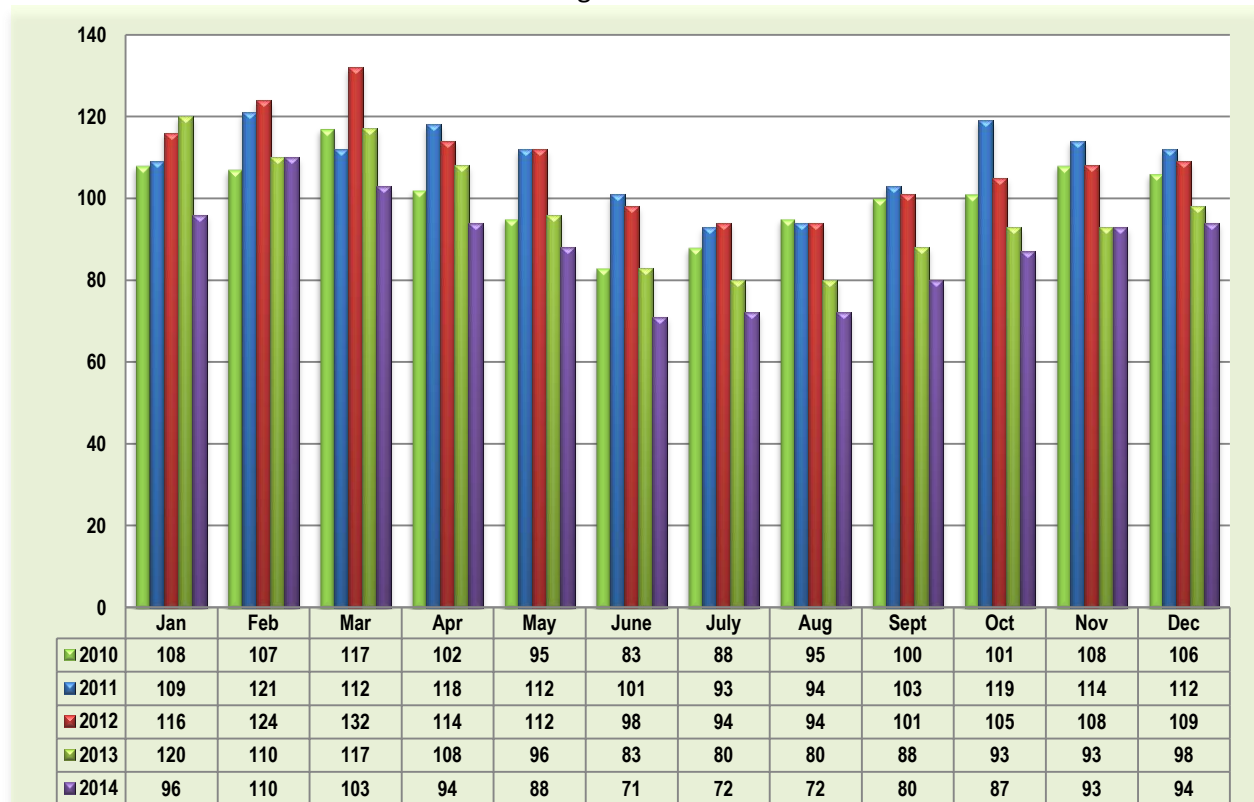
Average Days on the Market by County – All Categories

Past 12 Months



Average Days on the Market – All Counties

All Categories 2010-2014

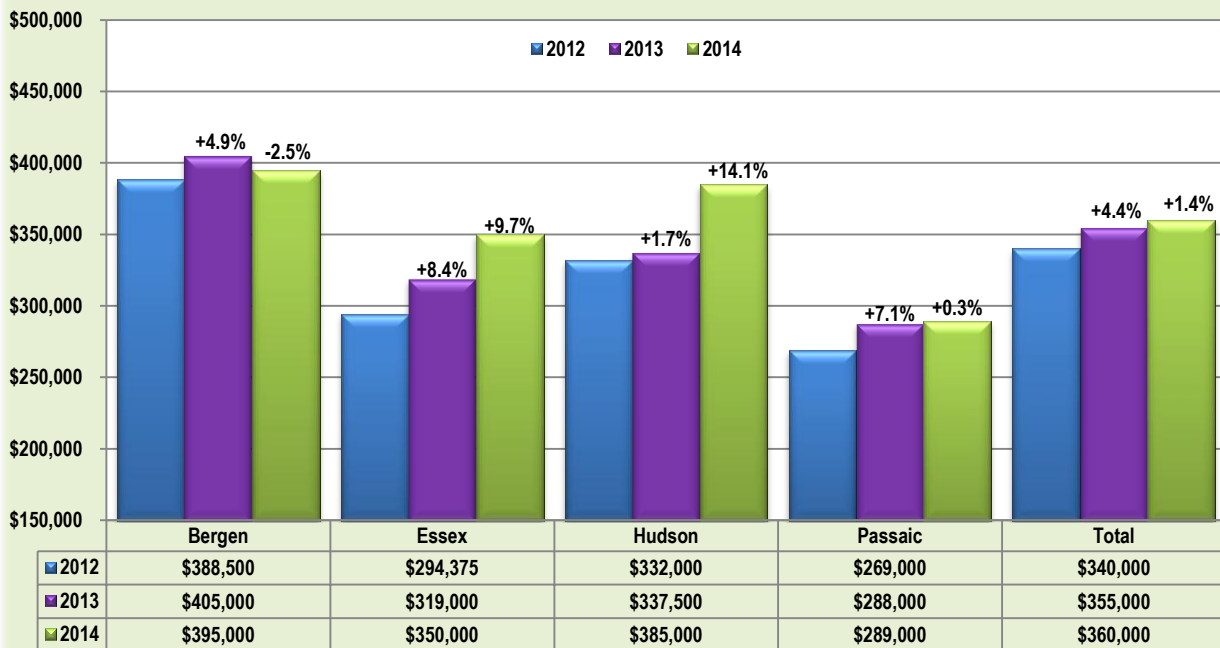


Median Sold Price – All Categories*

2010-2014



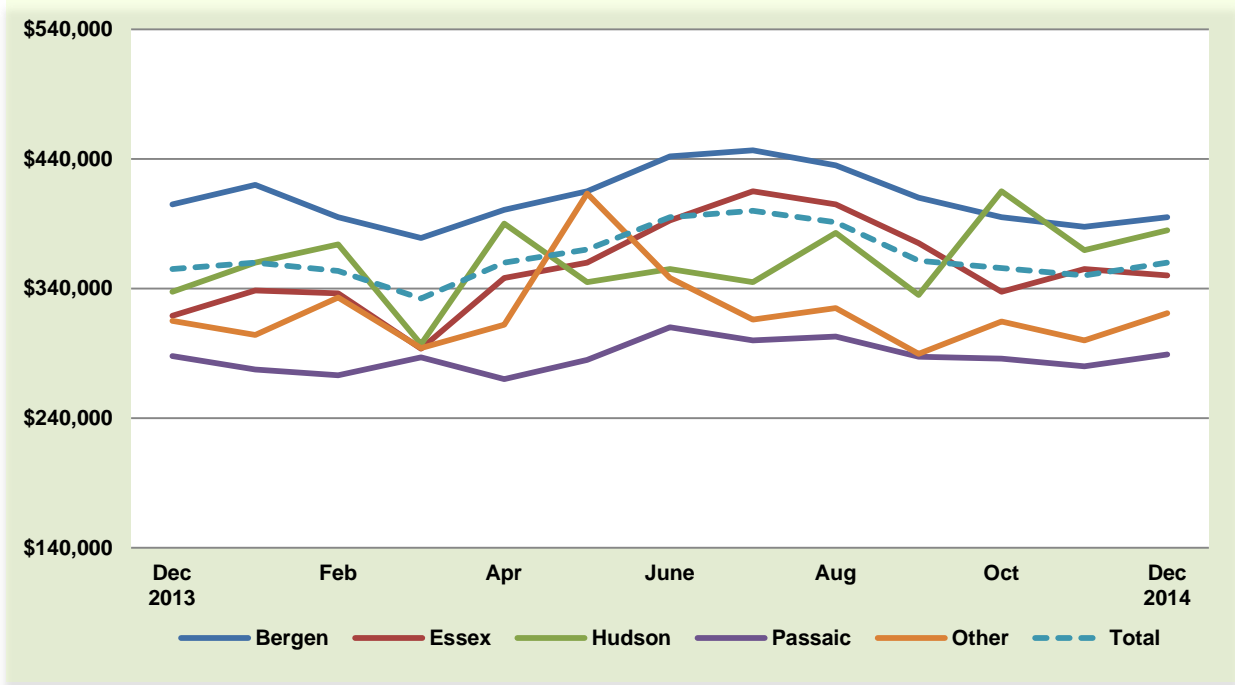
Month of DECEMBER



*Excludes Rentals

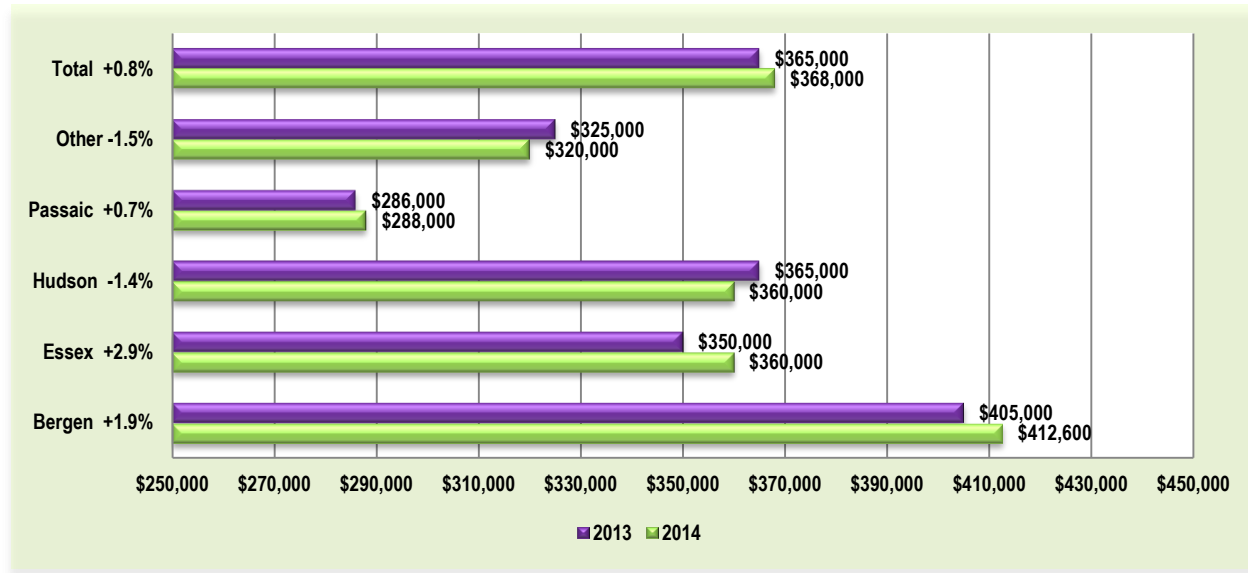
Median Sold Price by County – All Categories*

Past 12 months



YTD Median Sold Price – All Categories*

2013 vs. 2014 - As of DECEMBER 31st

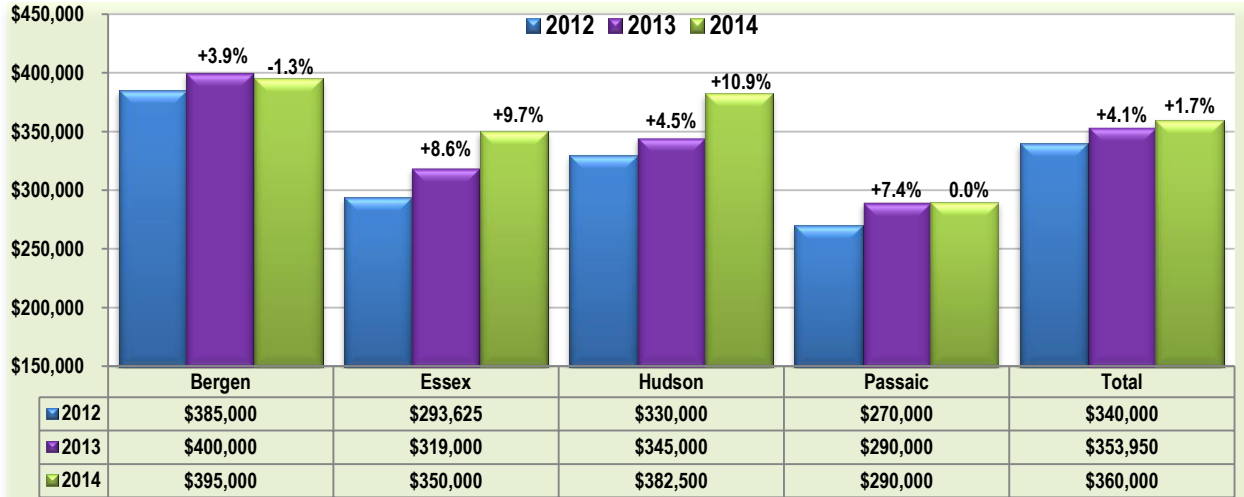


*Excludes Rentals

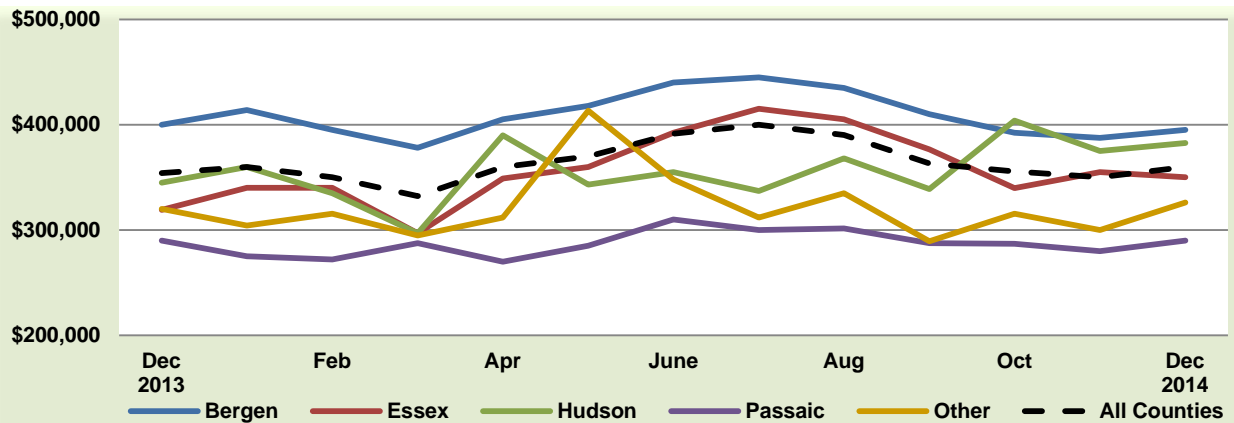
Median Sold Price – Residential

(Single Family, CCT, Multi-Family)

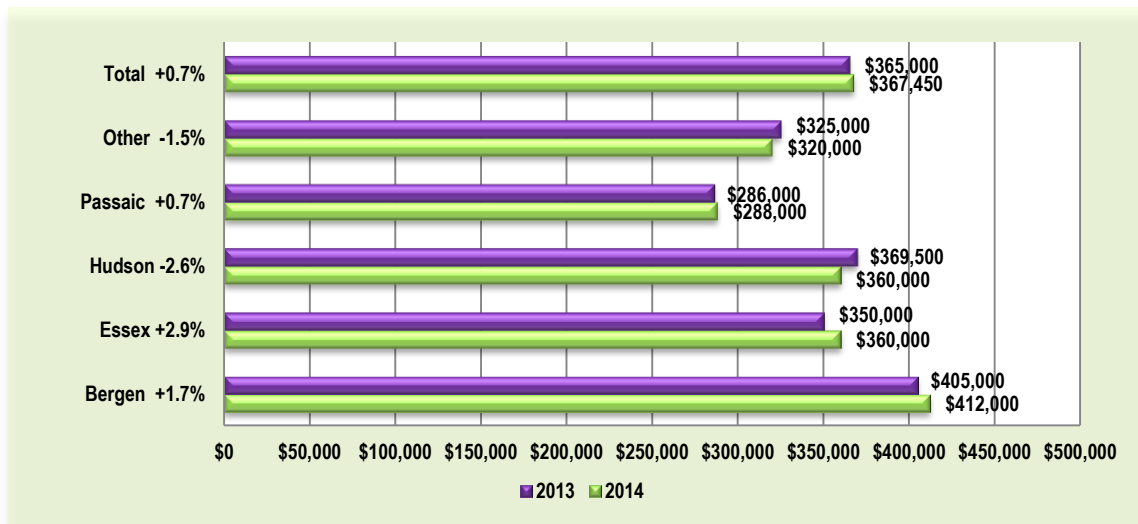
Median Sold Price by County –Month of DECEMBER



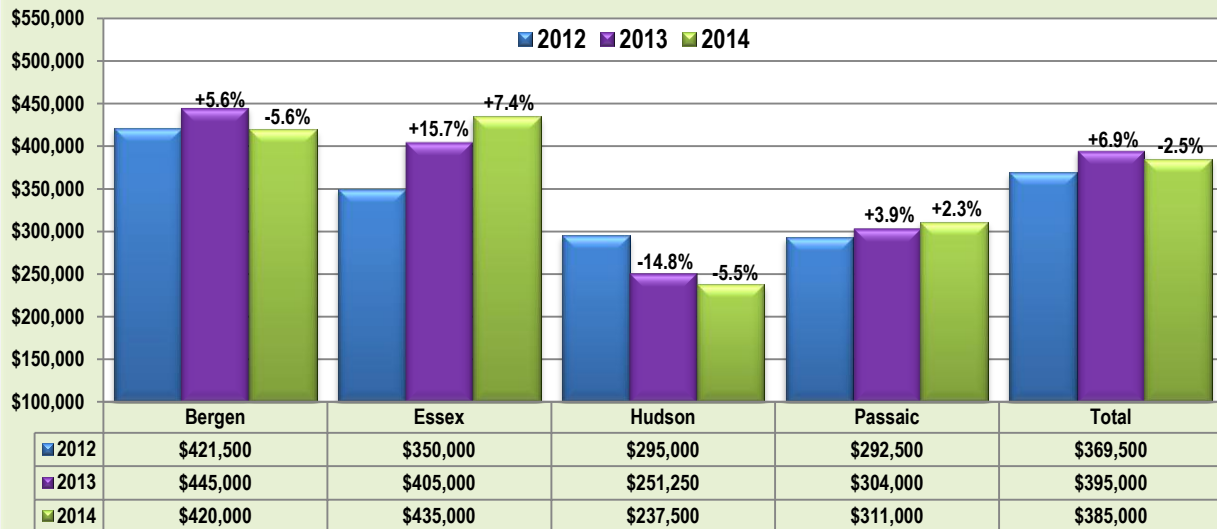
Past 12 Months



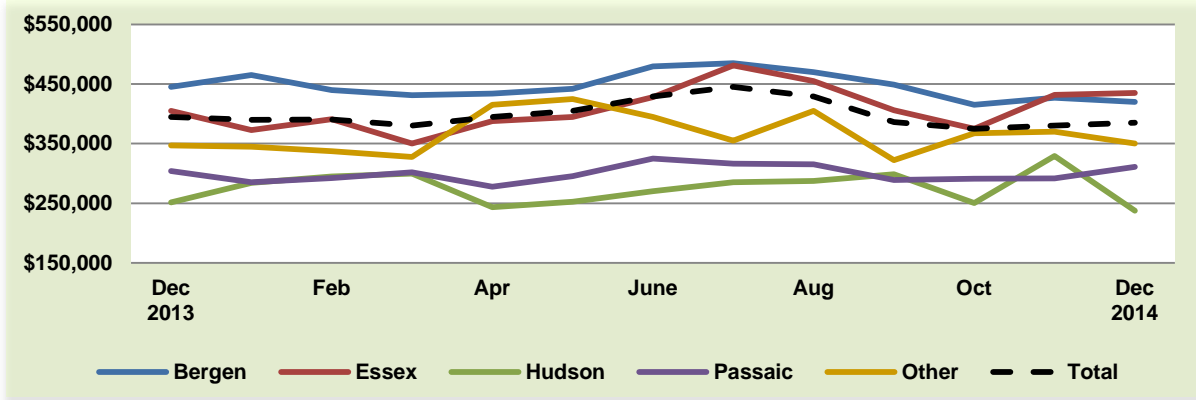
YTD 2013 vs. 2014 - As of DECEMBER 31st



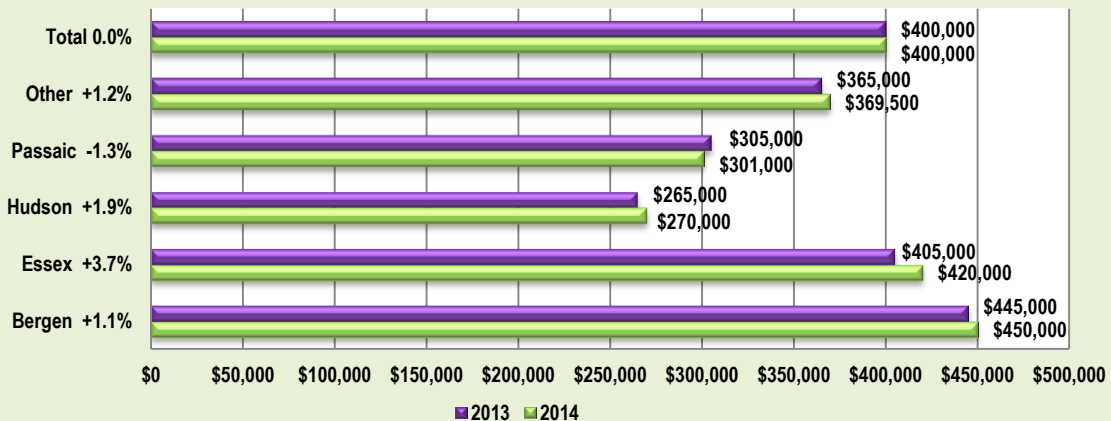
Median Sold Price – Single Family Month of DECEMBER



Past 12 Months



YTD 2013 vs. 2014 - As of DECEMBER 31st



Single Family Quarterly Town Comparison Bergen

	# of Solds			Median Sold Price		
	4Q14	4Q13	% Change	4Q14	4Q13	% Change
BERGEN COUNTY	1388	1373	1.1%	\$420,000	\$435,000	-3.4%
Allendale	15	16	-6.3%	\$590,000	\$712,500	-17.2%
Alpine	3	2	50.0%	\$2,610,000	\$5,725,000	-54.4%
Bergenfield	40	34	17.6%	\$277,500	\$285,500	-2.8%
Bogota	13	11	18.2%	\$275,000	\$275,000	0.0%
Carlstadt	7	2	250.0%	\$328,900	\$299,250	9.9%
Cliffside Park	6	12	-50.0%	\$351,500	\$424,250	-17.1%
Closter	25	17	47.1%	\$620,000	\$425,000	45.9%
Cresskill	18	17	5.9%	\$546,500	\$585,000	-6.6%
Demarest	16	11	45.5%	\$827,250	\$745,000	11.0%
Dumont	46	26	76.9%	\$308,000	\$315,000	-2.2%
East Rutherford	2	2	0.0%	\$337,500	\$323,550	4.3%
Edgewater	1	3	-66.7%	\$870,000	\$900,000	-3.3%
Elmwood Park	31	23	34.8%	\$285,000	\$276,000	3.3%
Emerson	9	7	28.6%	\$410,000	\$435,000	-5.7%
Englewood	22	26	-15.4%	\$338,900	\$340,000	-0.3%
Englewood Cliffs	21	16	31.3%	\$1,330,000	\$935,000	42.2%
Fair Lawn	57	72	-20.8%	\$352,000	\$347,050	1.4%
Fairview	8	2	300.0%	\$285,625	\$292,500	-2.4%
Fort Lee	23	26	-11.5%	\$572,000	\$599,000	-4.5%
Franklin Lakes	35	19	84.2%	\$900,000	\$925,000	-2.7%
Garfield	13	13	0.0%	\$250,000	\$190,000	31.6%
Glen Rock	27	36	-25.0%	\$597,500	\$562,250	6.3%
Hackensack	32	18	77.8%	\$272,000	\$271,000	0.4%
Harrington Park	10	9	11.1%	\$630,500	\$500,000	26.1%
Hasbrouck Hgts	12	20	-40.0%	\$308,500	\$342,000	-9.8%
Haworth	8	9	-11.1%	\$536,444	\$465,000	15.4%
Hillsdale	24	28	-14.3%	\$495,050	\$510,000	-2.9%
Ho-Ho-Kus	7	10	-30.0%	\$660,000	\$798,000	-17.3%
Leonia	10	15	-33.3%	\$410,000	\$455,000	-9.9%
Little Ferry	5	6	-16.7%	\$285,000	\$195,000	46.2%
Lodi	16	7	128.6%	\$299,500	\$249,000	20.3%
Lyndhurst	19	27	-29.6%	\$330,000	\$330,000	0.0%
Mahwah	34	39	-12.8%	\$585,000	\$700,000	-16.4%
Maywood	23	24	-4.2%	\$340,000	\$337,000	0.9%
Midland Park	11	10	10.0%	\$384,900	\$387,500	-0.7%

Single Family Quarterly Town Comparison Bergen cont.

	# of Solds			Median Sold Price		
	4Q14	4Q13	% Change	4Q14	4Q13	% Change
BERGEN COUNTY	1388	1373	1.1%	\$420,000	\$435,000	-3.4%
Montvale	9	21	-57.1%	\$575,000	\$500,000	15.0%
Moonachie	4	1	300.0%	\$257,500	\$195,000	32.1%
New Milford	28	26	7.7%	\$334,500	\$332,500	0.6%
North Arlington	23	16	43.8%	\$274,500	\$307,500	-10.7%
Northvale	7	8	-12.5%	\$420,000	\$435,000	-3.4%
Norwood	13	16	-18.8%	\$465,000	\$483,000	-3.7%
Oakland	38	31	22.6%	\$400,000	\$416,000	-3.8%
Old Tappan	19	12	58.3%	\$775,000	\$788,250	-1.7%
Oradell	17	28	-39.3%	\$555,000	\$444,250	24.9%
Palisades Park	1	4	-75.0%	\$330,000	\$432,500	-23.7%
Paramus	45	44	2.3%	\$550,000	\$510,000	7.8%
Park Ridge	12	16	-25.0%	\$457,500	\$474,950	-3.7%
Ramsey	20	30	-33.3%	\$495,000	\$535,000	-7.5%
Ridgefield	13	12	8.3%	\$383,000	\$396,000	-3.3%
Ridgefield Park	15	16	-6.3%	\$257,000	\$264,950	-3.0%
Ridgewood	67	62	8.1%	\$668,000	\$758,250	-11.9%
River Edge	30	25	20.0%	\$462,606	\$430,000	7.6%
River Vale	17	31	-45.2%	\$580,000	\$500,000	16.0%
Rochelle Park	15	13	15.4%	\$325,000	\$318,000	2.2%
Rockleigh	1	0	n/a	\$1,600,000	\$0	n/a
Rutherford	32	26	23.1%	\$460,000	\$389,000	18.3%
Saddle Brook	25	27	-7.4%	\$342,500	\$310,000	10.5%
Saddle River	4	9	-55.6%	\$2,290,000	\$1,525,000	50.2%
South Hackensack	2	3	-33.3%	\$283,750	\$257,500	10.2%
Teaneck	82	70	17.1%	\$320,000	\$317,500	0.8%
Tenafly	37	44	-15.9%	\$815,000	\$817,500	-0.3%
Teterboro	0	0	n/a	\$0	\$0	n/a
Twp of Washington	21	19	10.5%	\$460,000	\$465,000	-1.1%
Upper Saddle River	17	21	-19.0%	\$750,000	\$699,000	7.3%
Waldwick	32	26	23.1%	\$389,500	\$429,250	-9.3%
Wallington	5	10	-50.0%	\$374,000	\$333,000	12.3%
Westwood	16	26	-38.5%	\$417,250	\$399,975	4.3%
Wood Ridge	12	12	0.0%	\$359,000	\$350,000	2.6%
Woodcliff Lake	15	15	0.0%	\$678,000	\$795,000	-14.7%
Wyckoff	45	38	18.4%	\$685,000	\$722,450	-5.2%

Single Family Quarterly Town Comparison Essex

	# of Solds			Median Sold Price		
	4Q14	4Q13	% Change	4Q14	4Q13	% Change
ESSEX COUNTY	372	337	10.4%	\$412,000	\$405,000	1.7%
Belleville	23	14	64.3%	\$245,000	\$228,750	7.1%
Bloomfield	40	43	-7.0%	\$264,000	\$288,000	-8.3%
Caldwell	9	3	200.0%	\$412,000	\$413,500	-0.4%
Cedar Grove	16	21	-23.8%	\$442,500	\$400,000	10.6%
East Orange	11	10	10.0%	\$162,500	\$95,000	71.1%
Essex Fells	8	5	60.0%	\$790,000	\$860,000	-8.1%
Fairfield	10	2	400.0%	\$351,500	\$572,500	-38.6%
Glen Ridge	25	16	56.3%	\$575,000	\$566,250	1.5%
Irvington	1	3	-66.7%	\$37,000	\$115,000	-67.8%
Livingston	16	10	60.0%	\$477,000	\$645,000	-26.0%
Maplewood	6	4	50.0%	\$598,675	\$483,500	23.8%
Millburn	4	5	-20.0%	\$1,007,500	\$600,000	67.9%
Montclair	56	47	19.1%	\$629,500	\$696,595	-9.6%
Newark	12	15	-20.0%	\$172,500	\$149,000	15.8%
North Caldwell	16	14	14.3%	\$669,500	\$635,000	5.4%
Nutley	43	42	2.4%	\$350,000	\$376,750	-7.1%
Orange	2	2	0.0%	\$117,050	\$40,375	189.9%
Roseland	4	3	33.3%	\$417,000	\$525,000	-20.6%
South Orange Village	5	10	-50.0%	\$474,500	\$470,500	0.9%
Verona	19	20	-5.0%	\$482,000	\$467,500	3.1%
West Caldwell	17	20	-15.0%	\$469,000	\$439,000	6.8%
West Orange	29	28	3.6%	\$274,000	\$351,000	-21.9%

Single Family Quarterly Town Comparison Hudson

	# of Solds			Median Sold Price		
	4Q14	4Q13	% Change	4Q14	4Q13	% Change
HUDSON COUNTY	43	42	2.4%	\$251,000	\$270,000	-7.0%
Bayonne	1	3	-66.7%	\$239,000	\$317,500	-24.7%
East Newark	0	0	n/a	\$0	\$0	n/a
Guttenberg	0	0	n/a	\$0	\$0	n/a
Harrison	2	1	100.0%	\$259,000	\$260,000	-0.4%
Hoboken	1	2	-50.0%	\$3,000,000	\$1,377,500	117.8%
Jersey City	2	4	-50.0%	\$210,500	\$230,500	-8.7%
Kearny	26	18	44.4%	\$209,000	\$251,250	-16.8%
North Bergen	5	5	0.0%	\$270,000	\$322,000	-16.1%
Secaucus	3	6	-50.0%	\$438,000	\$392,000	11.7%
Union City	0	0	n/a	\$0	\$0	n/a
Weehawken	3	2	50.0%	\$1,475,000	\$887,500	66.2%
West New York	0	1	-100.0%	\$0	\$250,000	-100.0%

Single Family Quarterly Town Comparison Passaic

	# of Solds			Median Sold Price		
	4Q14	4Q13	% Change	4Q14	4Q13	% Change
PASSAIC COUNTY	484	406	19.2%	\$299,450	\$305,000	-1.8%
Bloomington	14	16	-12.5%	\$285,000	\$232,700	22.5%
Clifton	101	89	13.5%	\$279,000	\$292,000	-4.5%
Haledon	9	5	80.0%	\$269,900	\$263,000	2.6%
Hawthorne	32	25	28.0%	\$344,000	\$311,500	10.4%
Little Falls	14	13	7.7%	\$308,000	\$369,900	-16.7%
North Haledon	20	17	17.6%	\$415,500	\$378,000	9.9%
Passaic	11	10	10.0%	\$220,000	\$201,500	9.2%
Paterson	35	20	75.0%	\$170,000	\$162,500	4.6%
Pompton Lakes	30	19	57.9%	\$256,000	\$279,000	-8.2%
Prospect Park	2	2	0.0%	\$191,500	\$160,500	19.3%
Ringwood	23	33	-30.3%	\$279,500	\$295,000	-5.3%
Totowa	17	9	88.9%	\$283,000	\$312,500	-9.4%
Wanaque	15	15	0.0%	\$242,000	\$270,000	-10.4%
Wayne	99	82	20.7%	\$420,000	\$432,500	-2.9%
West Milford	47	39	20.5%	\$265,000	\$230,000	15.2%
Woodland Park	15	12	25.0%	\$272,500	\$317,500	-14.2%

CCT Quarterly Town Comparison Bergen

	# of Solds			Median Sold Price		
	4Q14	4Q13	% Change	4Q14	4Q13	% Change
BERGEN COUNTY	506	519	-2.5%	\$330,000	\$315,000	4.8%
Allendale	5	4	25.0%	\$524,900	\$467,450	12.3%
Alpine	0	0	n/a	\$0	\$0	n/a
Bergenfield	2	5	-60.0%	\$184,500	\$133,500	38.2%
Bogota	0	0	n/a	\$0	\$0	n/a
Carlstadt	1	0	n/a	\$320,000	\$0	n/a
Cliffside Park	49	47	4.3%	\$335,500	\$345,000	-2.8%
Closter	0	0	n/a	\$0	\$0	n/a
Cresskill	2	2	0.0%	\$595,000	\$587,500	1.3%
Demarest	0	0	n/a	\$0	\$0	n/a
Dumont	0	0	n/a	\$0	\$0	n/a
East Rutherford	2	7	-71.4%	\$227,000	\$305,000	-25.6%
Edgewater	50	42	19.0%	\$510,000	\$567,500	-10.1%
Elmwood Park	3	6	-50.0%	\$48,000	\$177,450	-73.0%
Emerson	1	0	n/a	\$430,000	\$0	n/a
Englewood	23	15	53.3%	\$342,000	\$190,000	80.0%
Englewood Cliffs	0	0	n/a	\$0	\$0	n/a
Fair Lawn	6	4	50.0%	\$172,750	\$210,000	-17.7%
Fairview	5	8	-37.5%	\$150,000	\$283,500	-47.1%
Fort Lee	103	128	-19.5%	\$217,500	\$182,500	19.2%
Franklin Lakes	0	2	-100.0%	\$0	\$526,000	-100.0%
Garfield	16	10	60.0%	\$336,992	\$364,495	-7.5%
Glen Rock	1	4	-75.0%	\$407,000	\$454,999	-10.5%
Hackensack	38	41	-7.3%	\$169,500	\$169,000	0.3%
Harrington Park	1	1	0.0%	\$200,000	\$225,000	-11.1%
Hasbrouck Hgts	0	0	n/a	\$0	\$0	n/a
Haworth	0	0	n/a	\$0	\$0	n/a
Hillsdale	1	3	-66.7%	\$580,000	\$252,500	129.7%
Ho-Ho-Kus	0	0	n/a	\$0	\$0	n/a
Leonia	2	0	n/a	\$382,500	\$0	n/a
Little Ferry	4	2	100.0%	\$142,500	\$162,500	-12.3%
Lodi	3	4	-25.0%	\$155,000	\$134,000	15.7%
Lyndhurst	3	6	-50.0%	\$239,500	\$210,000	14.0%
Mahwah	49	51	-3.9%	\$345,000	\$323,000	6.8%
Maywood	0	0	n/a	\$0	\$0	n/a
Midland Park	1	0	n/a	\$225,000	\$0	n/a

CCT Quarterly Town Comparison Bergen cont.

	# of Solds			Median Sold Price		
	4Q14	4Q13	% Change	4Q14	4Q13	% Change
BERGEN COUNTY	506	519	-2.5%	\$330,000	\$315,000	4.8%
Montvale	2	10	-80.0%	\$614,950	\$653,985	-6.0%
Moonachie	0	0	n/a	\$0	\$0	n/a
New Milford	0	1	-100.0%	\$0	\$425,000	-100.0%
North Arlington	0	0	n/a	\$0	\$0	n/a
Northvale	6	0	n/a	\$336,500	\$0	n/a
Norwood	2	4	-50.0%	\$627,500	\$837,500	-25.1%
Oakland	0	2	-100.0%	\$0	\$626,000	-100.0%
Old Tappan	3	3	0.0%	\$650,000	\$555,000	17.1%
Oradell	1	0	n/a	\$335,000	\$0	n/a
Palisades Park	15	19	-21.1%	\$540,000	\$575,000	-6.1%
Paramus	0	4	-100.0%	\$0	\$722,500	-100.0%
Park Ridge	5	3	66.7%	\$289,000	\$315,000	-8.3%
Ramsey	19	20	-5.0%	\$330,000	\$309,500	6.6%
Ridgefield	0	1	-100.0%	\$0	\$178,000	-100.0%
Ridgefield Park	1	3	-66.7%	\$25,000	\$110,000	-77.3%
Ridgewood	1	1	0.0%	\$360,000	\$428,500	-16.0%
River Edge	1	0	n/a	\$460,000	\$0	n/a
River Vale	5	7	-28.6%	\$460,000	\$327,000	40.7%
Rochelle Park	1	1	0.0%	\$456,500	\$296,000	54.2%
Rockleigh	0	0	n/a	\$0	\$0	n/a
Rutherford	9	8	12.5%	\$239,000	\$160,000	49.4%
Saddle Brook	0	1	-100.0%	\$0	\$280,000	-100.0%
Saddle River	4	0	n/a	\$1,247,500	\$0	n/a
South Hackensack	0	0	n/a	\$0	\$0	n/a
Teaneck	12	6	100.0%	\$225,000	\$268,500	-16.2%
Tenafly	3	6	-50.0%	\$500,000	\$867,500	-42.4%
Teterboro	0	0	n/a	\$0	\$0	n/a
Twp of Washington	7	10	-30.0%	\$390,000	\$428,500	-9.0%
Upper Saddle River	0	2	-100.0%	\$0	\$622,500	-100.0%
Waldwick	13	3	333.3%	\$562,810	\$460,000	22.4%
Wallington	1	0	n/a	\$235,000	\$0	n/a
Westwood	4	1	300.0%	\$260,000	\$167,500	55.2%
Wood Ridge	5	0	n/a	\$456,438	\$0	n/a
Woodcliff Lake	9	5	80.0%	\$687,954	\$667,500	3.1%
Wyckoff	6	6	0.0%	\$706,000	\$618,500	14.1%

CCT Quarterly Town Comparison Essex

	# of Solds			Median Sold Price		
	4Q14	4Q13	% Change	4Q14	4Q13	% Change
ESSEX COUNTY	81	114	-28.9%	\$250,000	\$237,500	5.3%
Belleville	13	12	8.3%	\$240,000	\$149,500	60.5%
Bloomfield	5	10	-50.0%	\$119,000	\$124,950	-4.8%
Caldwell	2	3	-33.3%	\$158,000	\$345,000	-54.2%
Cedar Grove	2	4	-50.0%	\$349,000	\$317,500	9.9%
East Orange	1	3	-66.7%	\$88,000	\$32,000	175.0%
Essex Fells	0	2	-100.0%	\$0	\$395,000	-100.0%
Fairfield	0	0	n/a	\$0	\$0	n/a
Glen Ridge	2	3	-33.3%	\$174,500	\$300,000	-41.8%
Irvington	0	0	n/a	\$0	\$0	n/a
Livingston	0	1	-100.0%	\$0	\$550,000	-100.0%
Maplewood	1	0	n/a	\$150,000	\$0	n/a
Millburn	0	0	n/a	\$0	\$0	n/a
Montclair	15	20	-25.0%	\$305,000	\$220,000	38.6%
Newark	5	7	-28.6%	\$130,000	\$170,000	-23.5%
North Caldwell	6	11	-45.5%	\$525,825	\$569,616	-7.7%
Nutley	15	22	-31.8%	\$245,000	\$304,000	-19.4%
Orange	1	1	0.0%	\$108,000	\$90,825	18.9%
Roseland	3	3	0.0%	\$412,500	\$560,000	-26.3%
South Orange Village	1	1	0.0%	\$365,000	\$216,000	69.0%
Verona	3	4	-25.0%	\$159,000	\$186,250	-14.6%
West Caldwell	0	1	-100.0%	\$0	\$144,500	-100.0%
West Orange	6	6	0.0%	\$364,500	\$252,750	44.2%

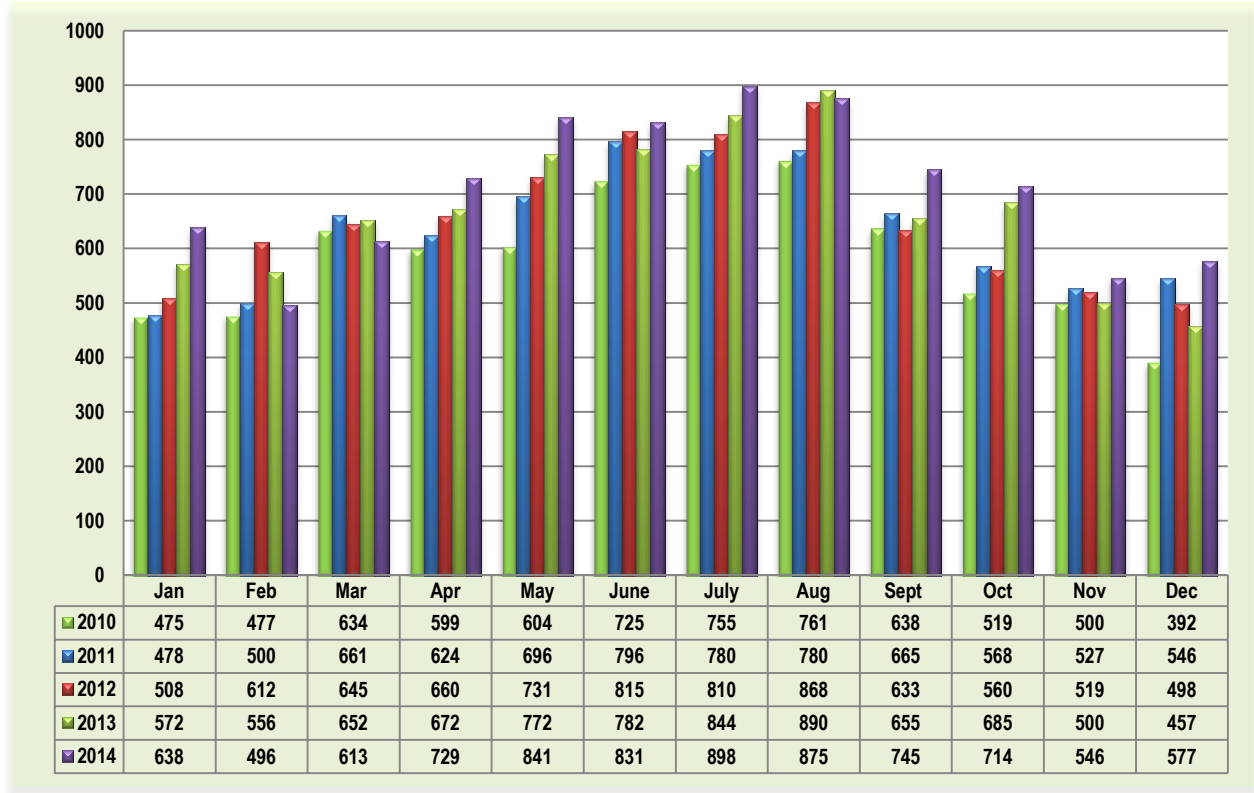
CCT Quarterly Town Comparison Hudson

	# of Solds			Median Sold Price		
	4Q14	4Q13	% Change	4Q14	4Q13	% Change
HUDSON COUNTY	202	169	19.5%	\$472,500	\$425,000	11.2%
Bayonne	0	1	-100.0%	\$0	\$205,000	-100.0%
East Newark	0	0	n/a	\$0	\$0	n/a
Guttenberg	8	8	0.0%	\$376,000	\$240,000	56.7%
Harrison	1	2	-50.0%	\$150,000	\$236,000	-36.4%
Hoboken	49	36	36.1%	\$602,500	\$497,500	21.1%
Jersey City	35	36	-2.8%	\$535,000	\$441,500	21.2%
Kearny	2	5	-60.0%	\$215,250	\$208,000	3.5%
North Bergen	24	13	84.6%	\$505,000	\$395,000	27.8%
Secaucus	24	17	41.2%	\$298,500	\$375,000	-20.4%
Union City	13	7	85.7%	\$244,000	\$353,800	-31.0%
Weehawken	9	12	-25.0%	\$790,000	\$637,500	23.9%
West New York	37	32	15.6%	\$440,000	\$415,500	5.9%

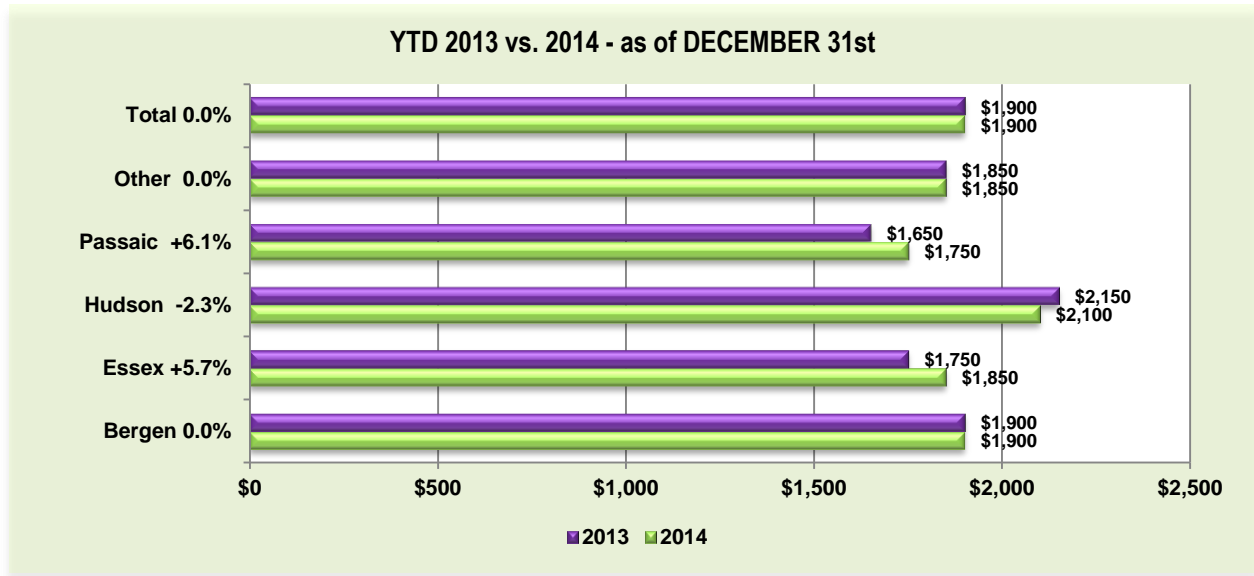
CCT Quarterly Town Comparison Passaic

	# of Solds			Median Sold Price		
	4Q14	4Q13	% Change	4Q14	4Q13	% Change
PASSAIC COUNTY	154	105	46.7%	\$291,500	\$247,000	18.0%
Bloomingtondale	0	1	-100.0%	\$0	\$225,000	-100.0%
Clifton	34	19	78.9%	\$297,000	\$215,500	37.8%
Haledon	0	1	-100.0%	\$0	\$245,000	-100.0%
Hawthorne	5	5	0.0%	\$405,000	\$305,000	32.8%
Little Falls	11	5	120.0%	\$225,000	\$290,000	-22.4%
North Haledon	5	4	25.0%	\$465,000	\$488,000	-4.7%
Passaic	8	4	100.0%	\$119,250	\$100,000	19.3%
Paterson	7	4	75.0%	\$198,000	\$217,500	-9.0%
Pompton Lakes	4	6	-33.3%	\$210,000	\$251,000	-16.3%
Prospect Park	0	0	n/a	\$0	\$0	n/a
Ringwood	0	0	n/a	\$0	\$0	n/a
Totowa	0	0	n/a	\$0	\$0	n/a
Wanaque	17	8	112.5%	\$268,000	\$260,000	3.1%
Wayne	34	28	21.4%	\$365,000	\$317,188	15.1%
West Milford	14	10	40.0%	\$155,000	\$142,000	9.2%
Woodland Park	15	10	50.0%	\$460,000	\$394,619	16.6%

Total Residential Rental - Units Leased 2010-2014



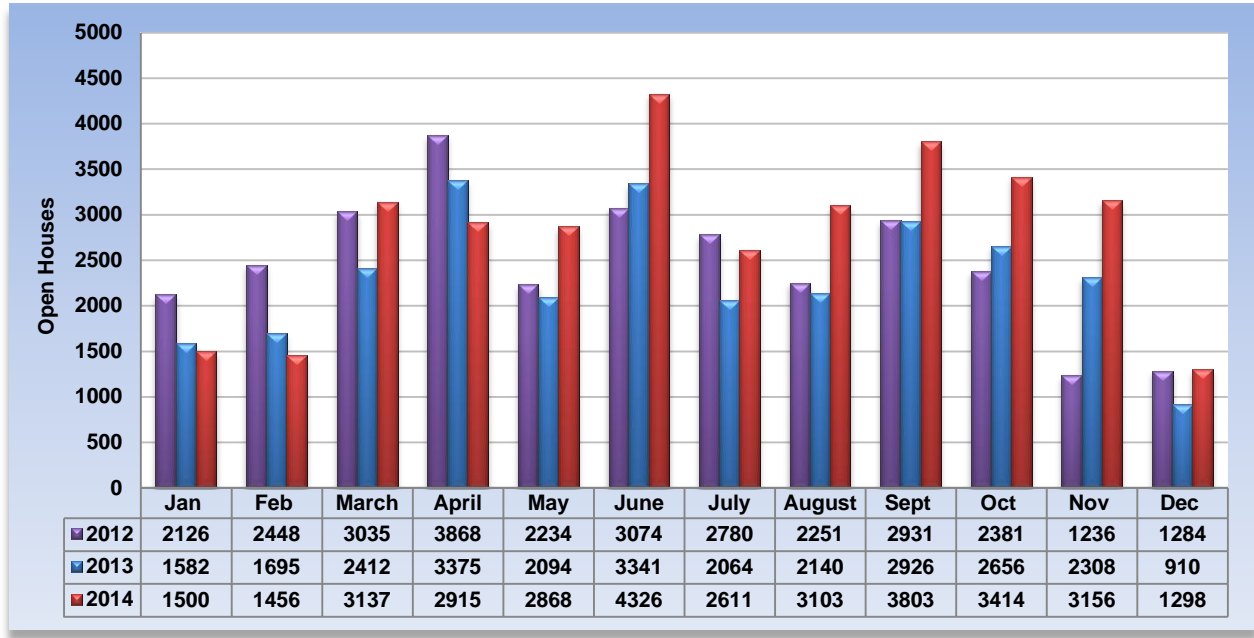
YTD Residential Rental Median Leased Price by County - As of DECEMBER 31st



2013 YTD Median Leased Price all Counties - \$1,900 2014 YTD Median Leased Price all Counties - \$1,900

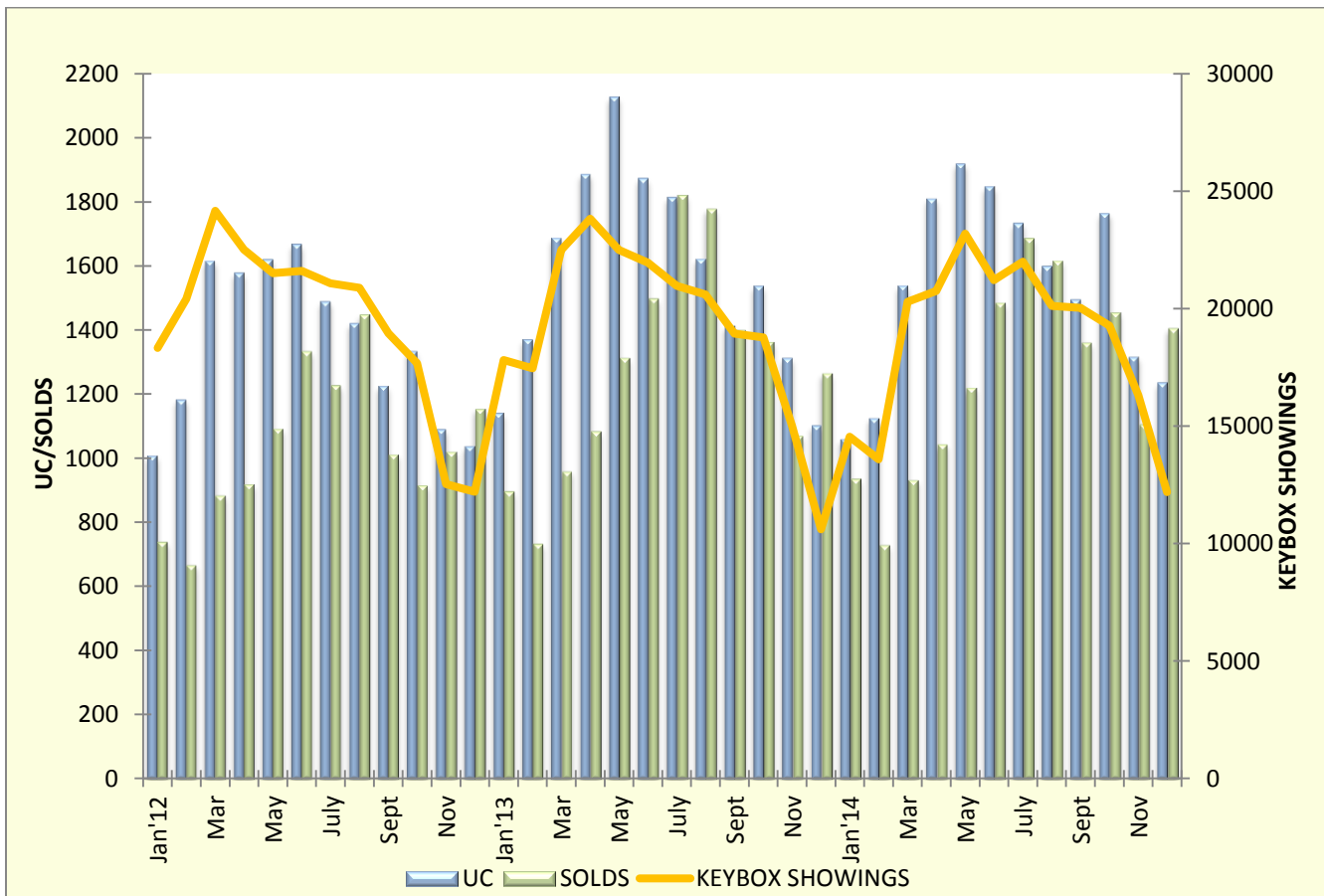
Other Market Indicators

Monthly Open House Count



Keybox Showings

DECEMBER – 12,192



NJMLS.com Hits

