

MARKET UPDATE

New Jersey Multiple Listing Service, Inc.

SEPTEMBER 2018



NJMLS
New Jersey Multiple Listing Service, Inc.

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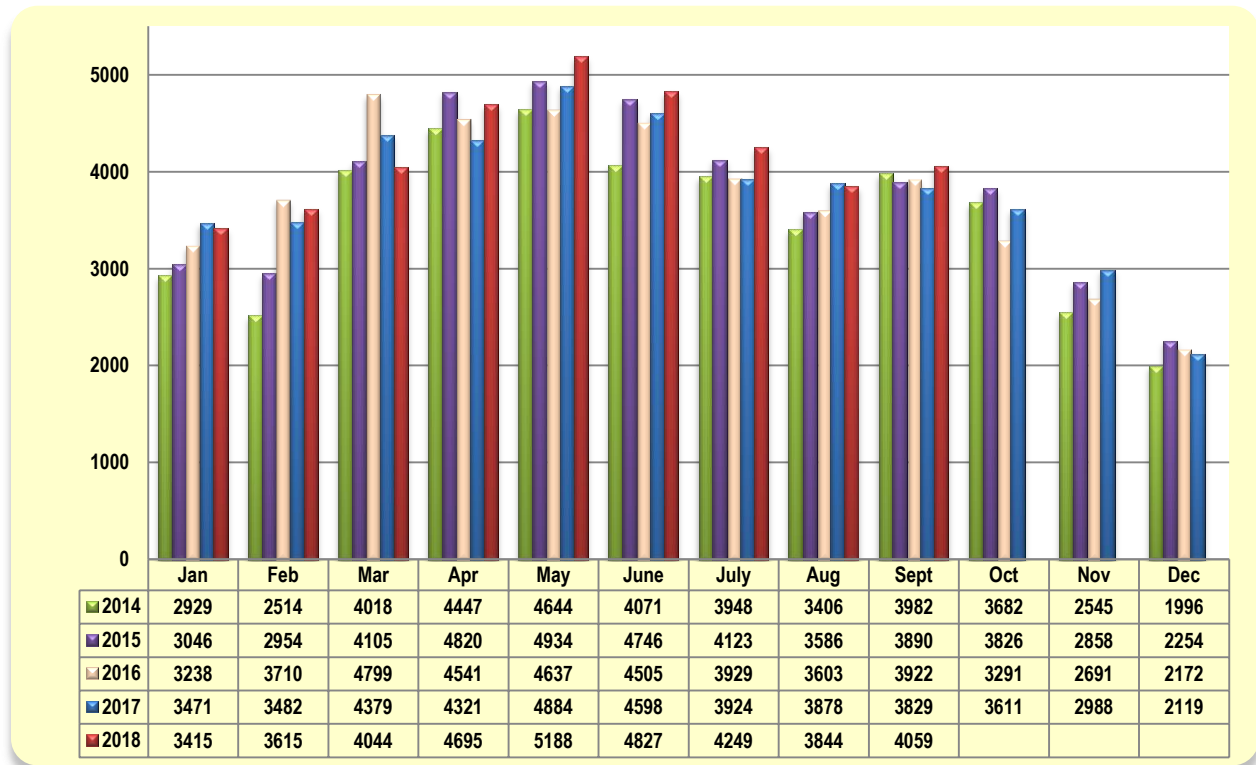
MARKET SNAPSHOT

New Listings	SEPTEMBER 2018	SEPTEMBER 2017	Prior Year % Change		AUGUST 2018	Prior Month % Change		Page
New Listings Monthly	4059	3829	6.0%	↑	3844	5.6%	↑	6
YTD New Listings – All Categories	37963	36755	3.3%	↑	n/a			7
YTD New Listings – Residential	26149	25172	3.9%	↑	n/a			7
YTD New Listings – Single Family	17136	16419	4.4%	↑	n/a			7
Active Listings Monthly - at end of month	11346	11928	-4.9%	↓	11442	-0.8%	↓	8
Average List Price Monthly	\$618,039	\$586,242	5.4%	↑	\$578,097	6.9%	↑	9
New Rental Listings Monthly	996	1053	-5.4%	↓	1188	-16.2%	↓	11
Average Rental List Price Monthly	\$2,590	\$2,489	4.1%	↑	\$2,524	2.6%	↑	12
Under Contracts	SEPTEMBER 2018	SEPTEMBER 2017	Prior Year % Change		AUGUST 2018	Prior Month % Change		Page
Total Under Contract Monthly	1701	1889	-10.0%	↓	2130	-20.1%	↓	13
YTD Under Contract – All Categories	18981	18908	0.4%	↑	n/a			14
YTD Under Contract – Residential	18564	18540	0.1%	↑	n/a			14
YTD Under Contract – Single Family	11997	11938	0.5%	↑	n/a			14
Absorption Rate (Months Inventory)	SEPTEMBER 2018	SEPTEMBER 2017	Prior Year % Change		AUGUST 2018	Prior Month % Change		Page
- All Categories	5.7	5.5	3.6%	↑	5.5	3.6%	↑	17
- Residential	4.1	3.9	5.1%	↑	4.0	2.5%	↑	17
- Single Family	4.2	4.0	5.0%	↑	4.1	2.4%	↑	18
- Condo/Coop/Townhouse	4.3	4.0	7.5%	↑	4.1	4.9%	↑	18

Solds	SEPTEMBER 2018	SEPTEMBER 2017	Prior Year % Change		AUGUST 2018	Prior Month % Change		Page
Total Sold Monthly	1622	1751	-7.4%	↓	2220	-26.9%	↓	19
YTD Solds – All Categories	15310	15186	0.8%	↑	n/a			20
Total Sold Monthly - Residential	1589	1725	-7.9%	↓	2189	-27.4%	↓	21
YTD Solds – Residential	15015	14915	0.7%	↑	n/a			20
Total Sold Monthly - Single Family	986	1129	-12.7%	↓	1503	-34.4%	↓	23
YTD Solds -Single Family	9602	9572	0.3%	↑	n/a			20
Average Days on the Market	60	67	-10.4%	↓	60	0.0%		25
Median Sold Price Monthly - All Categories	\$403,000	\$400,000	0.8%	↑	\$430,000	-6.3%	↓	26
Median Sold Price Monthly – Residential	\$402,000	\$400,000	0.5%	↑	\$430,000	-6.5%	↓	28
Median Sold Price Monthly – Single Family	\$425,000	\$424,888	0.0%		\$459,000	-7.4%	↓	29
Leased	SEPTEMBER 2018	SEPTEMBER 2017	Prior Year % Change		AUGUST 2018	Prior Month % Change		Page
Total Leased	725	771	-6.0%	↓	987	-26.5%	↓	38
YTD Leased Price by County	\$2,100	\$2,095	0.2%	↑	n/a			38
Other Market Indicators	SEPTEMBER 2018	SEPTEMBER 2017	Prior Year % Change		AUGUST 2018	Prior Month % Change		Page
Keybox Showings	20,957	20,999	-0.2%	↓	23,210	-9.7%	↓	40
Open House Counts	5619	3872	45.1%	↑	4221	33.1%	↑	40
NJMLS.com Hits	523,535	520,076	0.7%	↑	571,941	-8.5%	↓	41

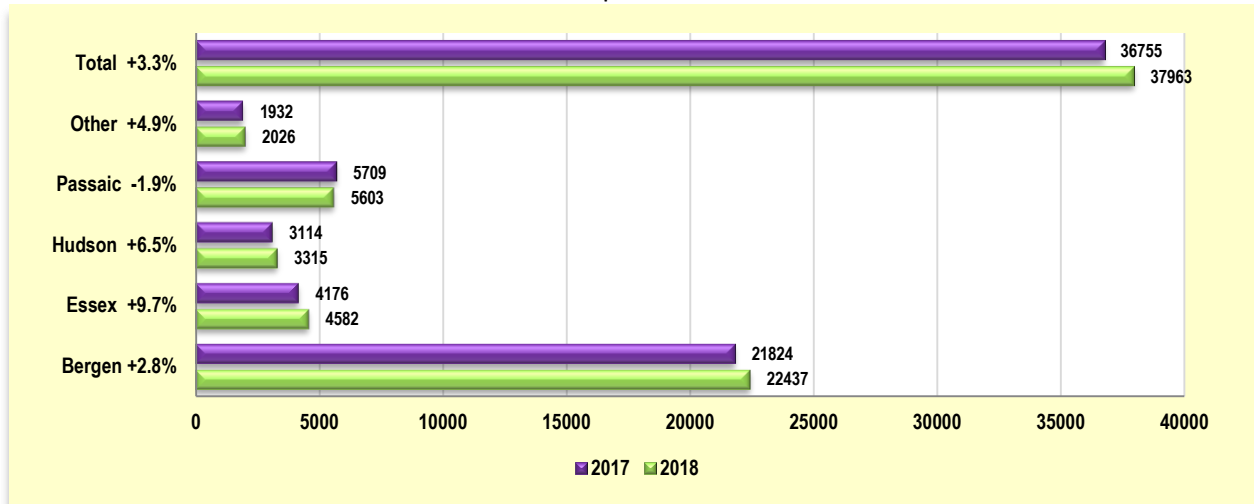
New Listings - All Categories

2014-2018



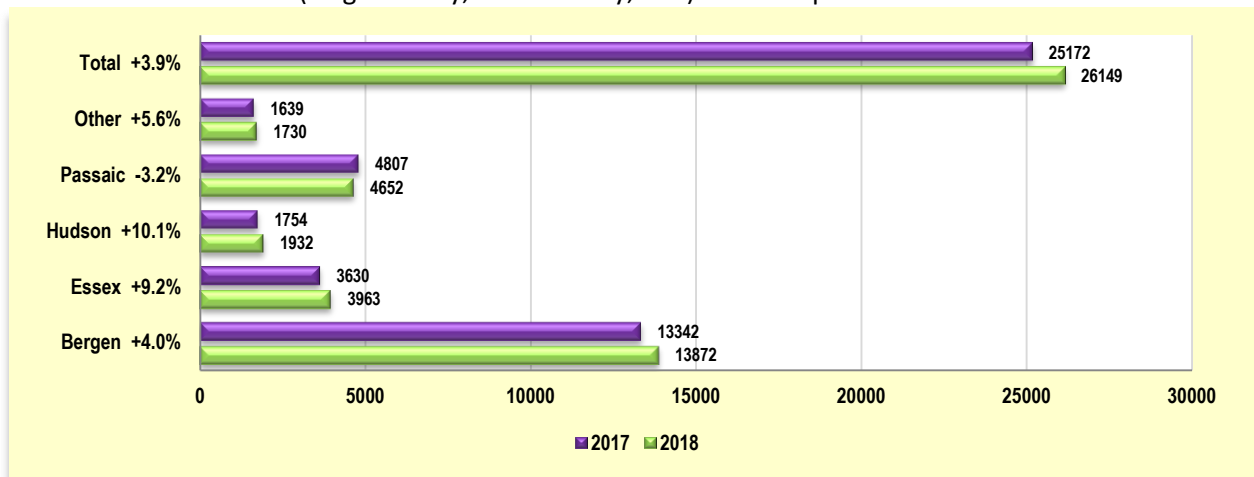
YTD New Listings by County - All Categories

As of September 30th



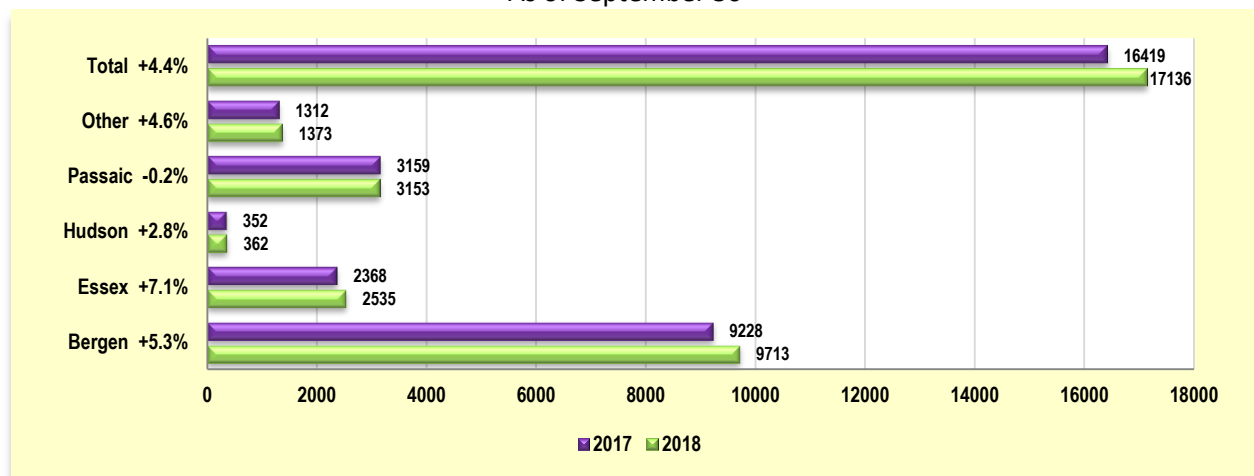
YTD New Listings by County - Residential

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



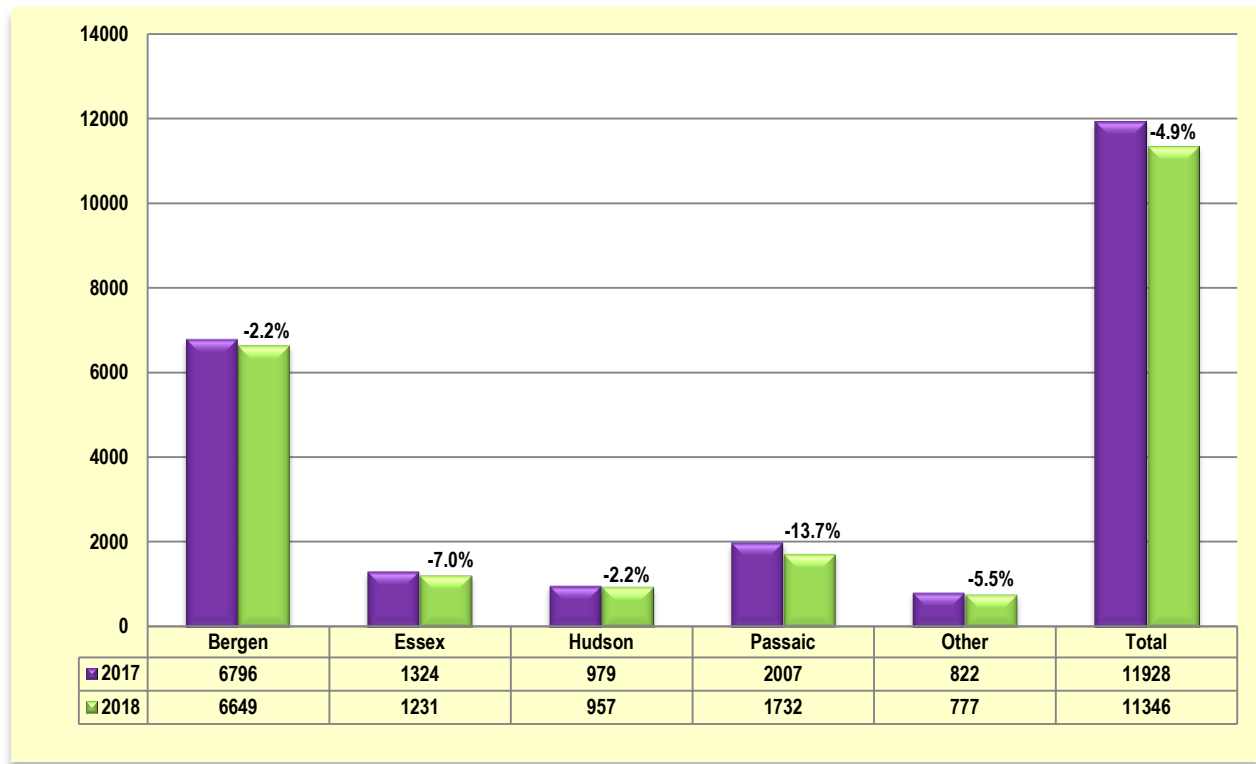
YTD New Listings by County - Single Family

As of September 30th



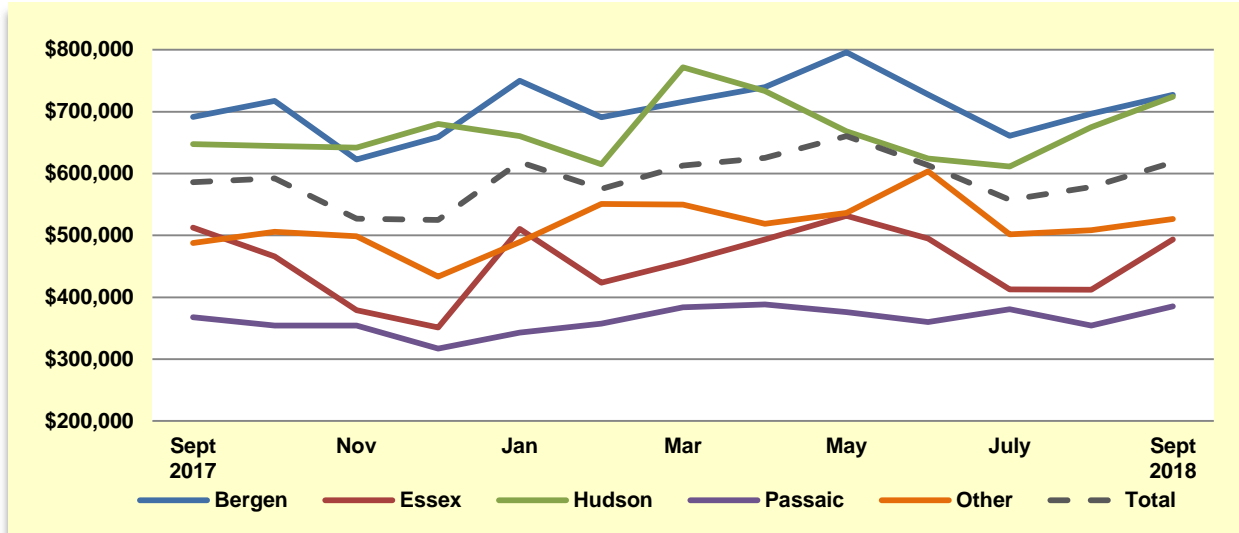
2017 vs. 2018 Active Listings by County

All Categories by County as of September 30th



Average List Price by County – All Categories*

Past 12 Months



Average List Price – All Counties

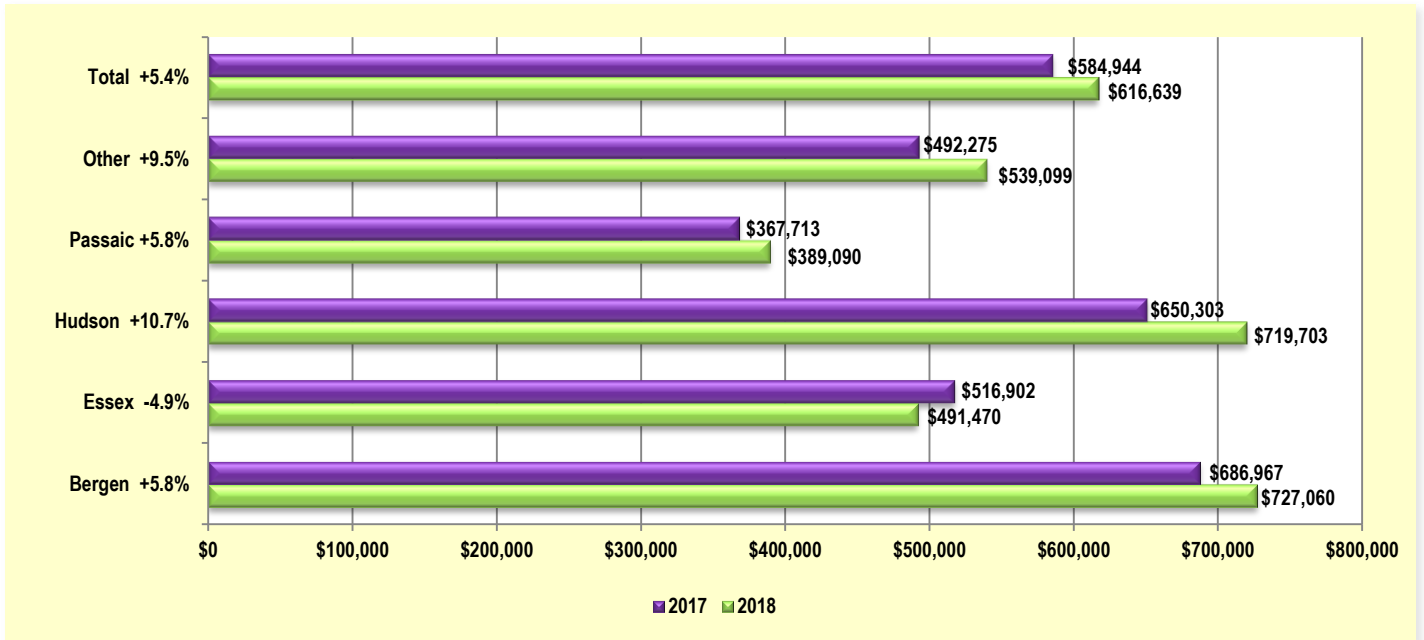
All Categories*- 2014-2018



*Excludes Commercial & Rentals

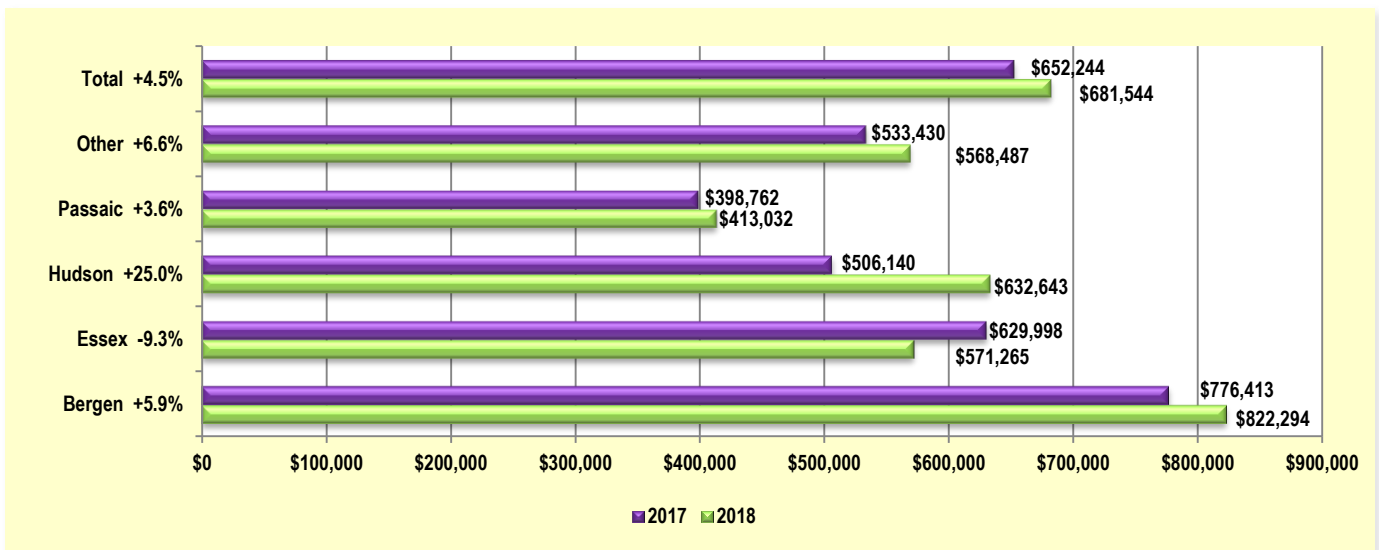
Average List Price by County - Residential

Month of September



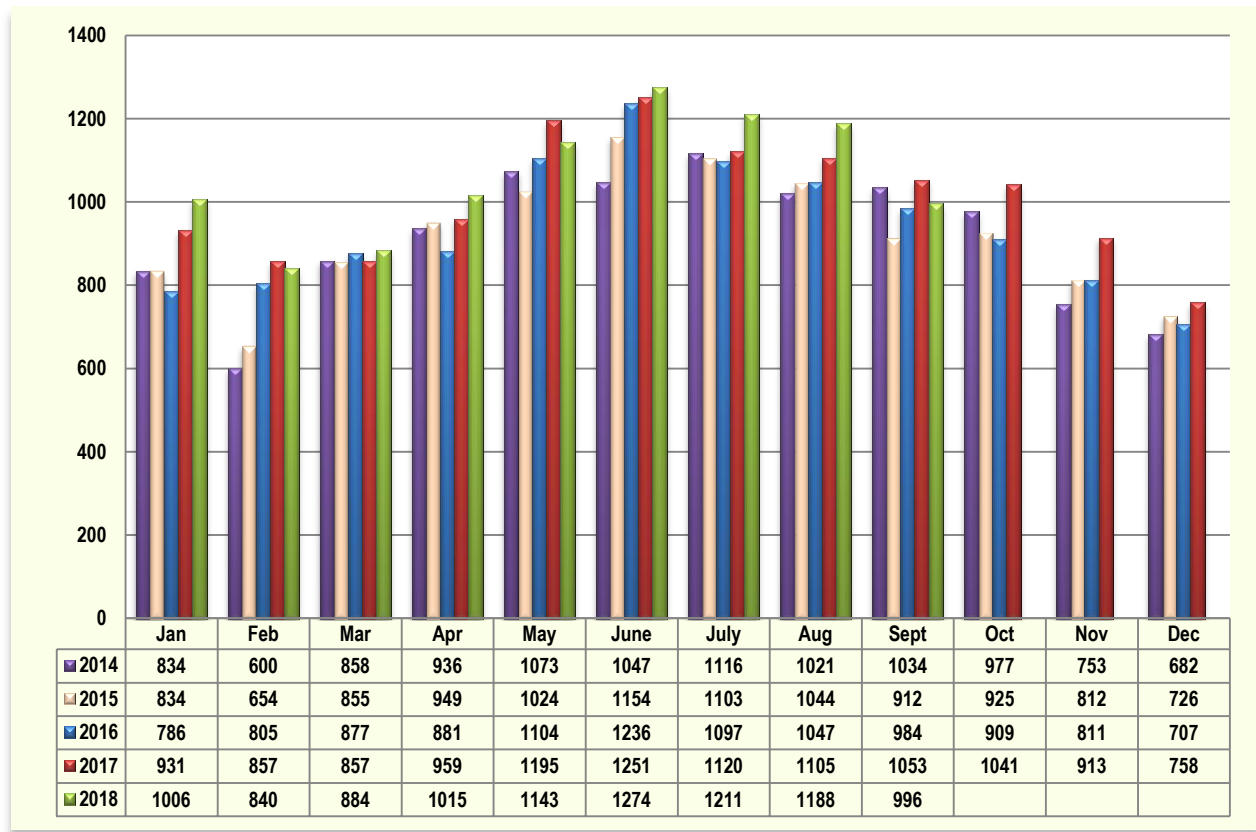
Average List Price by County – Single Family

Month of September



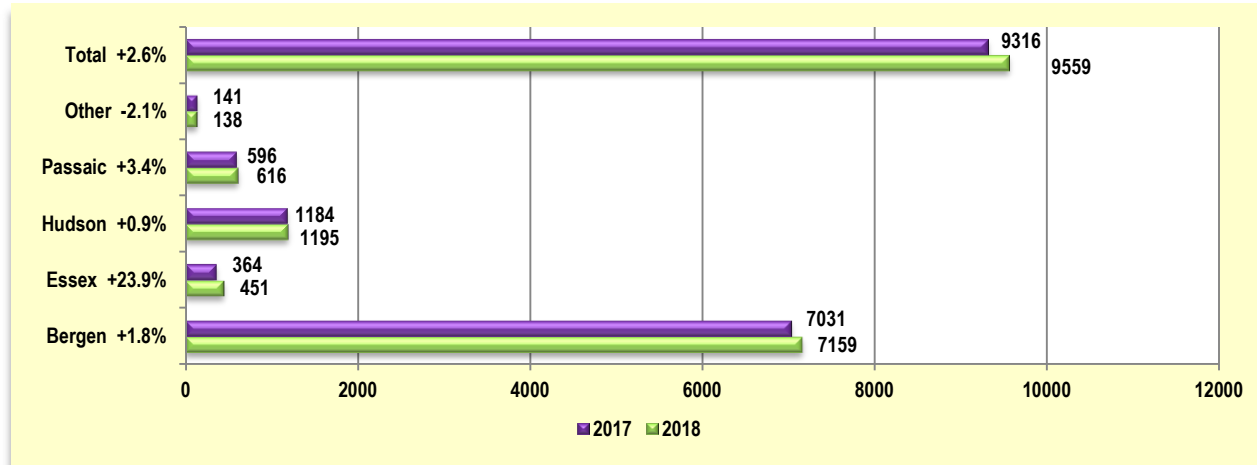
New Residential Rental Listings

2014-2018



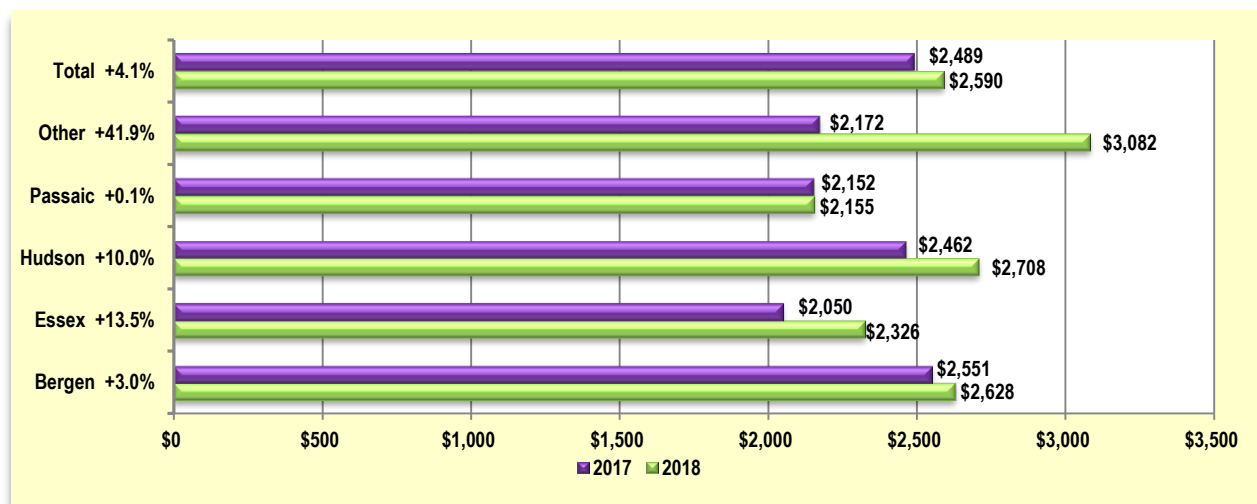
YTD New Residential Rental Listings by County

As of September 30th



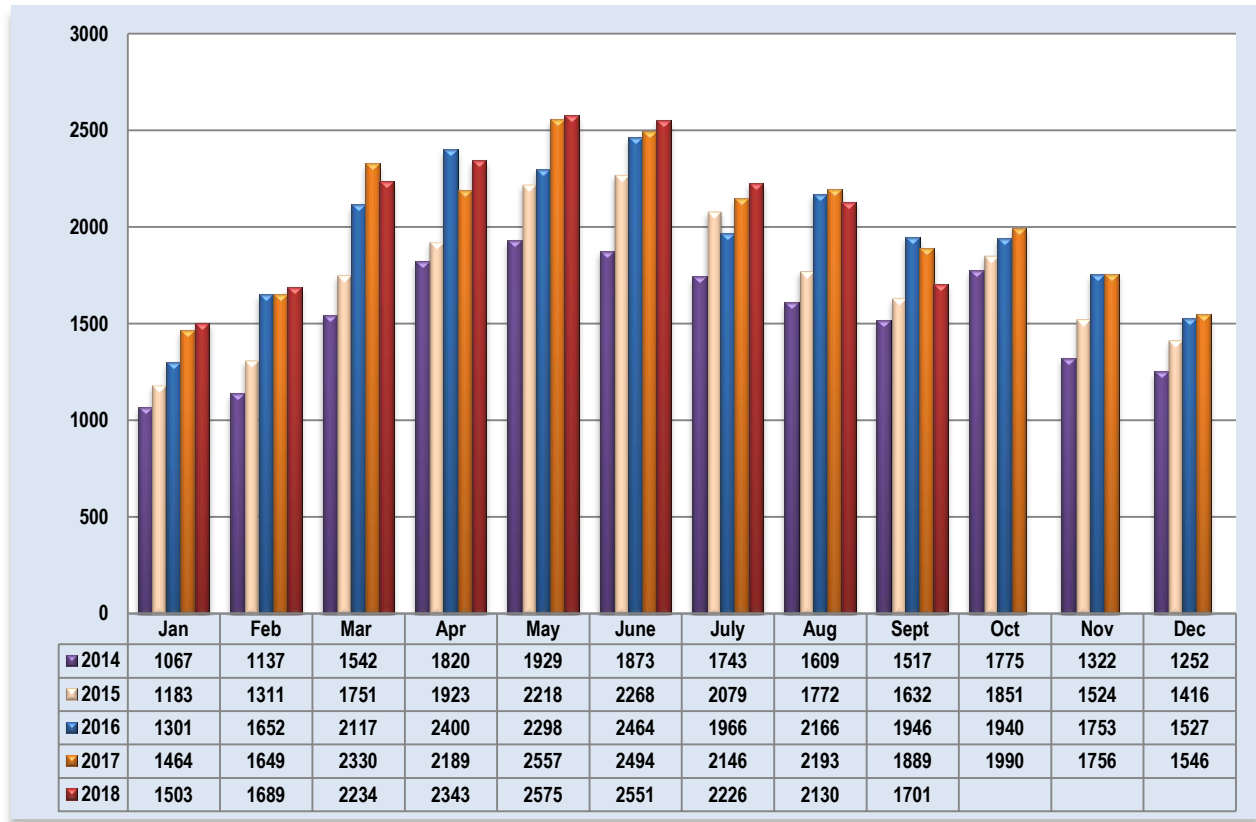
Average Residential Rental List Price

Month of September



Under Contract – All Categories*

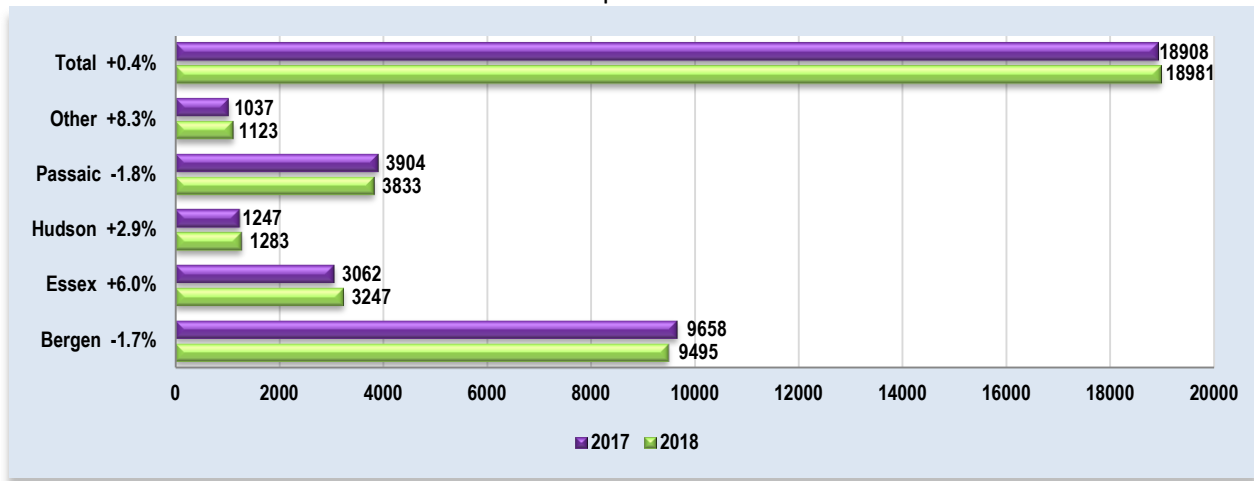
2014-2018



*Excludes Rentals

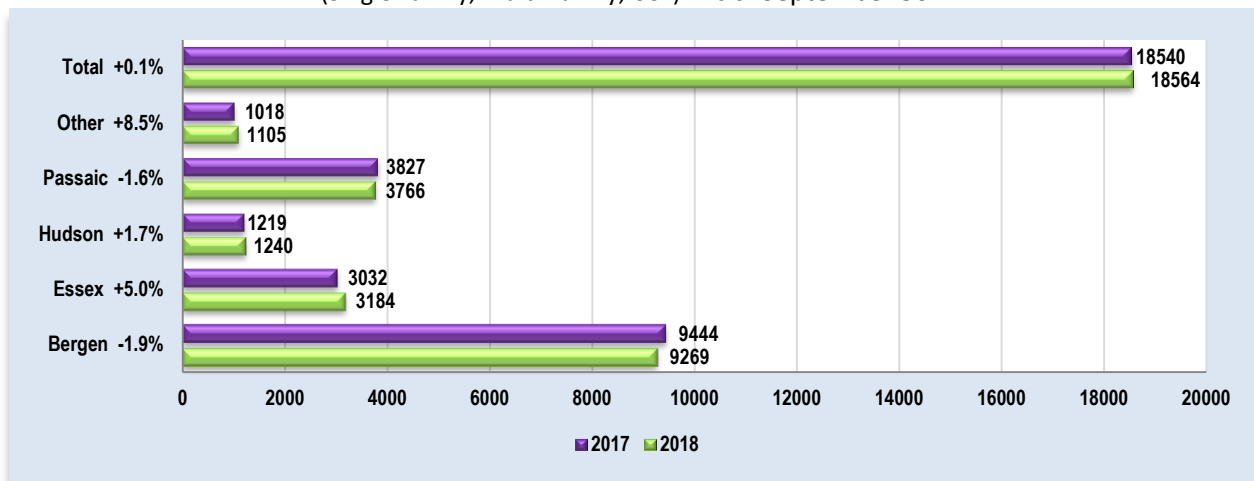
YTD Under Contract by County - All Categories*

As of September 30th



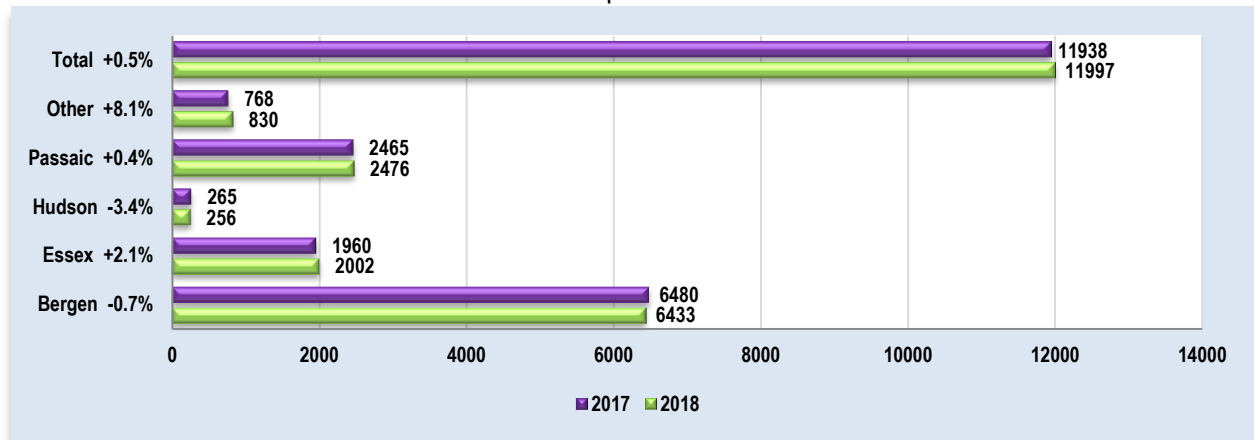
YTD Under Contract by County - Residential

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



YTD Under Contract by County - Single Family

As of September 30th

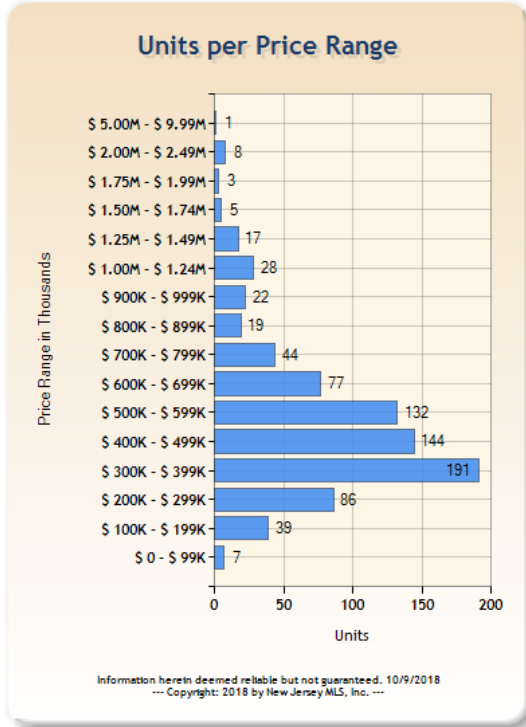


*Excludes Rentals

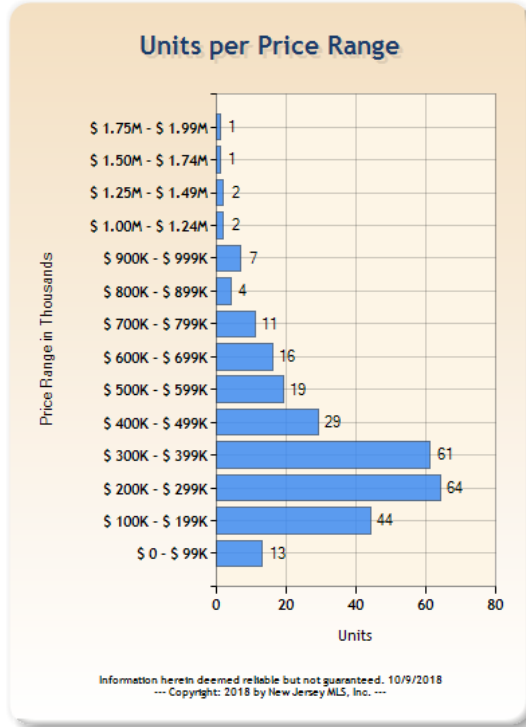
Under Contract by Price Range - RES

(Single Family, Multi-Family, CCT) – September 2018

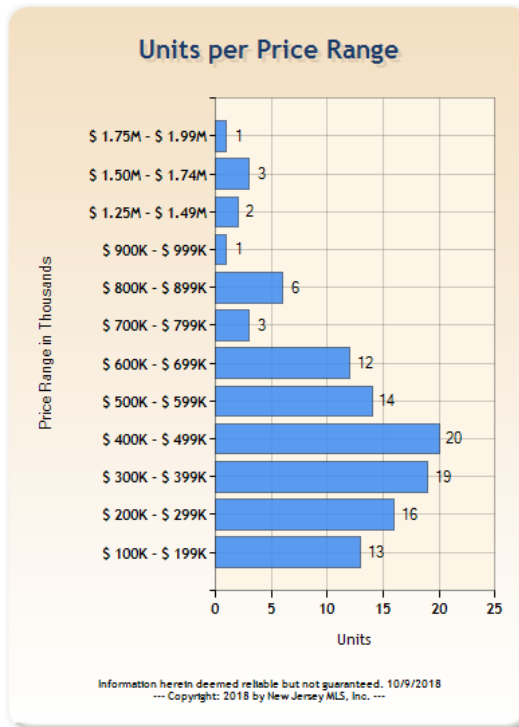
Bergen



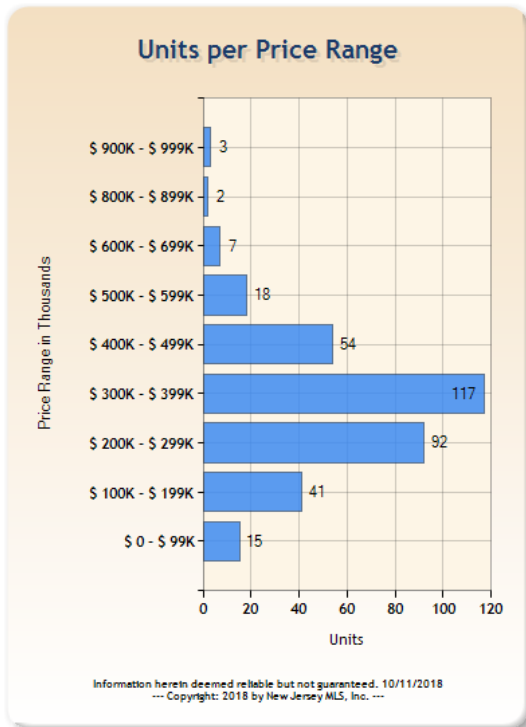
Essex



Hudson



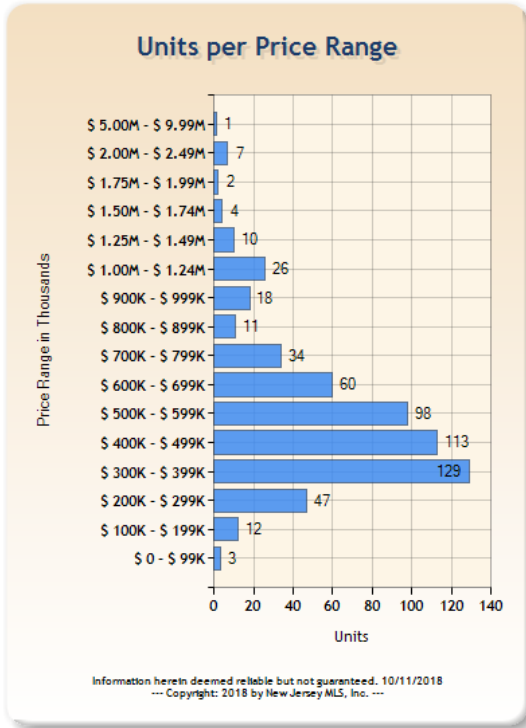
Passaic



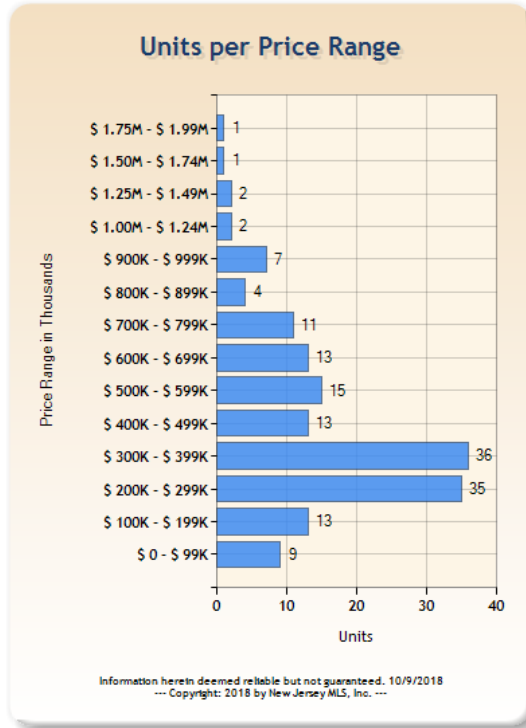
Under Contract by Price Range – Single Family

September 2018

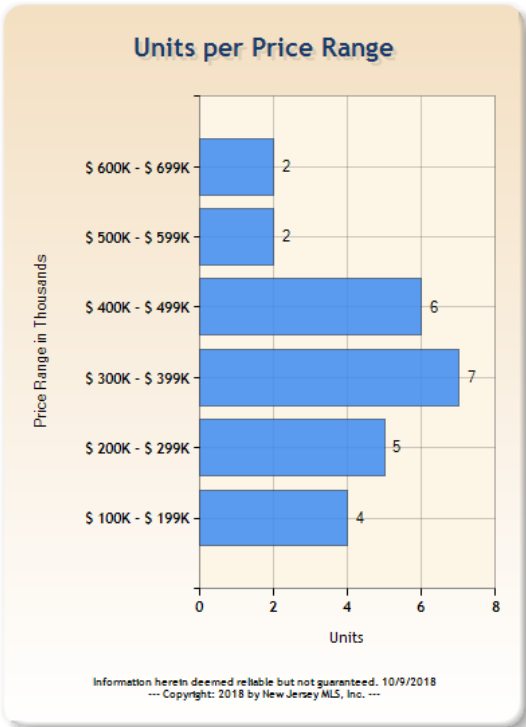
Bergen



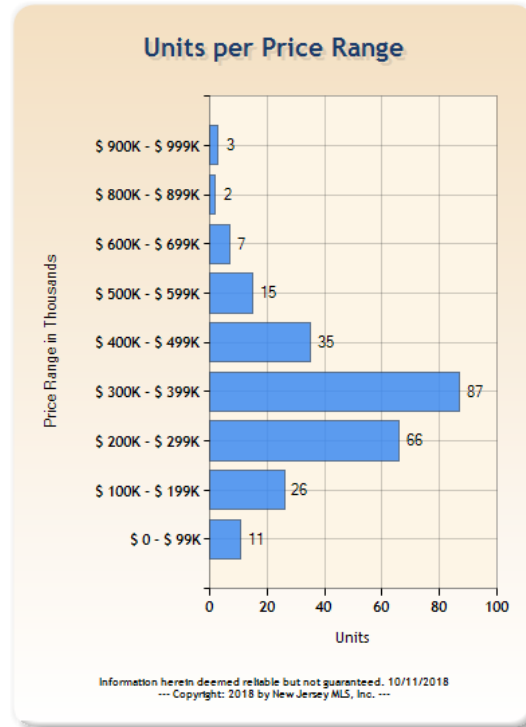
Essex



Hudson



Passaic

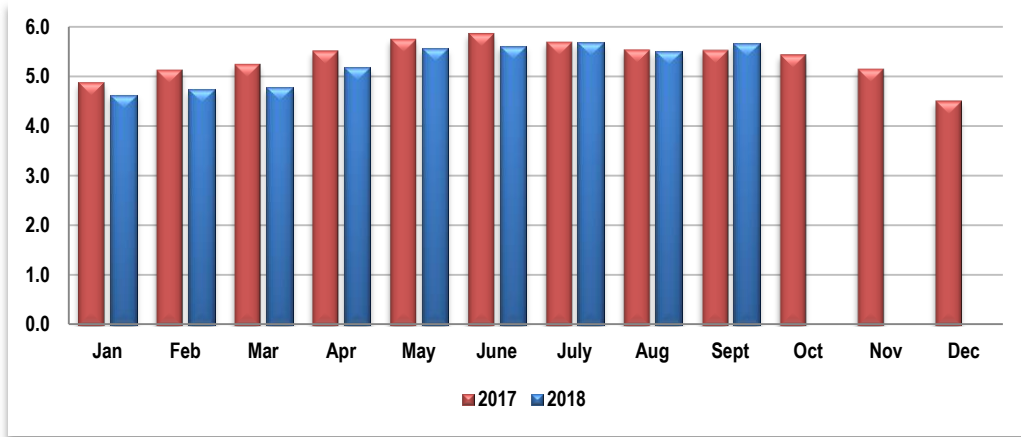


Absorption Rate (Months Inventory)

As of September 30th
 (Calculated using current actives divided by the 12 month average UC.)

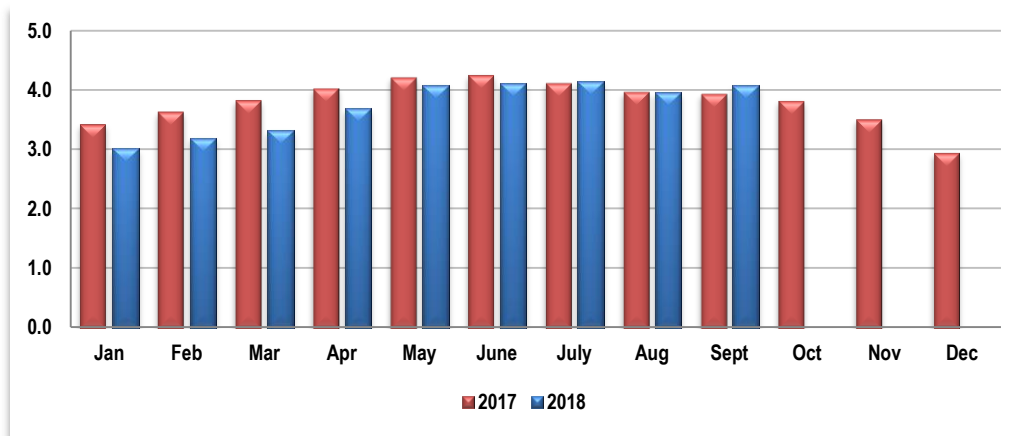
All Categories – 5.7 Months

(All Categories except Rental)



Residential – 4.1 Months

(Single Family, Multi-Family, CCT)

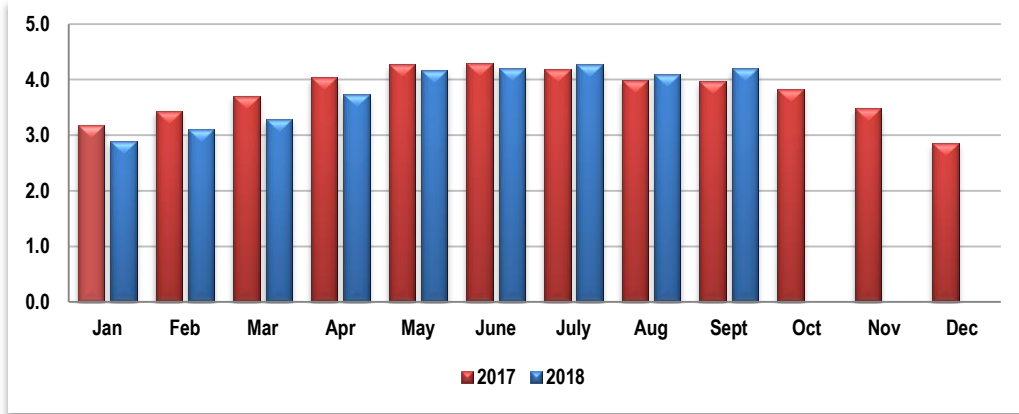


Absorption Rate (Months Inventory)

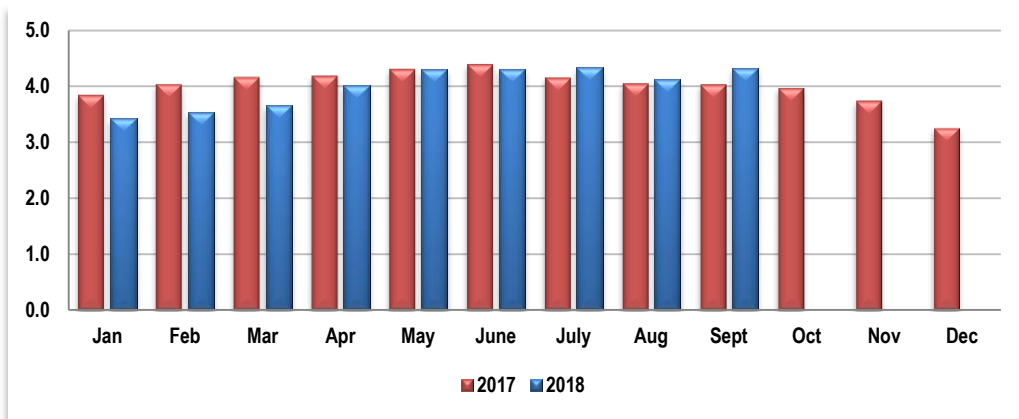
As of September 30th

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

Single Family – 4.2 Months

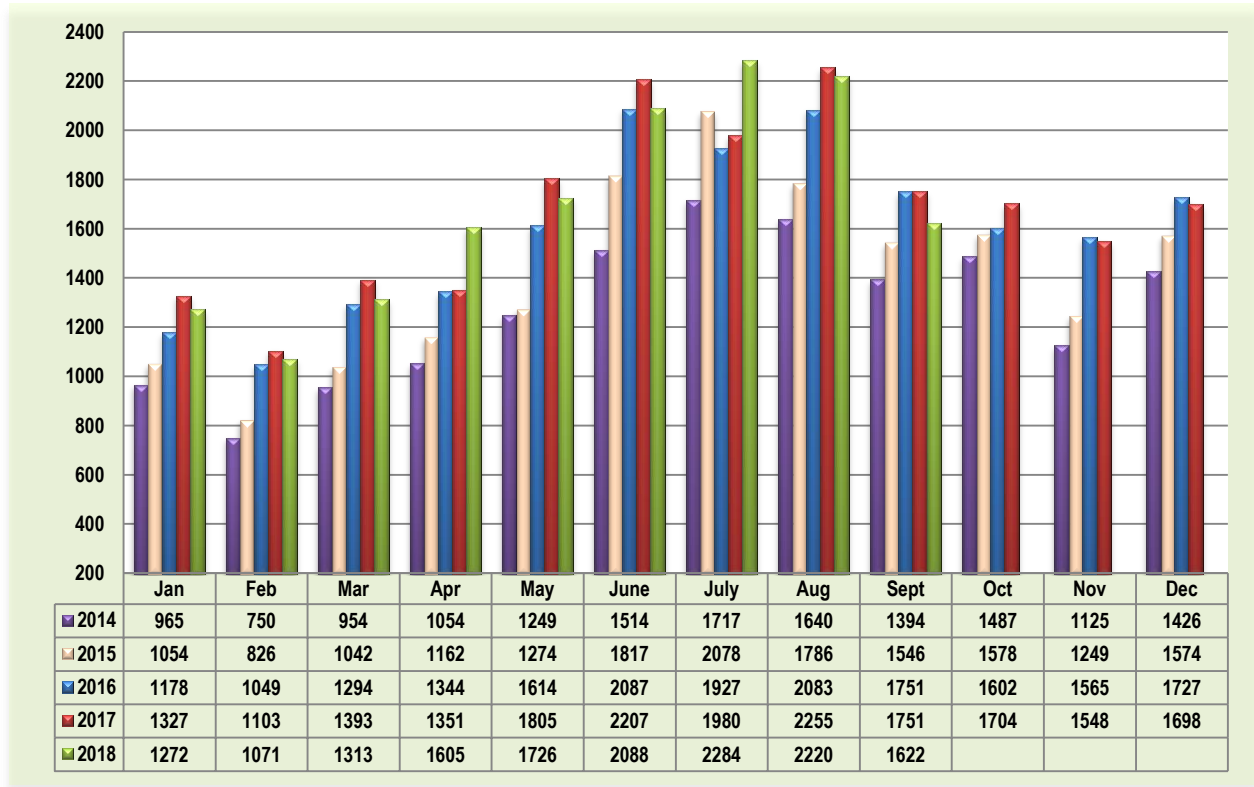


Condo/Co-op/Townhouse – 4.3 Months



Total Units Sold – All Categories*

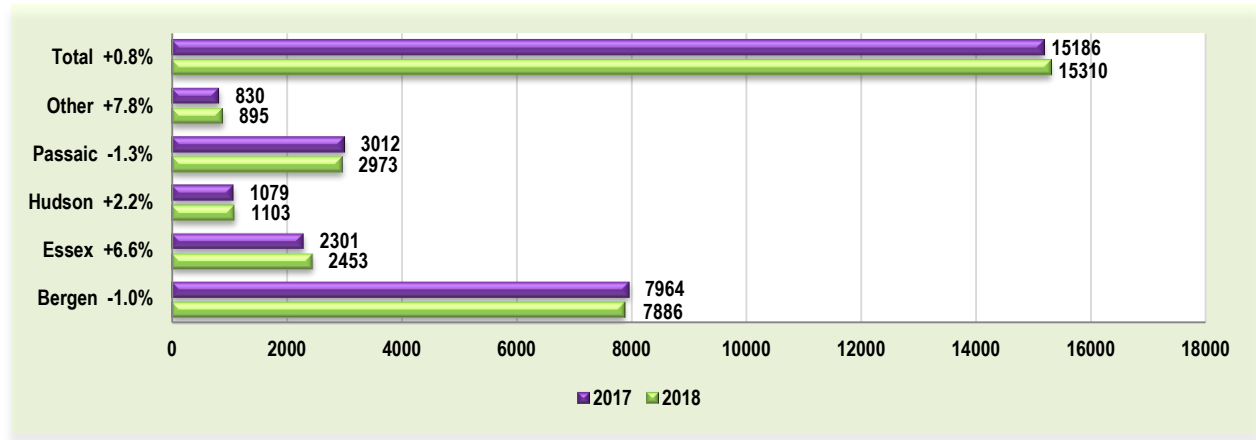
All Categories 2014-2018



*Excludes Rentals

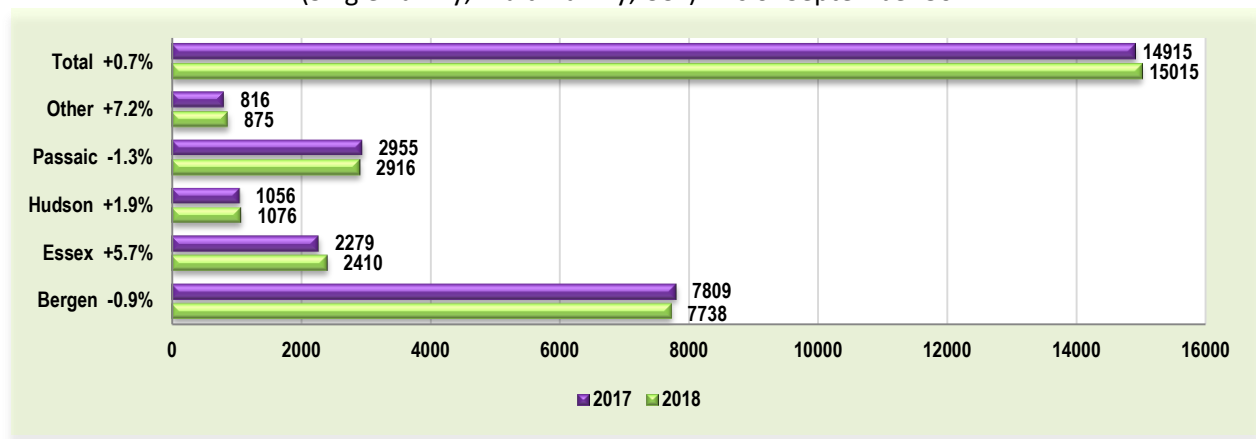
YTD Sold by County - All Categories*

As of September 30th



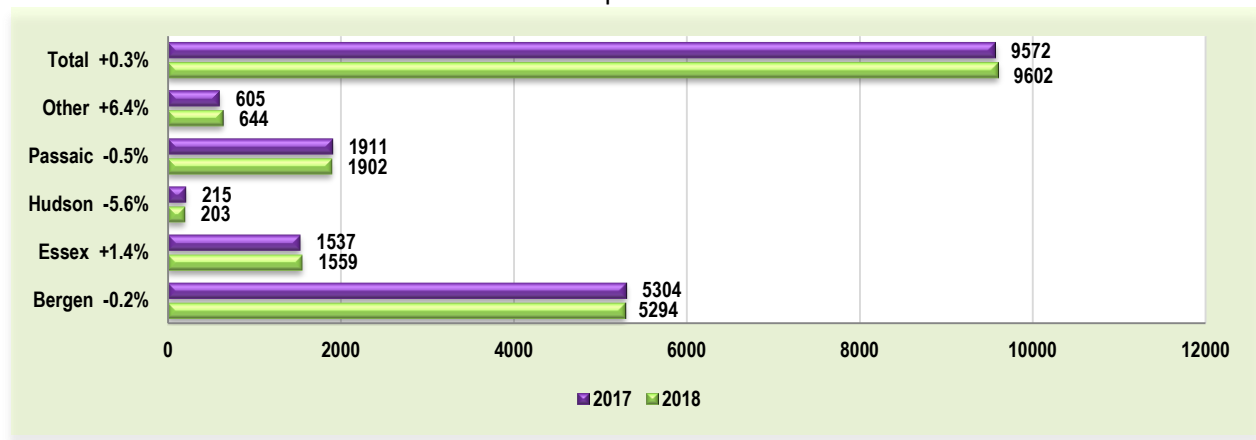
YTD Sold by County - Residential

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



YTD Sold by County - Single Family

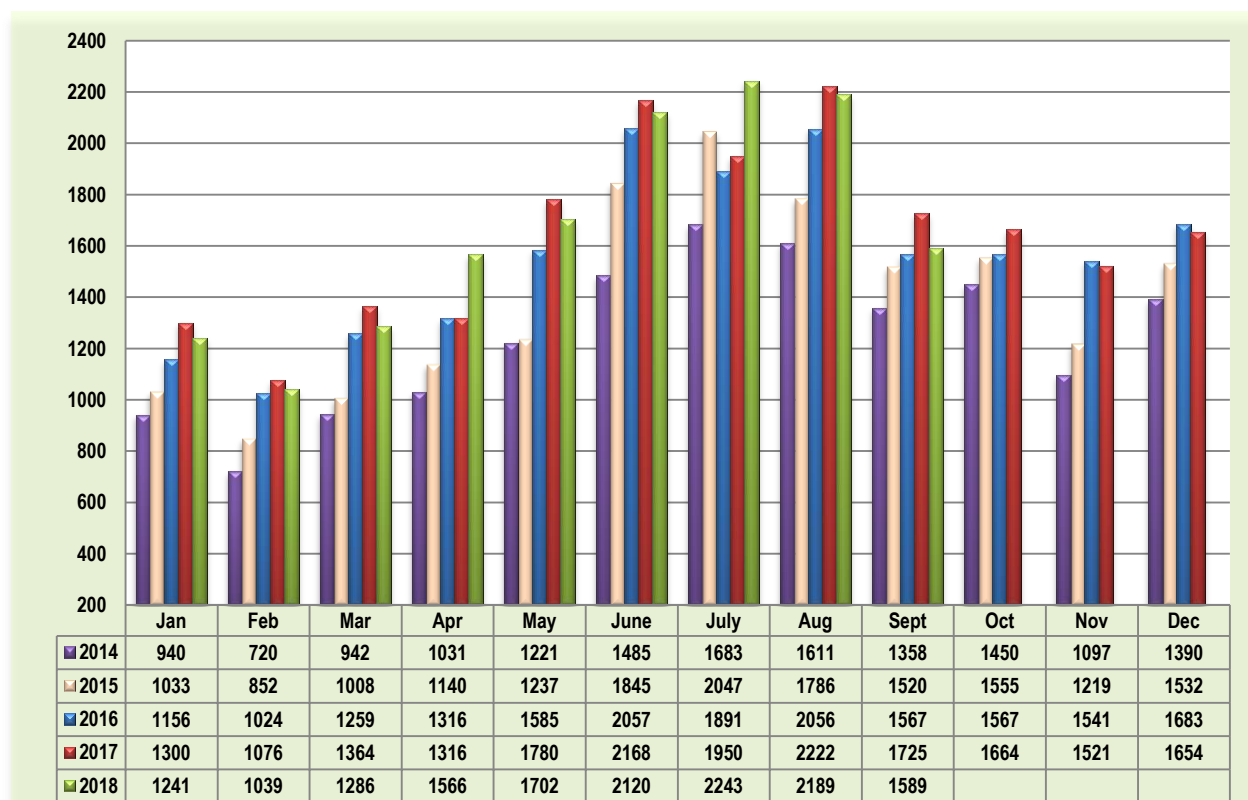
As of September 30th



*Excludes Rentals

Total Residential Units Sold

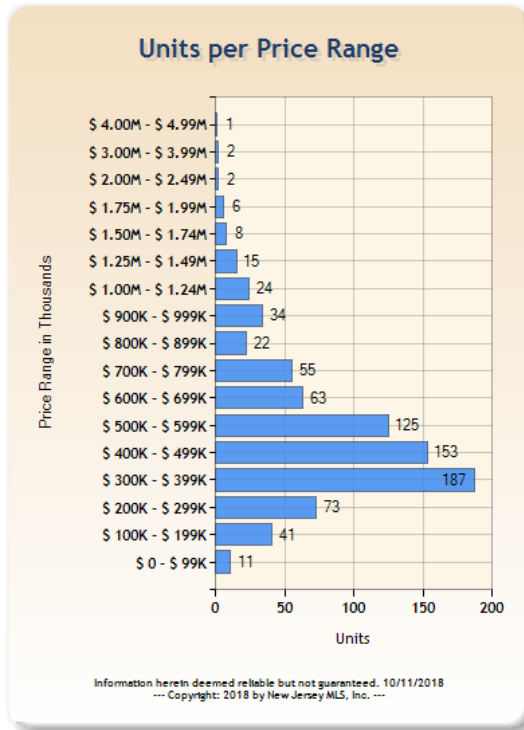
2014-2018



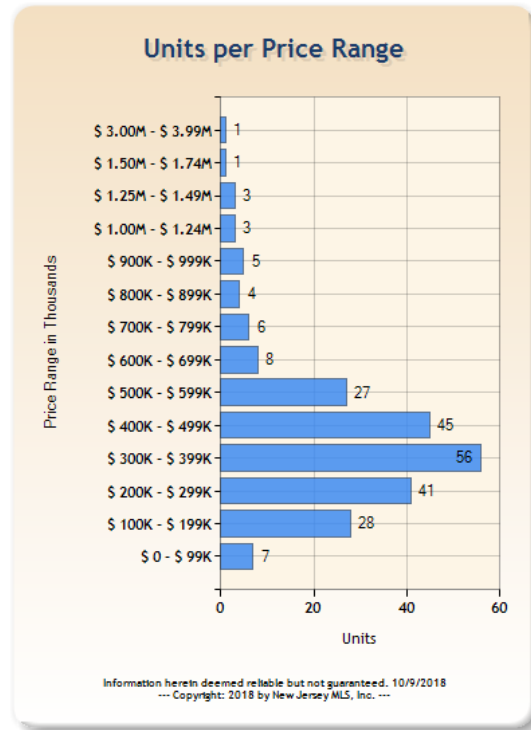
Units Sold by Price Range - RES

(Single Family, Multi-Family, CCT) – September 30th

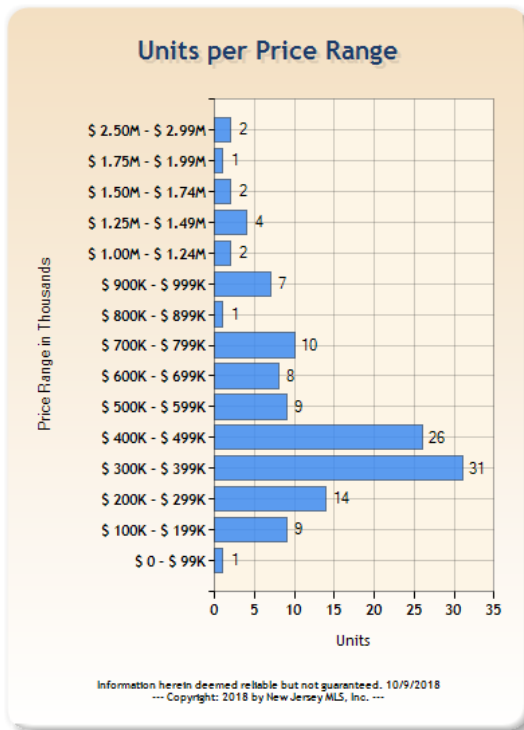
Bergen



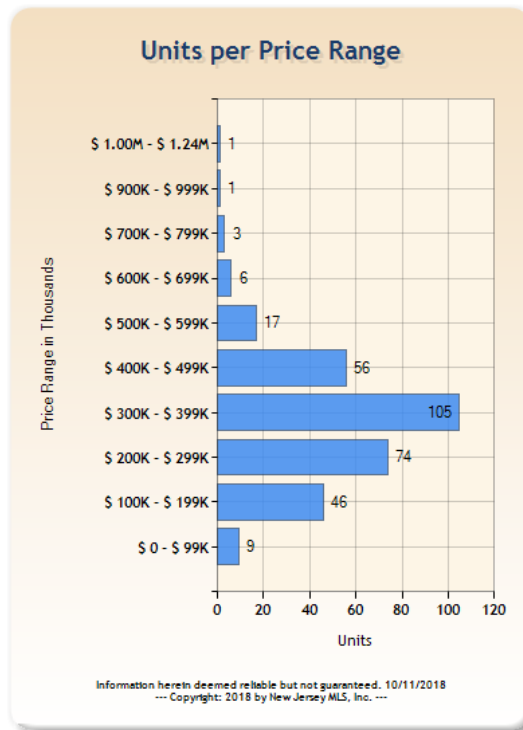
Essex



Hudson

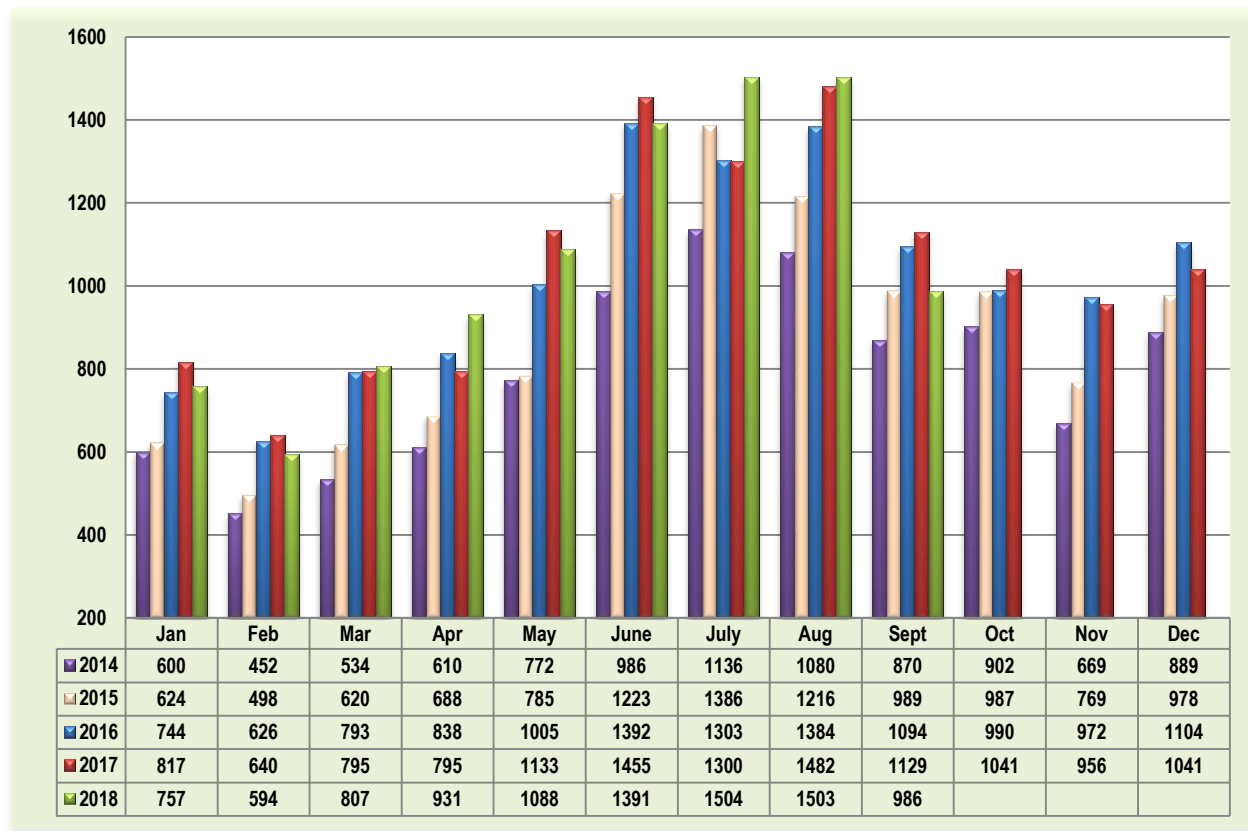


Passaic



Total Single Family Units Sold

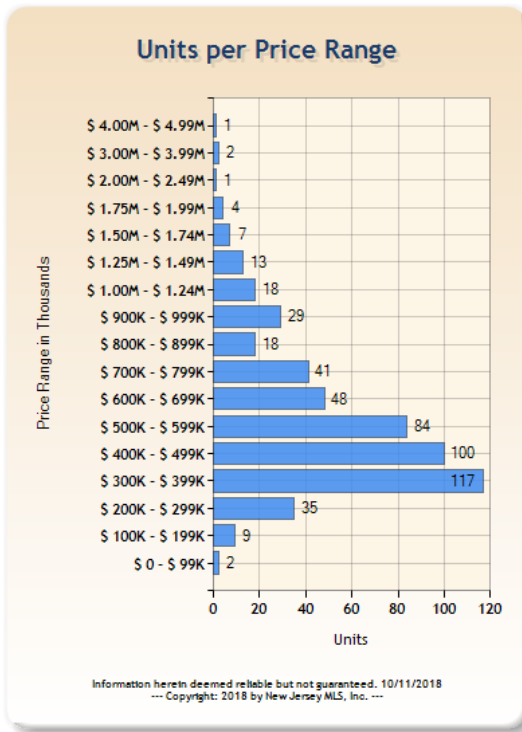
2014-2018



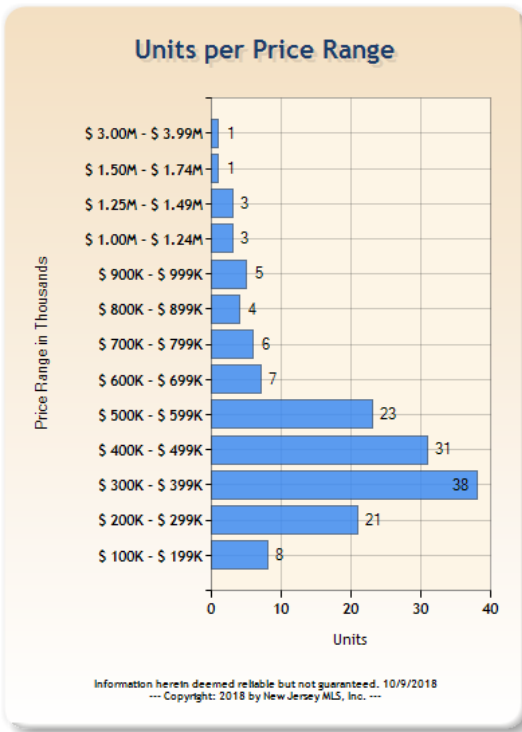
Units Sold by Price Range – Single Family

September 30th

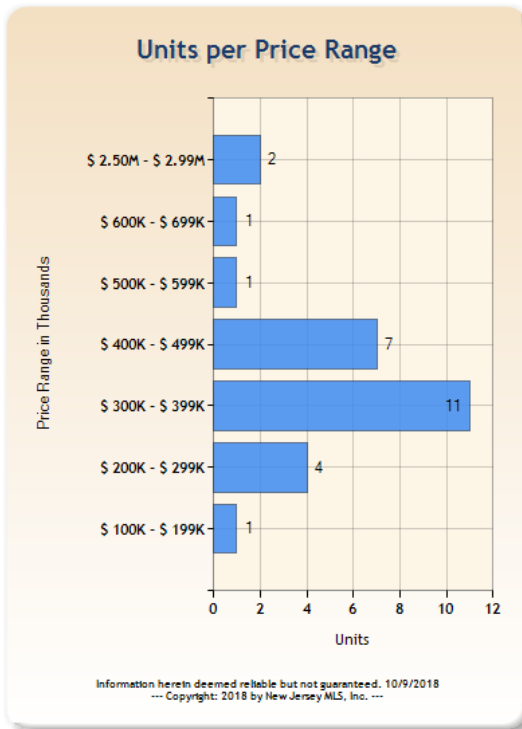
Bergen



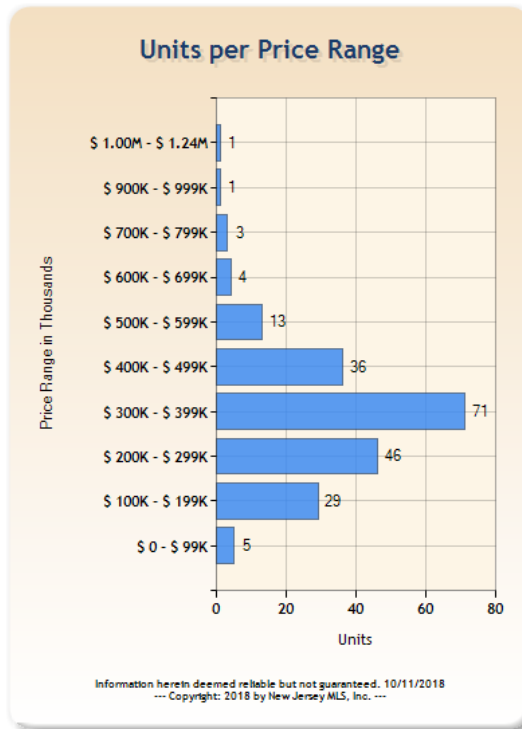
Essex



Hudson

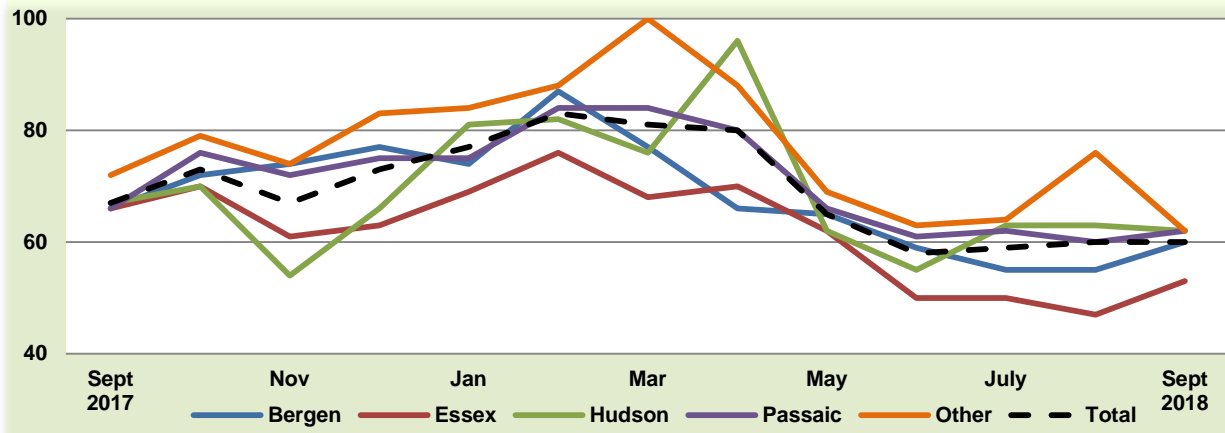


Passaic



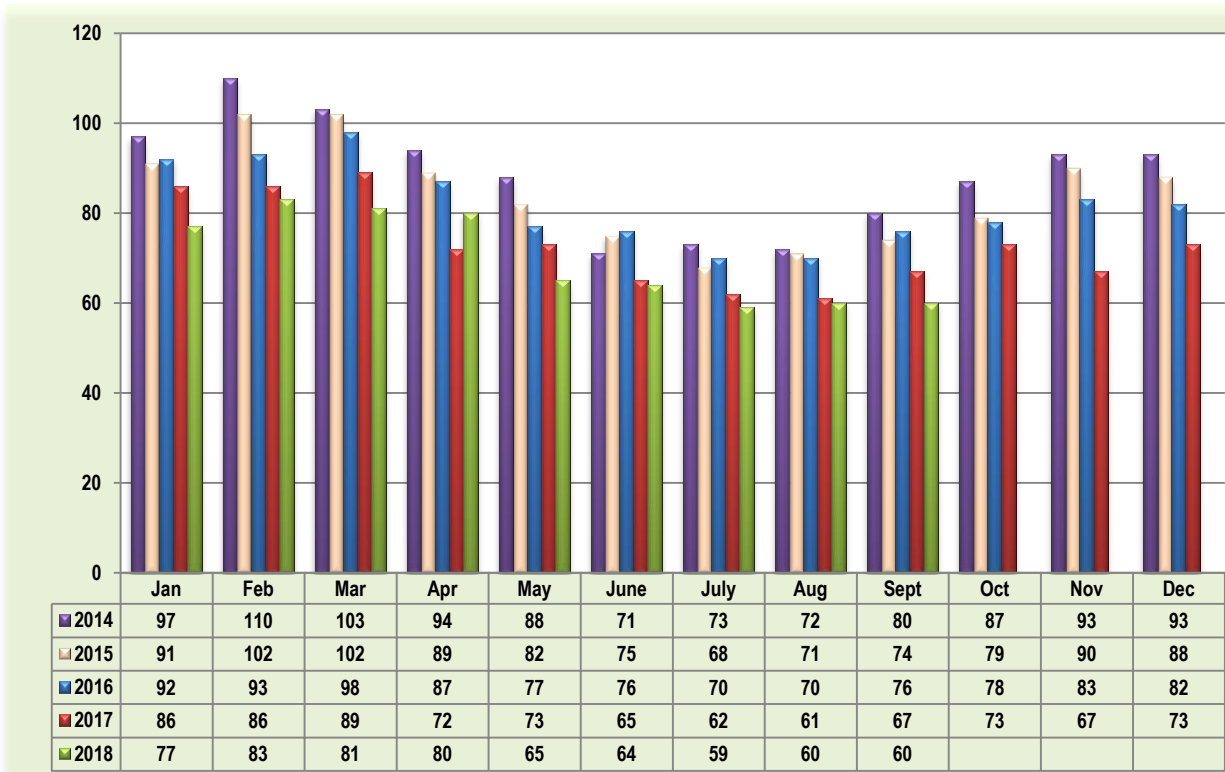
Average Days on the Market by County – All Categories

Past 12 Months



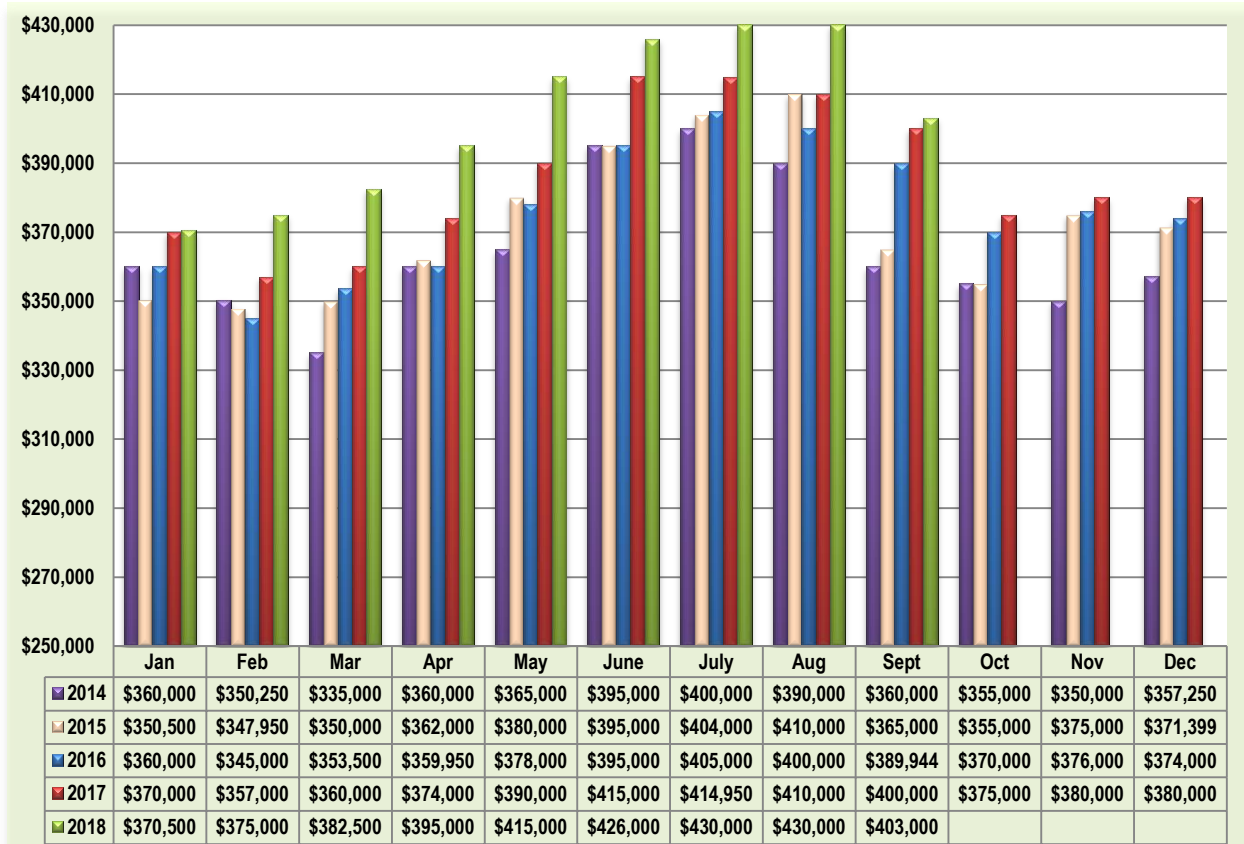
Average Days on the Market – All Counties

All Categories 2014-2018

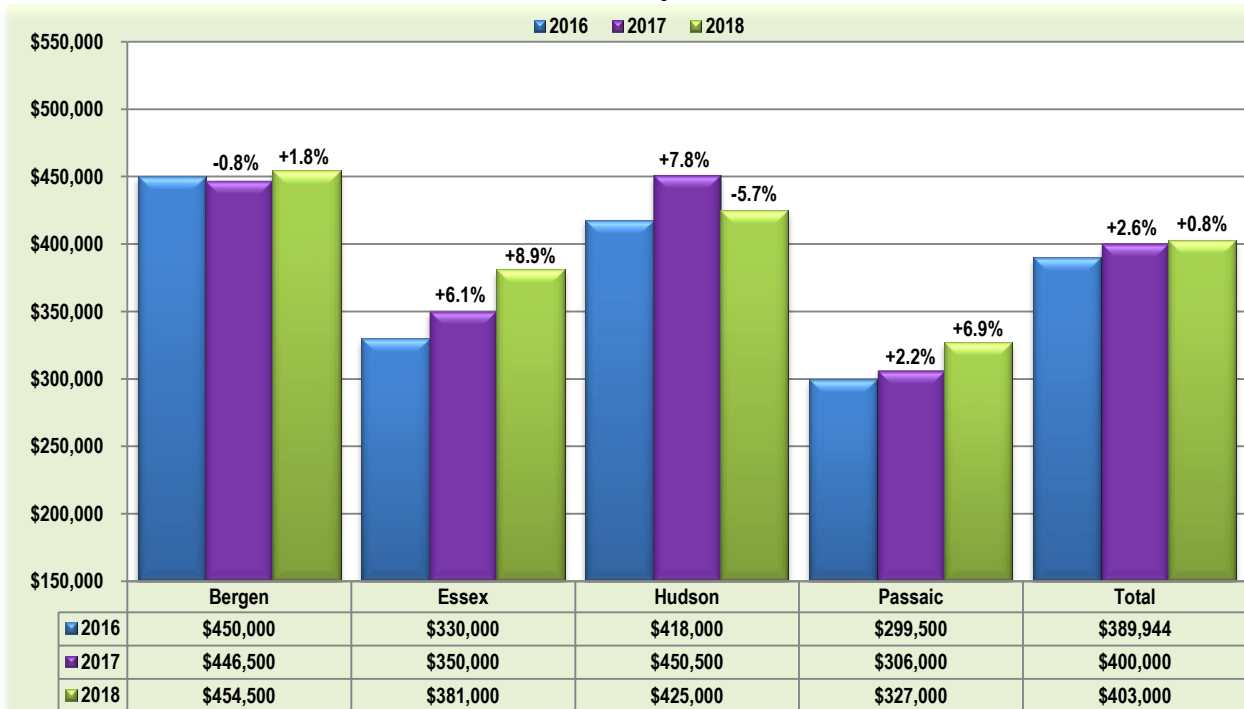


Median Sold Price – All Categories*

2014-2018



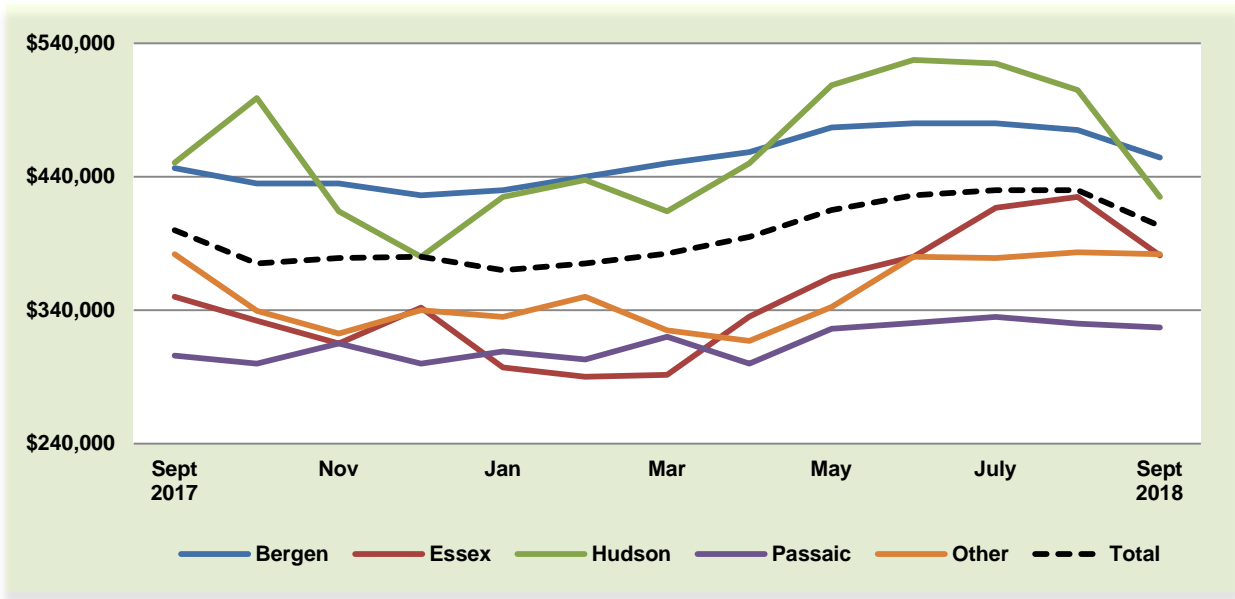
Month of September



*Excludes Rentals

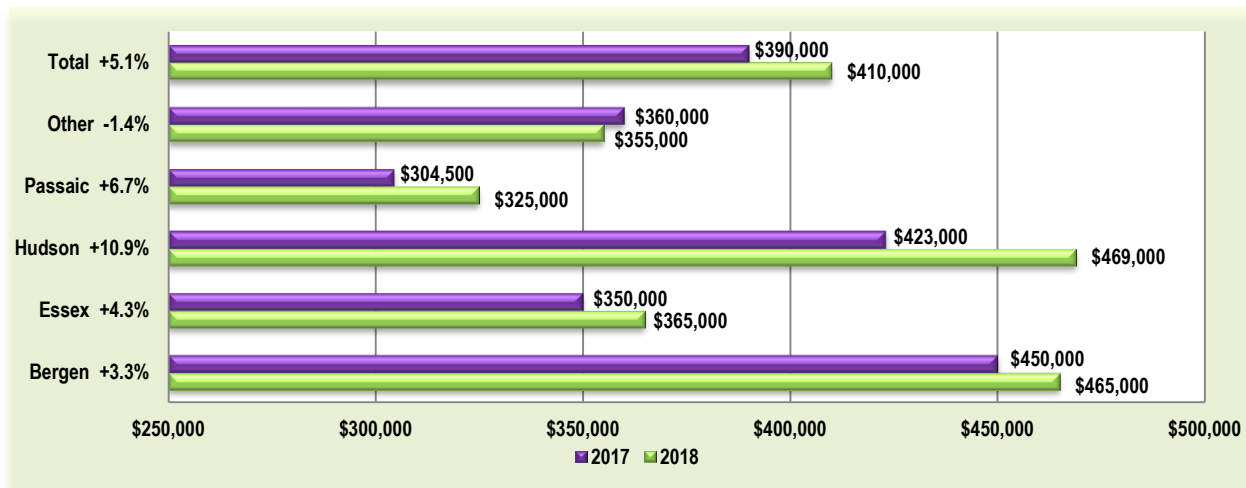
Median Sold Price by County – All Categories*

Past 12 months



YTD Median Sold Price – All Categories*

2017 vs. 2018 – September 30th

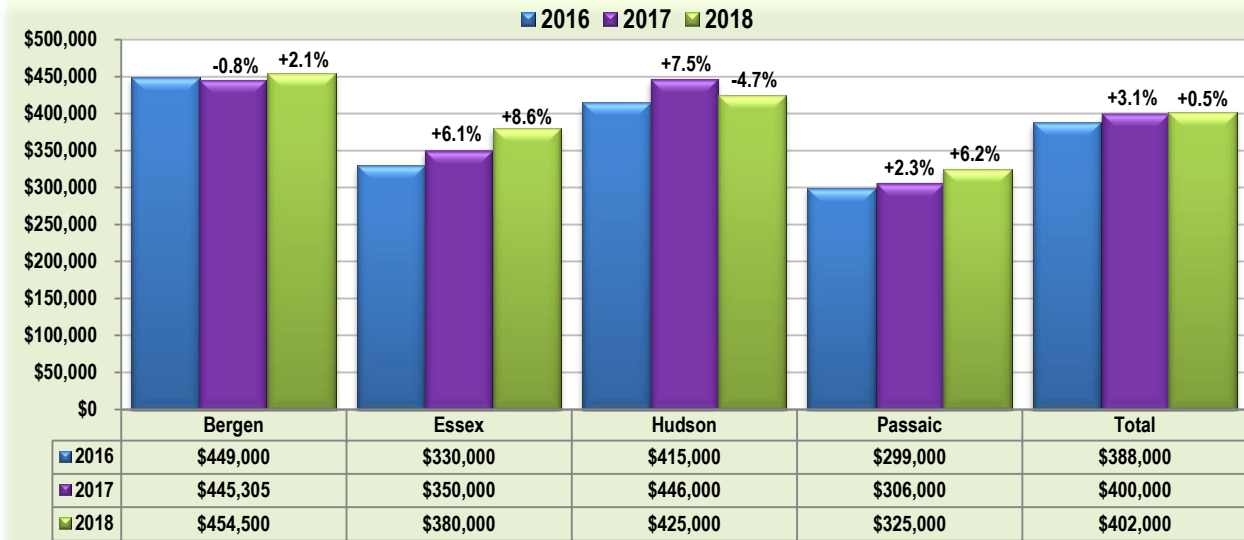


*Excludes Rentals

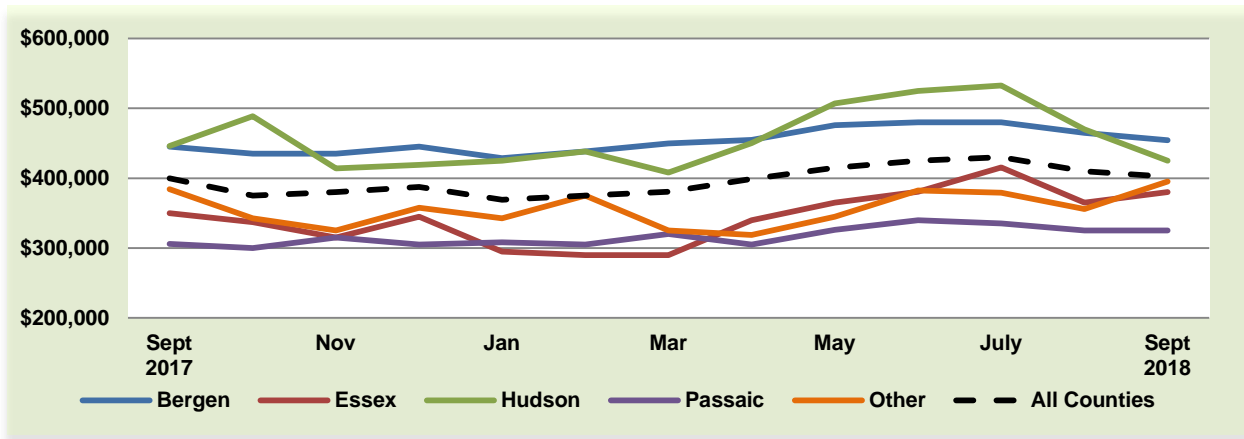
Median Sold Price – Residential

(Single Family, CCT, Multi-Family)

Median Sold Price by County –Month of September



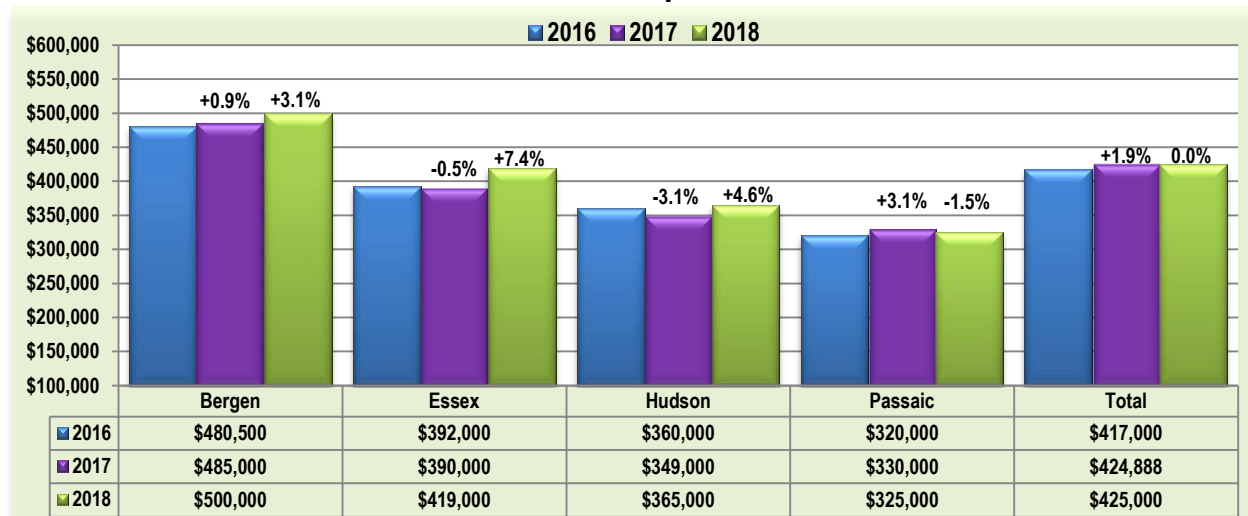
Past 12 Months



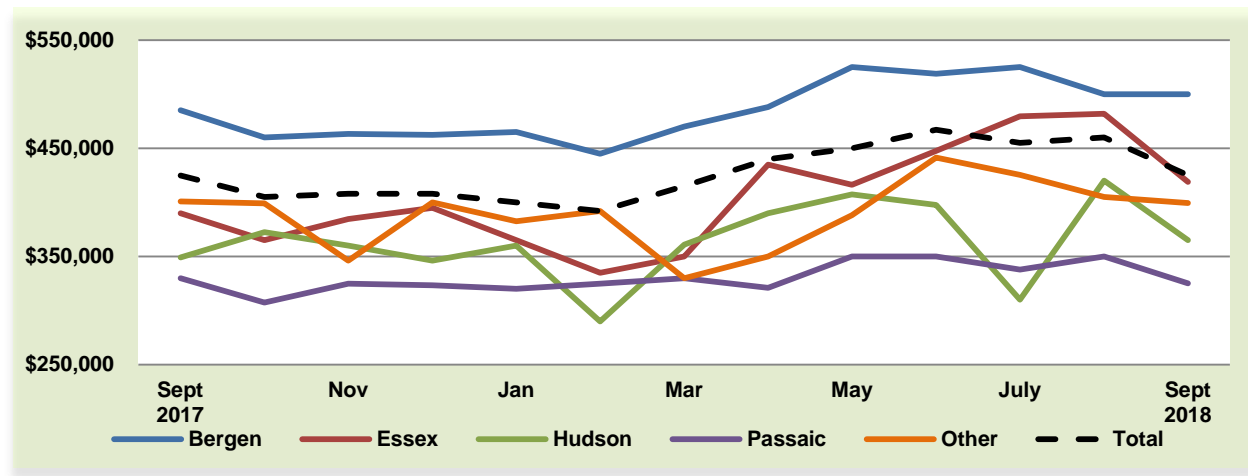
YTD 2017 vs. 2018 - As of September 30th



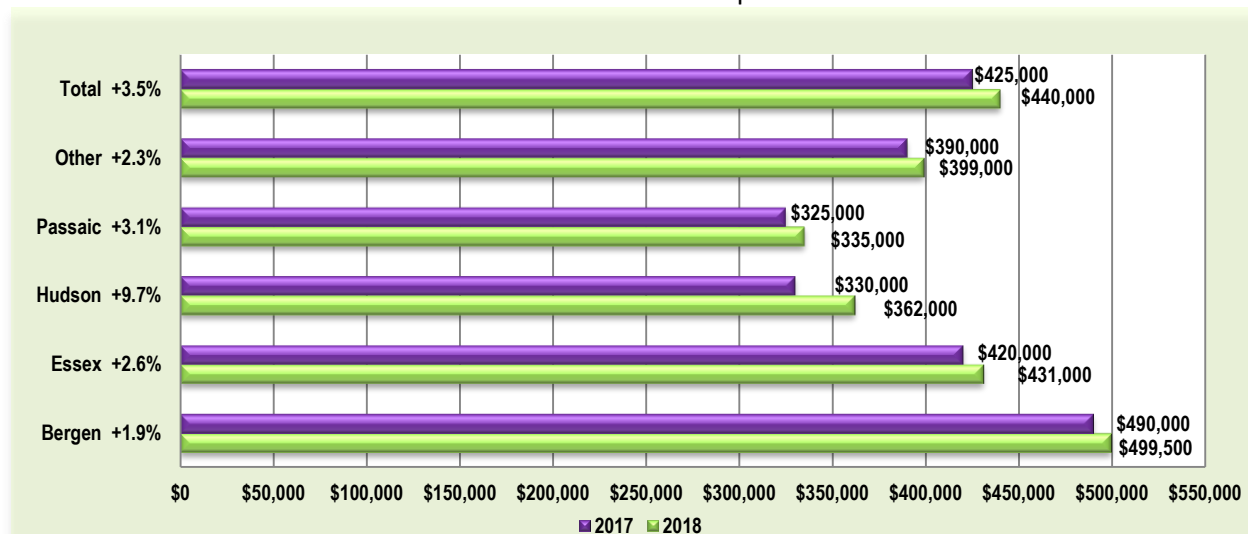
Median Sold Price – Single Family Month of September



Past 12 Months



YTD 2017 vs. 2018 - As of September 30th



Single Family Quarterly Town Comparison Bergen

Residential	# of Solds			Median Sold Price		
	3Q18	3Q17	% Change	3Q18	3Q17	% Change
BERGEN COUNTY	2173	2145	1.3%	\$510,000	\$515,000	-1.0%
Allendale	25	16	56.3%	\$820,000	\$629,463	30.3%
Alpine	3	2	50.0%	\$3,200,000	\$1,731,250	84.8%
Bergenfield	74	67	10.4%	\$393,000	\$395,000	-0.5%
Bogota	30	24	25.0%	\$351,000	\$351,000	0.0%
Carlstadt	5	4	25.0%	\$395,000	\$335,459	17.7%
Cliffside Park	14	17	-17.6%	\$412,500	\$445,000	-7.3%
Closter	33	32	3.1%	\$695,000	\$579,500	19.9%
Cresskill	29	32	-9.4%	\$740,000	\$742,500	-0.3%
Demarest	20	29	-31.0%	\$895,000	\$830,000	7.8%
Dumont	60	61	-1.6%	\$385,000	\$369,000	4.3%
East Rutherford	6	7	-14.3%	\$412,000	\$349,000	18.1%
Edgewater	1	2	-50.0%	\$1,188,000	\$671,250	77.0%
Elmwood Park	40	40	0.0%	\$357,250	\$325,000	9.9%
Emerson	27	25	8.0%	\$480,000	\$500,000	-4.0%
Englewood	51	33	54.5%	\$375,000	\$405,000	-7.4%
Englewood Cliffs	16	20	-20.0%	\$1,137,500	\$965,000	17.9%
Fair Lawn	108	73	47.9%	\$443,000	\$425,000	4.2%
Fairview	10	10	0.0%	\$387,500	\$298,700	29.7%
Fort Lee	23	30	-23.3%	\$740,000	\$625,000	18.4%
Franklin Lakes	43	48	-10.4%	\$1,030,000	\$1,077,000	-4.4%
Garfield	19	20	-5.0%	\$330,000	\$319,000	3.4%
Glen Rock	56	43	30.2%	\$630,500	\$630,000	0.1%
Hackensack	37	24	54.2%	\$350,000	\$326,500	7.2%
Harrington Park	15	19	-21.1%	\$525,000	\$600,000	-12.5%
Hasbrouck Heights	38	35	8.6%	\$470,000	\$435,000	8.0%
Haworth	12	10	20.0%	\$597,000	\$635,000	-6.0%
Hillsdale	40	40	0.0%	\$486,000	\$517,500	-6.1%
Ho-Ho-Kus	12	17	-29.4%	\$847,000	\$755,000	12.2%
Leonia	25	22	13.6%	\$590,000	\$572,000	3.1%
Little Ferry	12	18	-33.3%	\$367,500	\$330,000	11.4%
Lodi	16	24	-33.3%	\$330,000	\$324,500	1.7%
Lyndhurst	28	29	-3.4%	\$362,413	\$339,900	6.6%
Mahwah	42	42	0.0%	\$715,000	\$725,000	-1.4%
Maywood	20	27	-25.9%	\$410,000	\$415,001	-1.2%
Midland Park	17	31	-45.2%	\$455,000	\$490,000	-7.1%

Single Family Quarterly Town Comparison Bergen cont.

Residential	# of Solds			Median Sold Price		
	3Q18	3Q17	% Change	3Q18	3Q17	% Change
BERGEN COUNTY (cont'd)	2173	2145	1.3%	\$510,000	\$515,000	-1.0%
Montvale	24	21	14.3%	\$606,750	\$675,000	-10.1%
Moonachie	5	7	-28.6%	\$325,000	\$300,000	8.3%
New Milford	54	40	35.0%	\$416,500	\$417,500	-0.2%
North Arlington	29	21	38.1%	\$332,500	\$340,000	-2.2%
Northvale	17	13	30.8%	\$455,000	\$451,000	0.9%
Norwood	17	20	-15.0%	\$530,000	\$575,750	-7.9%
Oakland	55	55	0.0%	\$465,000	\$480,000	-3.1%
Old Tappan	17	16	6.3%	\$867,000	\$905,000	-4.2%
Oradell	22	22	0.0%	\$669,250	\$570,000	17.4%
Palisades Park	2	7	-71.4%	\$495,000	\$385,000	28.6%
Paramus	61	71	-14.1%	\$675,000	\$630,000	7.1%
Park Ridge	31	21	47.6%	\$535,000	\$568,000	-5.8%
Ramsey	59	52	13.5%	\$605,000	\$625,500	-3.3%
Ridgefield	14	24	-41.7%	\$536,250	\$437,500	22.6%
Ridgefield Park	20	24	-16.7%	\$371,750	\$338,950	9.7%
Ridgewood	104	120	-13.3%	\$807,000	\$757,500	6.5%
River Edge	36	43	-16.3%	\$532,000	\$500,000	6.4%
River Vale	37	37	0.0%	\$655,000	\$619,000	5.8%
Rochelle Park	13	18	-27.8%	\$365,500	\$383,500	-4.7%
Rockleigh	0	2	-100.0%	\$0	\$2,042,500	-100.0%
Rutherford	45	42	7.1%	\$585,000	\$477,500	22.5%
Saddle Brook	29	39	-25.6%	\$339,000	\$355,000	-4.5%
Saddle River	12	7	71.4%	\$1,450,000	\$1,800,000	-19.4%
South Hackensack	0	0	n/a	\$0	\$0	n/a
Teaneck	126	119	5.9%	\$410,000	\$380,000	7.9%
Tenafly	45	73	-38.4%	\$885,000	\$875,000	1.1%
Teterboro	0	0	n/a	\$0	\$0	n/a
Twp of Washington	27	28	-3.6%	\$540,000	\$525,500	2.8%
Upper Saddle River	48	40	20.0%	\$949,000	\$992,000	-4.3%
Waldwick	46	34	35.3%	\$432,750	\$433,500	-0.2%
Wallington	13	4	225.0%	\$409,000	\$392,500	4.2%
Westwood	36	34	5.9%	\$454,875	\$488,750	-6.9%
Wood Ridge	23	18	27.8%	\$414,000	\$427,250	-3.1%
Woodcliff Lake	25	27	-7.4%	\$753,000	\$775,000	-2.8%
Wyckoff	74	73	1.4%	\$722,500	\$735,000	-1.7%

Single Family Quarterly Town Comparison Essex

Residential	# of Solds			Median Sold Price		
	3Q18	3Q17	% Change	3Q18	3Q17	% Change
ESSEX COUNTY	695	642	8.3%	\$470,000	\$434,500	8.2%
Belleville	48	44	9.1%	\$300,500	\$284,000	5.8%
Bloomfield	111	91	22.0%	\$349,000	\$325,000	7.4%
Caldwell	10	8	25.0%	\$449,500	\$485,000	-7.3%
Cedar Grove	26	33	-21.2%	\$519,500	\$487,000	6.7%
East Orange	17	35	-51.4%	\$247,000	\$150,000	64.7%
Essex Fells	2	7	-71.4%	\$677,500	\$915,000	-26.0%
Fairfield	7	10	-30.0%	\$495,000	\$394,222	25.6%
Glen Ridge	40	31	29.0%	\$749,500	\$724,000	3.5%
Irvington	12	11	9.1%	\$148,750	\$78,000	90.7%
Livingston	13	16	-18.8%	\$625,000	\$550,750	13.5%
Maplewood	8	12	-33.3%	\$663,750	\$413,000	60.7%
Millburn	7	4	75.0%	\$2,400,000	\$1,584,200	51.5%
Montclair	137	120	14.2%	\$780,000	\$789,500	-1.2%
Newark	25	31	-19.4%	\$225,000	\$146,150	54.0%
North Caldwell	16	10	60.0%	\$682,500	\$805,000	-15.2%
Nutley	73	67	9.0%	\$425,000	\$390,000	9.0%
Orange	3	7	-57.1%	\$200,000	\$102,375	95.4%
Roseland	7	5	40.0%	\$516,000	\$611,000	-15.5%
South Orange Village	5	9	-44.4%	\$570,000	\$695,000	-18.0%
Verona	41	30	36.7%	\$525,000	\$530,000	-0.9%
West Caldwell	30	25	20.0%	\$506,500	\$470,000	7.8%
West Orange	57	36	58.3%	\$410,000	\$411,855	-0.5%

Single Family Quarterly Town Comparison Hudson

Residential	# of Solds			Median Sold Price		
	3Q18	3Q17	% Change	3Q18	3Q17	% Change
HUDSON COUNTY	77	70	10.0%	\$355,000	\$345,000	2.9%
Bayonne	2	1	100.0%	\$387,450	\$261,000	48.4%
East Newark	0	1	-100.0%	\$0	\$195,000	-100.0%
Guttenberg	1	0	n/a	\$465,900	\$0	n/a
Harrison	1	2	-50.0%	\$310,000	\$309,000	0.3%
Hoboken	3	1	200.0%	\$2,615,000	\$1,400,000	86.8%
Jersey City	9	13	-30.8%	\$570,000	\$400,000	42.5%
Kearny	36	34	5.9%	\$326,750	\$304,500	7.3%
North Bergen	15	7	114.3%	\$362,000	\$385,000	-6.0%
Secaucus	5	4	25.0%	\$599,000	\$686,500	-12.7%
Union City	3	0	n/a	\$525,000	\$0	n/a
Weehawken	1	3	-66.7%	\$810,000	\$745,000	8.7%
West New York	1	4	-75.0%	\$459,000	\$327,500	40.2%

Single Family Quarterly Town Comparison Passaic

Residential	# of Solds			Median Sold Price		
	3Q18	3Q17	% Change	3Q18	3Q17	% Change
PASSAIC COUNTY	755	791	-4.6%	\$338,000	\$335,000	0.9%
Bloomington	38	26	46.2%	\$292,450	\$269,000	8.7%
Clifton	157	136	15.4%	\$349,000	\$357,000	-2.2%
Haledon	8	10	-20.0%	\$290,000	\$264,250	9.7%
Hawthorne	49	51	-3.9%	\$345,000	\$359,900	-4.1%
Little Falls	25	28	-10.7%	\$355,000	\$413,500	-14.1%
North Haledon	22	30	-26.7%	\$415,500	\$397,500	4.5%
Passaic	15	15	0.0%	\$375,000	\$285,000	31.6%
Paterson	48	73	-34.2%	\$194,500	\$190,000	2.4%
Pompton Lakes	39	39	0.0%	\$285,000	\$312,000	-8.7%
Prospect Park	5	2	150.0%	\$295,000	\$170,000	73.5%
Ringwood	61	54	13.0%	\$325,000	\$286,000	13.6%
Totowa	21	23	-8.7%	\$355,000	\$400,100	-11.3%
Wanaque	32	31	3.2%	\$283,000	\$302,500	-6.4%
Wayne	118	157	-24.8%	\$490,213	\$458,500	6.9%
West Milford	94	105	-10.5%	\$272,000	\$265,000	2.6%
Woodland Park	23	11	109.1%	\$345,000	\$340,000	1.5%

CCT Quarterly Town Comparison Bergen

Condo/Coop/Townhouse	# of Solds			Median Sold Price		
	3Q18	3Q17	% Change	3Q18	3Q17	% Change
BERGEN COUNTY	716	700	2.3%	\$359,000	\$329,500	9.0%
Allendale	7	4	75.0%	\$533,000	\$524,200	1.7%
Alpine	0	0	n/a	\$0	\$0	n/a
Bergenfield	3	6	-50.0%	\$160,000	\$153,300	4.4%
Bogota	0	1	-100.0%	\$0	\$151,000	-100.0%
Carlstadt	0	1	-100.0%	\$0	\$398,000	-100.0%
Cliffside Park	61	55	10.9%	\$440,000	\$408,000	7.8%
Closter	0	0	n/a	\$0	\$0	n/a
Cresskill	4	6	-33.3%	\$500,000	\$675,000	-25.9%
Demarest	2	0	n/a	\$1,900,000	\$0	n/a
Dumont	2	0	n/a	\$298,750	\$0	n/a
East Rutherford	10	9	11.1%	\$282,500	\$277,000	2.0%
Edgewater	62	58	6.9%	\$555,000	\$534,000	3.9%
Elmwood Park	9	9	0.0%	\$252,900	\$239,900	5.4%
Emerson	0	0	n/a	\$0	\$0	n/a
Englewood	24	40	-40.0%	\$368,750	\$355,500	3.7%
Englewood Cliffs	0	0	n/a	\$0	\$0	n/a
Fair Lawn	8	3	166.7%	\$240,000	\$250,000	-4.0%
Fairview	9	5	80.0%	\$520,000	\$235,000	121.3%
Fort Lee	155	156	-0.6%	\$263,000	\$268,000	-1.9%
Franklin Lakes	3	2	50.0%	\$1,188,732	\$587,500	102.3%
Garfield	7	7	0.0%	\$330,000	\$315,000	4.8%
Glen Rock	4	1	300.0%	\$582,500	\$539,000	8.1%
Hackensack	65	59	10.2%	\$190,000	\$176,000	8.0%
Harrington Park	1	0	n/a	\$451,000	\$0	n/a
Hasbrouck Heights	0	0	n/a	\$0	\$0	n/a
Haworth	0	0	n/a	\$0	\$0	n/a
Hillsdale	3	1	200.0%	\$530,000	\$260,000	103.8%
Ho-Ho-Kus	0	0	n/a	\$0	\$0	n/a
Leonia	7	4	75.0%	\$289,000	\$295,000	-2.0%
Little Ferry	6	2	200.0%	\$182,000	\$201,500	-9.7%
Lodi	4	4	0.0%	\$160,000	\$122,500	30.6%
Lyndhurst	2	4	-50.0%	\$221,250	\$254,950	-13.2%
Mahwah	79	64	23.4%	\$375,000	\$336,250	11.5%
Maywood	0	0	n/a	\$0	\$0	n/a
Midland Park	0	2	-100.0%	\$0	\$217,500	-100.0%

CCT Quarterly Town Comparison Bergen cont.

Condo/Coop/Townhouse	# of Solds			Median Sold Price		
	3Q18	3Q17	% Change	3Q18	3Q17	% Change
BERGEN COUNTY (cont'd)	716	700	2.3%	\$359,000	\$329,500	9.0%
Montvale	5	10	-50.0%	\$485,000	\$467,500	3.7%
Moonachie	0	0	n/a	\$0	\$0	n/a
New Milford	3	4	-25.0%	\$380,000	\$399,000	-4.8%
North Arlington	0	2	-100.0%	\$0	\$280,750	-100.0%
Northvale	4	1	300.0%	\$446,950	\$569,900	-21.6%
Norwood	8	1	700.0%	\$620,000	\$940,000	-34.0%
Oakland	2	1	100.0%	\$622,500	\$319,000	95.1%
Old Tappan	6	4	50.0%	\$631,000	\$562,000	12.3%
Oradell	0	1	-100.0%	\$0	\$360,000	-100.0%
Palisades Park	40	49	-18.4%	\$652,000	\$625,000	4.3%
Paramus	2	5	-60.0%	\$737,450	\$680,000	8.4%
Park Ridge	7	10	-30.0%	\$370,000	\$637,500	-42.0%
Ramsey	29	21	38.1%	\$350,000	\$349,900	0.0%
Ridgefield	2	4	-50.0%	\$182,500	\$189,500	-3.7%
Ridgefield Park	7	10	-30.0%	\$112,500	\$168,500	-33.2%
Ridgewood	1	0	n/a	\$457,000	\$0	n/a
River Edge	2	2	0.0%	\$413,500	\$468,000	-11.6%
River Vale	1	6	-83.3%	\$225,000	\$387,500	-41.9%
Rochelle Park	1	2	-50.0%	\$395,000	\$427,500	-7.6%
Rockleigh	0	0	n/a	\$0	\$0	n/a
Rutherford	6	6	0.0%	\$207,500	\$193,250	7.4%
Saddle Brook	1	5	-80.0%	\$312,500	\$309,000	1.1%
Saddle River	1	1	0.0%	\$2,200,000	\$1,700,000	29.4%
South Hackensack	0	0	n/a	\$0	\$0	n/a
Teaneck	15	9	66.7%	\$300,000	\$270,000	11.1%
Tenafly	4	2	100.0%	\$601,750	\$297,500	102.3%
Teterboro	0	0	n/a	\$0	\$0	n/a
Twp of Washington	9	8	12.5%	\$491,500	\$467,500	5.1%
Upper Saddle River	1	1	0.0%	\$789,000	\$635,000	24.3%
Waldwick	3	2	50.0%	\$490,000	\$455,000	7.7%
Wallington	0	2	-100.0%	\$0	\$293,250	-100.0%
Westwood	1	7	-85.7%	\$485,000	\$194,000	150.0%
Wood Ridge	7	11	-36.4%	\$371,000	\$408,321	-9.1%
Woodcliff Lake	1	1	0.0%	\$799,990	\$791,000	1.1%
Wyckoff	10	9	11.1%	\$665,000	\$605,000	9.9%

CCT Quarterly Town Comparison Essex

Condo/Coop/Townhouse	# of Solds			Median Sold Price		
	3Q18	3Q17	% Change	3Q18	3Q17	% Change
ESSEX COUNTY	120	118	1.7%	\$292,500	\$314,500	-7.0%
Belleville	15	19	-21.1%	\$260,000	\$199,000	30.7%
Bloomfield	8	4	100.0%	\$260,750	\$183,000	42.5%
Caldwell	5	3	66.7%	\$382,000	\$315,000	21.3%
Cedar Grove	3	7	-57.1%	\$225,000	\$315,000	-28.6%
East Orange	5	2	150.0%	\$79,000	\$105,000	-24.8%
Essex Fells	1	1	0.0%	\$450,000	\$439,000	2.5%
Fairfield	1	0	n/a	\$389,900	\$0	n/a
Glen Ridge	5	5	0.0%	\$415,400	\$225,000	84.6%
Irvington	1	0	n/a	\$65,000	\$0	n/a
Livingston	0	1	-100.0%	\$0	\$556,500	-100.0%
Maplewood	1	2	-50.0%	\$120,000	\$113,250	6.0%
Millburn	0	0	n/a	\$0	\$0	n/a
Montclair	19	21	-9.5%	\$290,000	\$393,000	-26.2%
Newark	10	8	25.0%	\$190,000	\$151,824	25.1%
North Caldwell	0	4	-100.0%	\$0	\$416,750	-100.0%
Nutley	12	10	20.0%	\$401,250	\$399,250	0.5%
Orange	2	1	100.0%	\$144,833	\$115,000	25.9%
Roseland	3	4	-25.0%	\$519,900	\$523,500	-0.7%
South Orange Village	1	0	n/a	\$141,000	\$0	n/a
Verona	11	8	37.5%	\$300,000	\$256,000	17.2%
West Caldwell	0	3	-100.0%	\$0	\$475,000	-100.0%
West Orange	17	15	13.3%	\$340,800	\$390,000	-12.6%

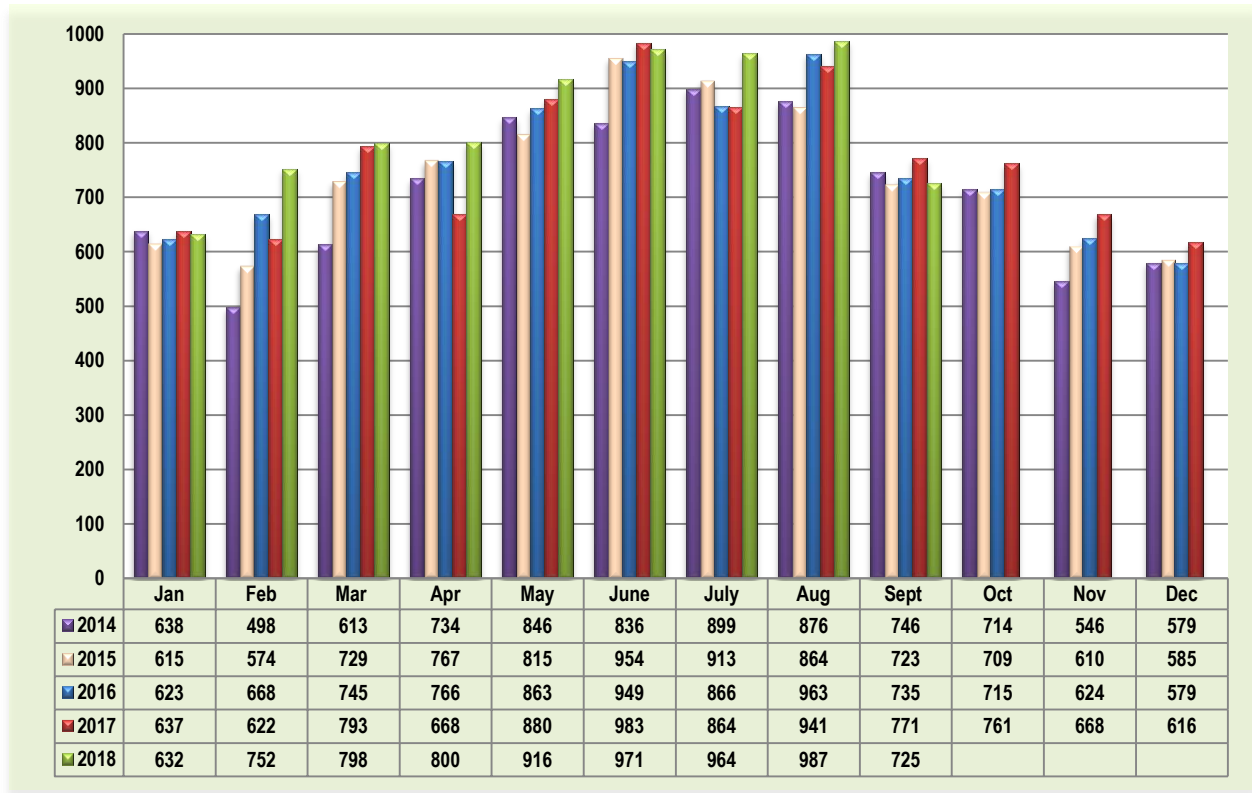
CCT Quarterly Town Comparison Hudson

Condo/Coop/Townhouse	# of Solds			Median Sold Price		
	3Q18	3Q17	% Change	3Q18	3Q17	% Change
HUDSON COUNTY	248	248	0.0%	\$525,000	\$467,500	12.3%
Bayonne	1	1	0.0%	\$327,500	\$335,000	-2.2%
East Newark	0	0	n/a	\$0	\$0	n/a
Guttenberg	13	15	-13.3%	\$372,000	\$356,000	4.5%
Harrison	5	2	150.0%	\$400,000	\$431,500	-7.3%
Hoboken	48	45	6.7%	\$770,000	\$850,000	-9.4%
Jersey City	55	43	27.9%	\$567,000	\$645,000	-12.1%
Kearny	0	8	-100.0%	\$0	\$212,500	-100.0%
North Bergen	34	24	41.7%	\$215,000	\$327,500	-34.4%
Secaucus	17	28	-39.3%	\$390,000	\$380,000	2.6%
Union City	19	21	-9.5%	\$330,000	\$370,000	-10.8%
Weehawken	19	18	5.6%	\$775,000	\$551,500	40.5%
West New York	37	43	-14.0%	\$610,000	\$480,000	27.1%

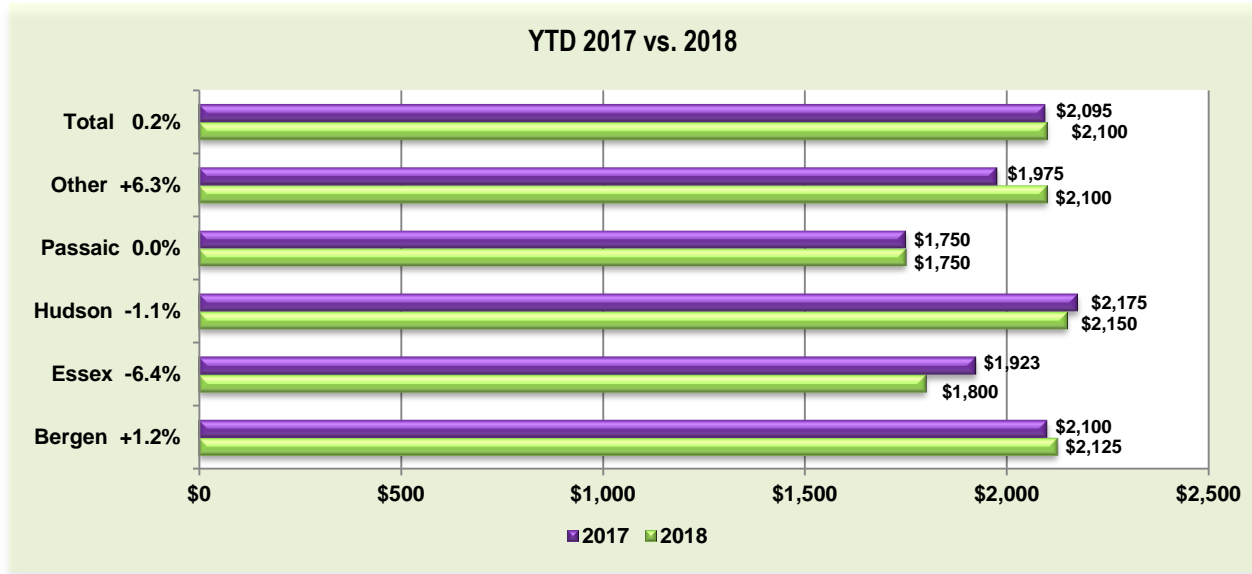
CCT Quarterly Town Comparison Passaic

Condo/Coop/Townhouse	# of Solds			Median Sold Price		
	3Q18	3Q17	% Change	3Q18	3Q17	% Change
PASSAIC COUNTY	193	232	-16.8%	\$295,000	\$271,250	8.8%
Bloomingtondale	2	0	n/a	\$250,000	\$0	n/a
Clifton	35	47	-25.5%	\$297,000	\$284,000	4.6%
Haledon	2	2	0.0%	\$191,500	\$218,500	-12.4%
Hawthorne	6	6	0.0%	\$373,875	\$402,500	-7.1%
Little Falls	9	17	-47.1%	\$247,500	\$269,000	-8.0%
North Haledon	8	4	100.0%	\$437,000	\$440,000	-0.7%
Passaic	9	15	-40.0%	\$195,000	\$162,000	20.4%
Paterson	18	10	80.0%	\$196,000	\$181,000	8.3%
Pompton Lakes	12	15	-20.0%	\$297,500	\$164,995	80.3%
Prospect Park	0	0	n/a	\$0	\$0	n/a
Ringwood	0	0	n/a	\$0	\$0	n/a
Totowa	3	2	50.0%	\$220,000	\$427,500	-48.5%
Wanaque	24	27	-11.1%	\$310,000	\$309,000	0.3%
Wayne	31	41	-24.4%	\$395,000	\$335,000	17.9%
West Milford	15	25	-40.0%	\$159,000	\$135,000	17.8%
Woodland Park	19	21	-9.5%	\$420,000	\$400,000	5.0%

Total Residential Rental - Units Leased 2014-2018



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

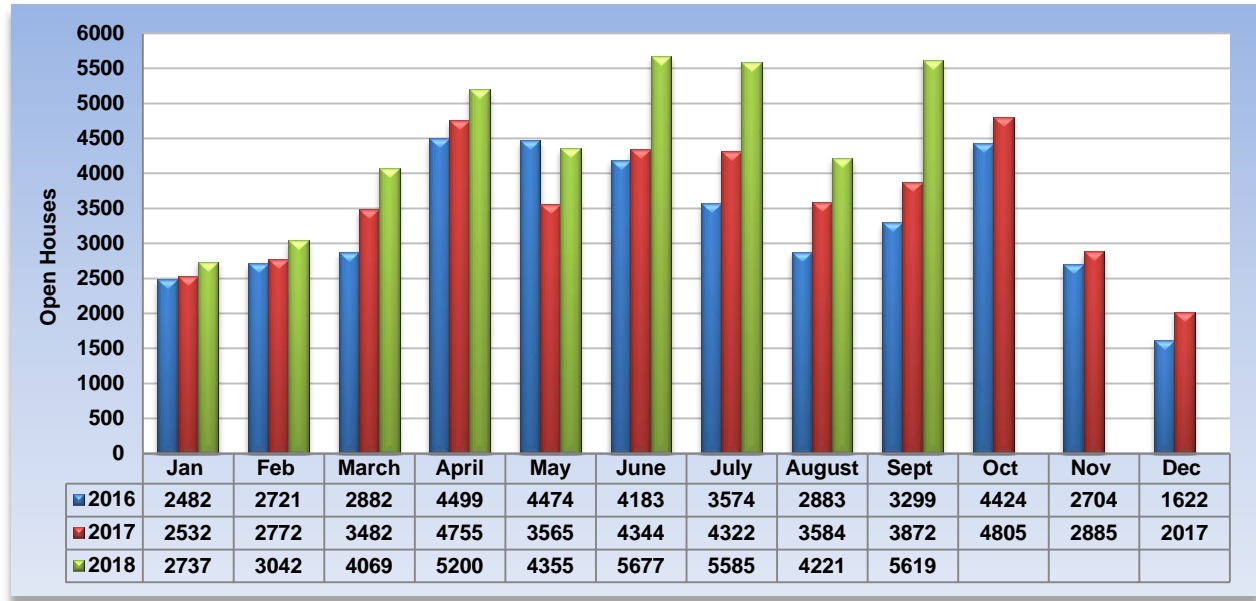


2017 YTD Median Leased Price all Counties - \$2,095

2018 YTD Median Leased Price all Counties - \$2,100

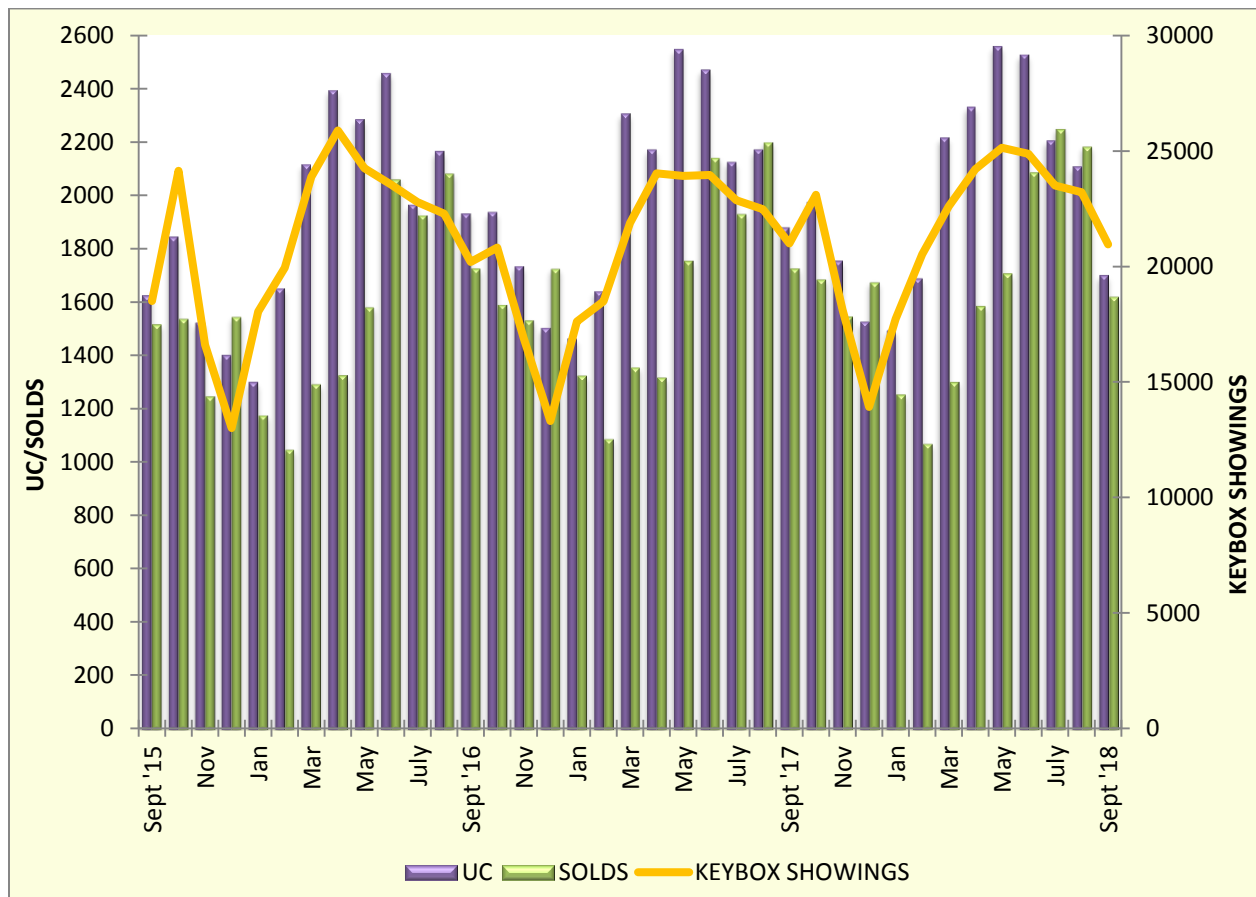
Other Market Indicators

Monthly Open House Count



Keybox Showings

September – 20,957



NJMLS.com Hits

