

MARKET UPDATE

New Jersey Multiple Listing Service, Inc.

SEPTEMBER 2016



NJMLS
New Jersey Multiple Listing Service, Inc.

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MARKET SNAPSHOT

New Listings	SEPTEMBER 2016	SEPTEMBER 2015	Prior Year % Change		AUGUST 2016	Prior Month % Change		Page
New Listings Monthly	3902	3890	0.3%	↑	3589	8.7%	↑	6
YTD New Listings – All Categories	36836	36203	1.7%	↑	n/a			7
YTD New Listings – Residential	25784	25296	1.9%	↑	n/a			7
YTD New Listings – Single Family	16741	16410	2.0%	↑	n/a			7
Active Listings Monthly – at end of month	12351	14631	-15.6%	↓	12665	-2.5%	↓	8
Average List Price Monthly	\$585,491	\$566,933	3.3%	↑	\$538,482	8.7%	↑	9
New Rental Listings Monthly	982	912	7.7%	↑	1048	-6.3%	↓	11
Average Rental List Price Monthly	\$2,393	\$2,301	4.0%	↑	\$2,437	-1.8%	↓	12
Under Contracts	SEPTEMBER 2016	SEPTEMBER 2015	Prior Year % Change		AUGUST 2016	Prior Month % Change		Page
Total Under Contract Monthly	1932	1632	18.4%	↑	2161	-10.6%	↓	13
YTD Under Contract – All Categories	18294	16139	13.4%	↑	n/a			14
YTD Under Contract – Residential	17916	15815	13.3%	↑	n/a			14
YTD Under Contract – Single Family	11722	10328	13.5%	↑	n/a			14
Absorption Rate (Months Inventory)	SEPTEMBER 2016	SEPTEMBER 2015	Prior Year % Change		AUGUST 2016	Prior Month % Change		Page
- All Categories	6.5	8.1	-19.8%	↓	6.5	0.0%		17
- Residential	4.9	6.3	-22.2%	↓	4.9	0.0%		17
- Single Family	4.7	6.1	-23.0%	↓	4.7	0.0%		18
- Condo/Coop/Townhouse	5.4	6.5	-16.9%	↓	5.7	-5.3%	↓	18

Solds	SEPTEMBER 2016	SEPTEMBER 2015	Prior Year % Change		AUGUST 2016	Prior Month % Change		Page
Total Sold Monthly	1711	1546	10.7%	↑	2064	-17.1%	↓	19
YTD Solds – All Categories	14200	12662	12.1%	↑	n/a			20
Total Sold Monthly – Residential	1683	1520	10.7%	↑	2035	-17.3%	↓	21
YTD Solds – Residential	13940	12416	12.3%	↑	n/a			20
Total Sold Monthly – Single Family	1074	989	8.6%	↑	1373	-21.8%	↓	23
YTD Solds – Single Family	9114	8030	13.5%	↑	n/a			20
Average Days on the Market	74	74	0.0%		70	7.2%	↑	25

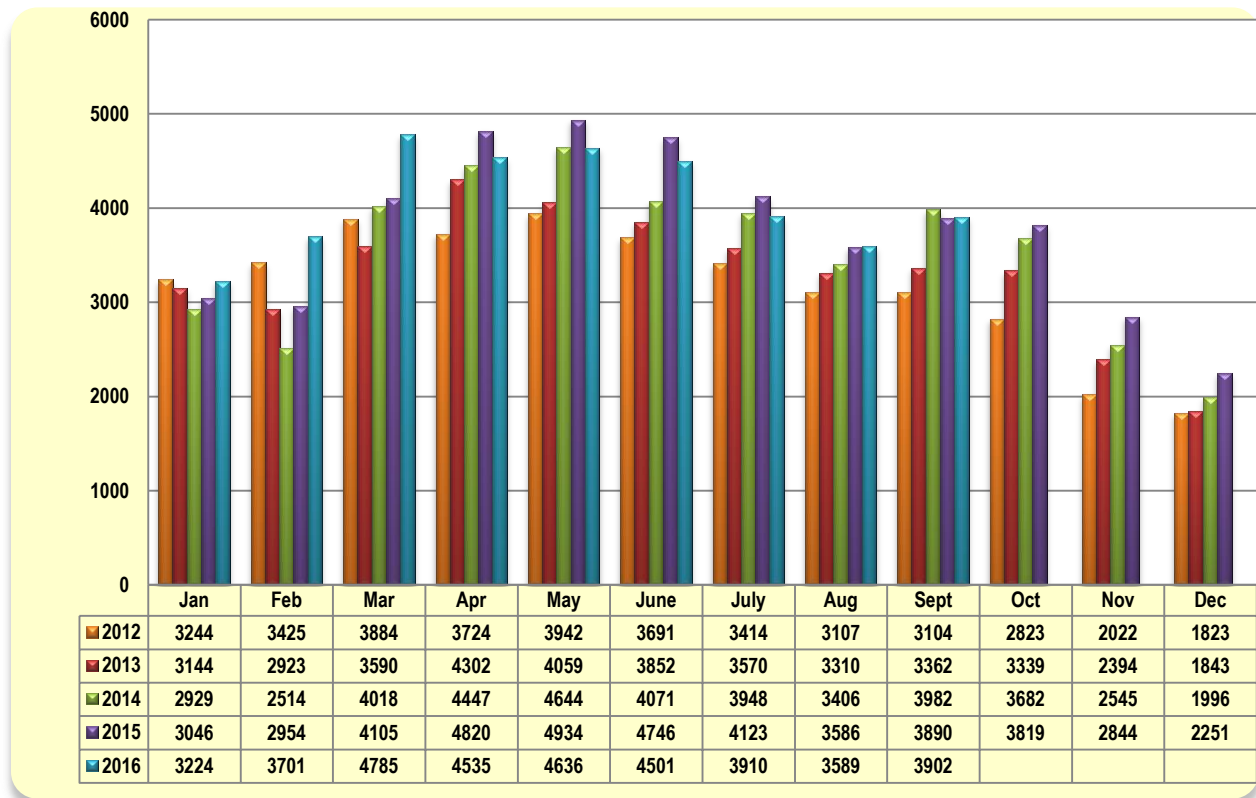
Median Sold Price Monthly – All Categories	\$390,000	\$365,000	6.8%	↑	\$400,000	-2.5%	↓	26
Median Sold Price Monthly – Residential	\$388,000	\$365,000	6.3%	↑	\$400,000	-3.0%	↓	28
Median Sold Price Monthly – Single Family	\$417,500	\$405,000	3.1%	↑	\$449,000	-7.0%	↓	29

Leased	SEPTEMBER 2016	SEPTEMBER 2015	Prior Year % Change		AUGUST 2016	Prior Month % Change		Page
Total Leased	728	723	0.7%	↑	960	-24.2%	↓	38
YTD Leased Price by County	\$2,000	\$2,000	0.0%		n/a			38

Other Market Indicators	SEPTEMBER 2016	SEPTEMBER 2015	Prior Year % Change		AUGUST 2016	Prior Month % Change		Page
Keybox Showings	20,199	18,508	9.1%	↑	22,292	-9.4%	↓	40
Open House Counts	3299	3278	0.6%	↑	2883	14.4%	↑	40
NJMLS.com Hits	357,512	355,248	0.6%	↑	389,594	-8.2%	↓	41

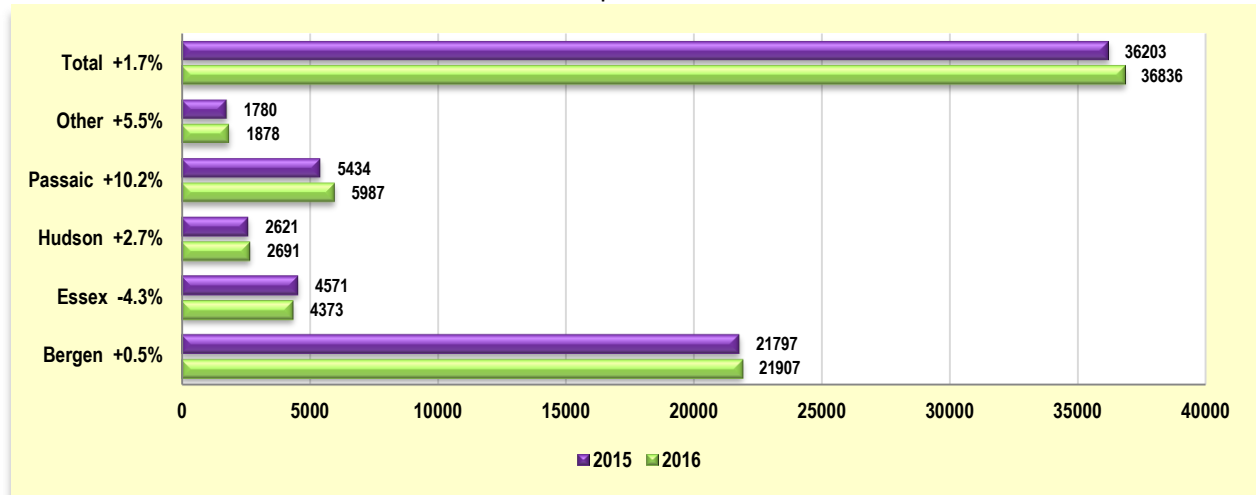
New Listings - All Categories

2012-2016



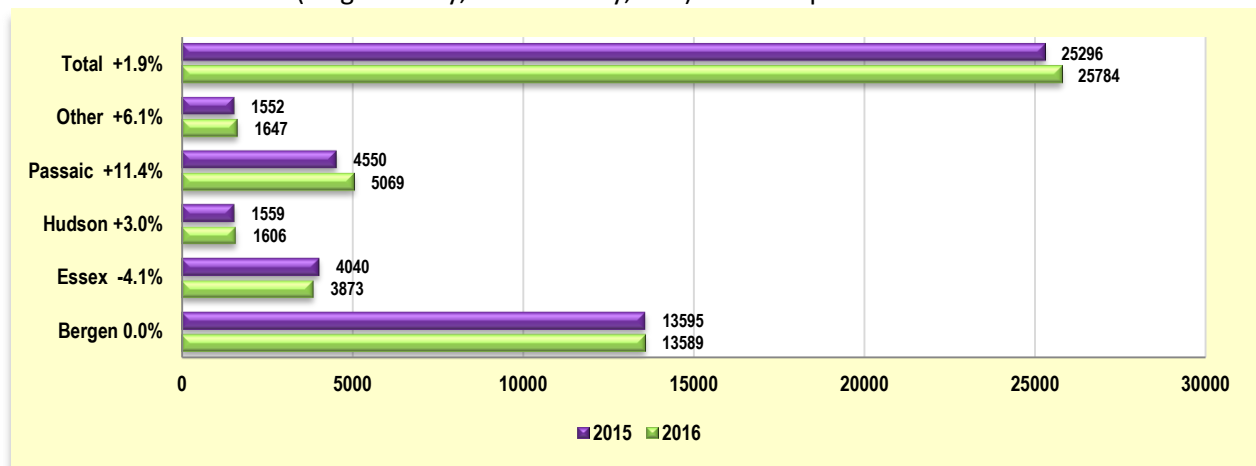
YTD New Listings by County - All Categories

As of September 30th



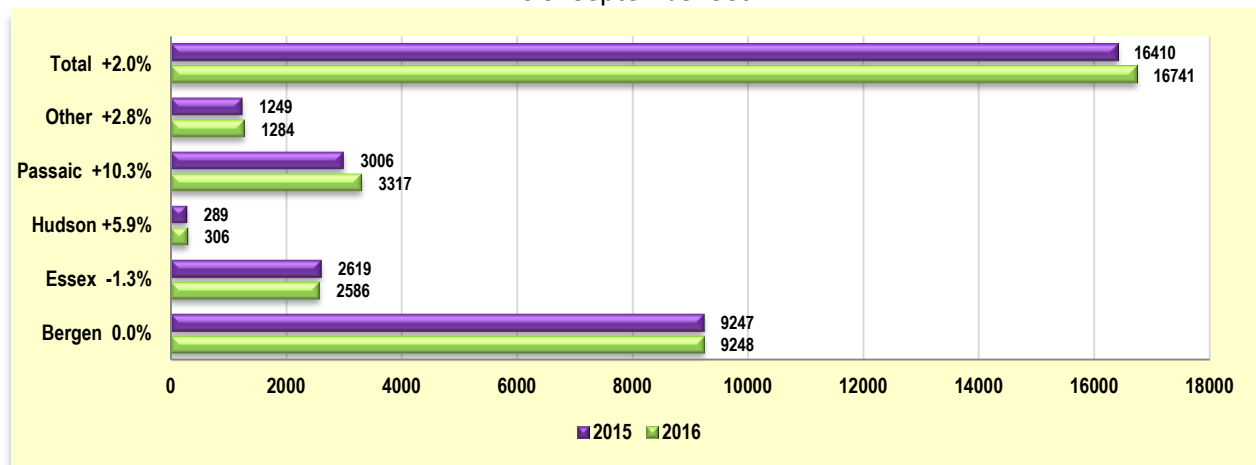
YTD New Listings by County - Residential

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



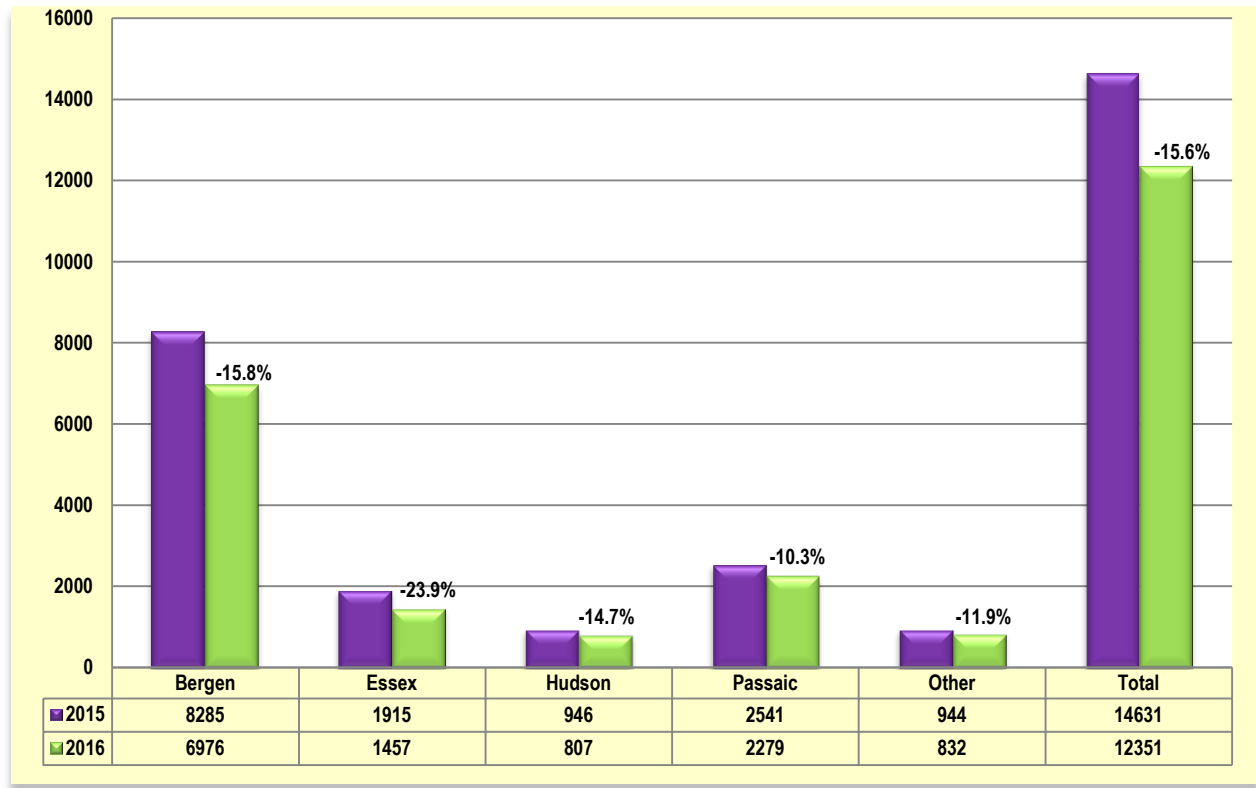
YTD New Listings by County - Single Family

As of September 30th



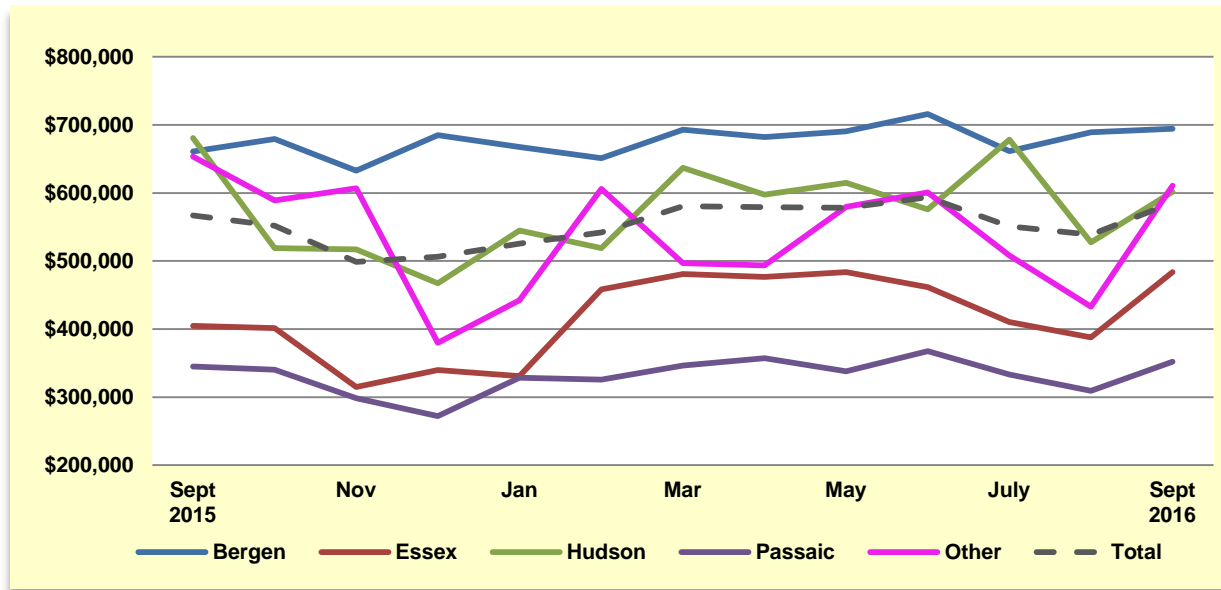
2015 vs. 2016 Active Listings by County

All Categories by County as of September 30th



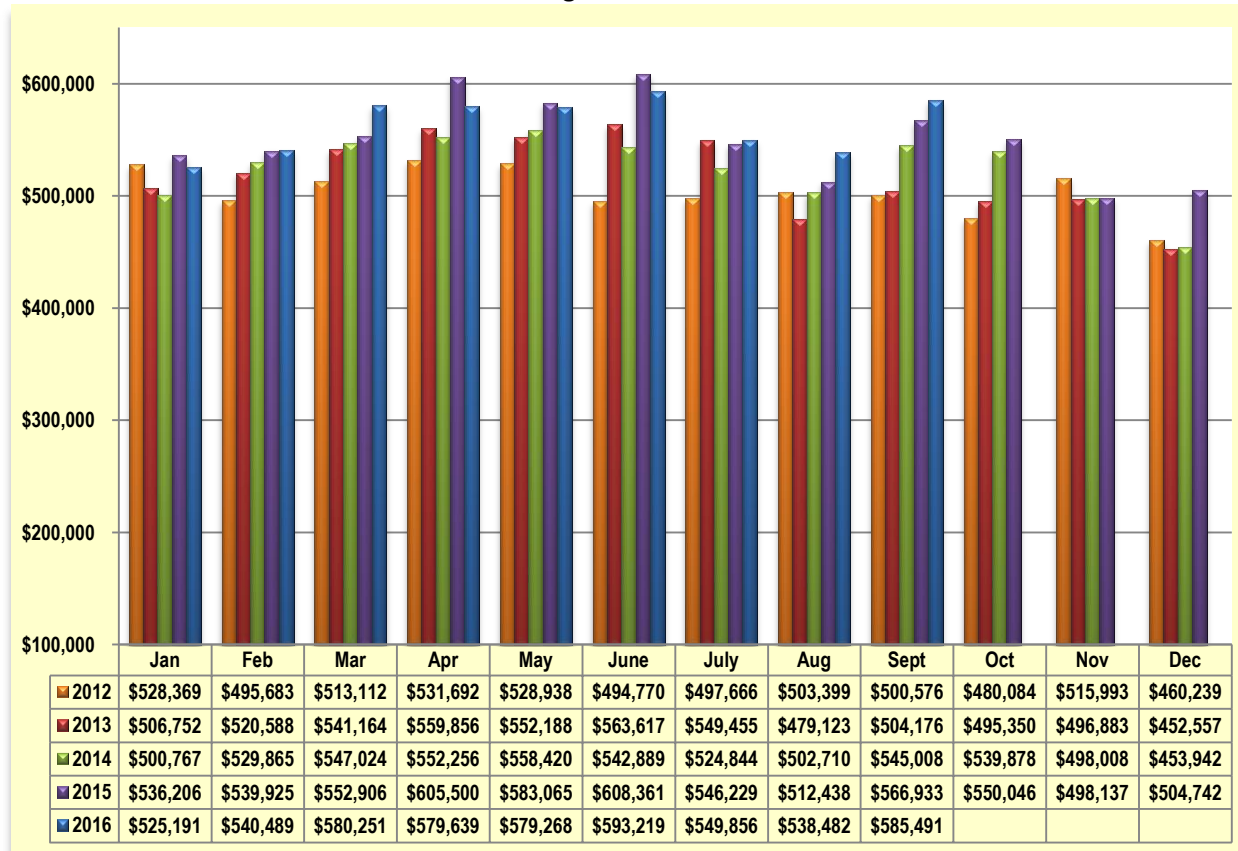
Average List Price by County – All Categories*

Past 12 Months



Average List Price – All Counties

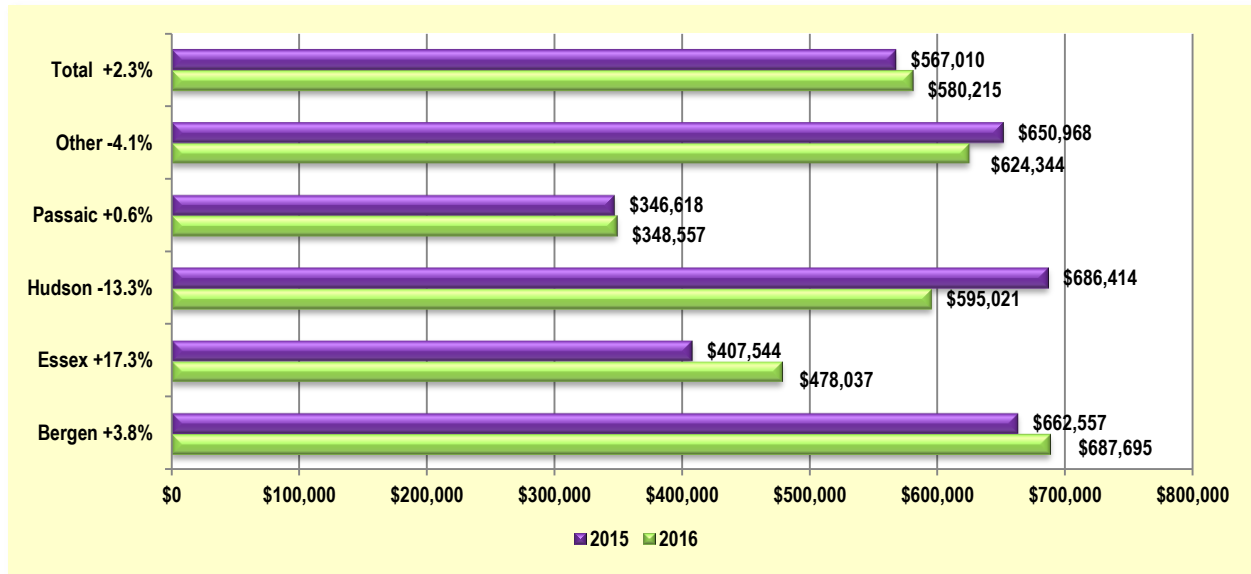
All Categories* - 2012-2016



*Excludes Commercial & Rentals

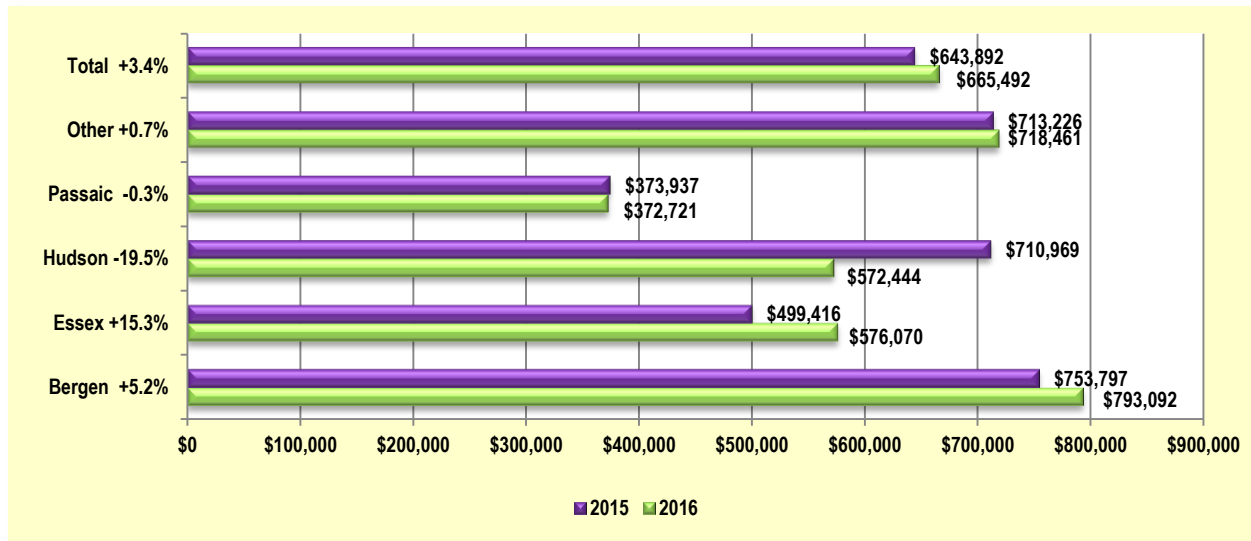
Average List Price by County - Residential

Month of September



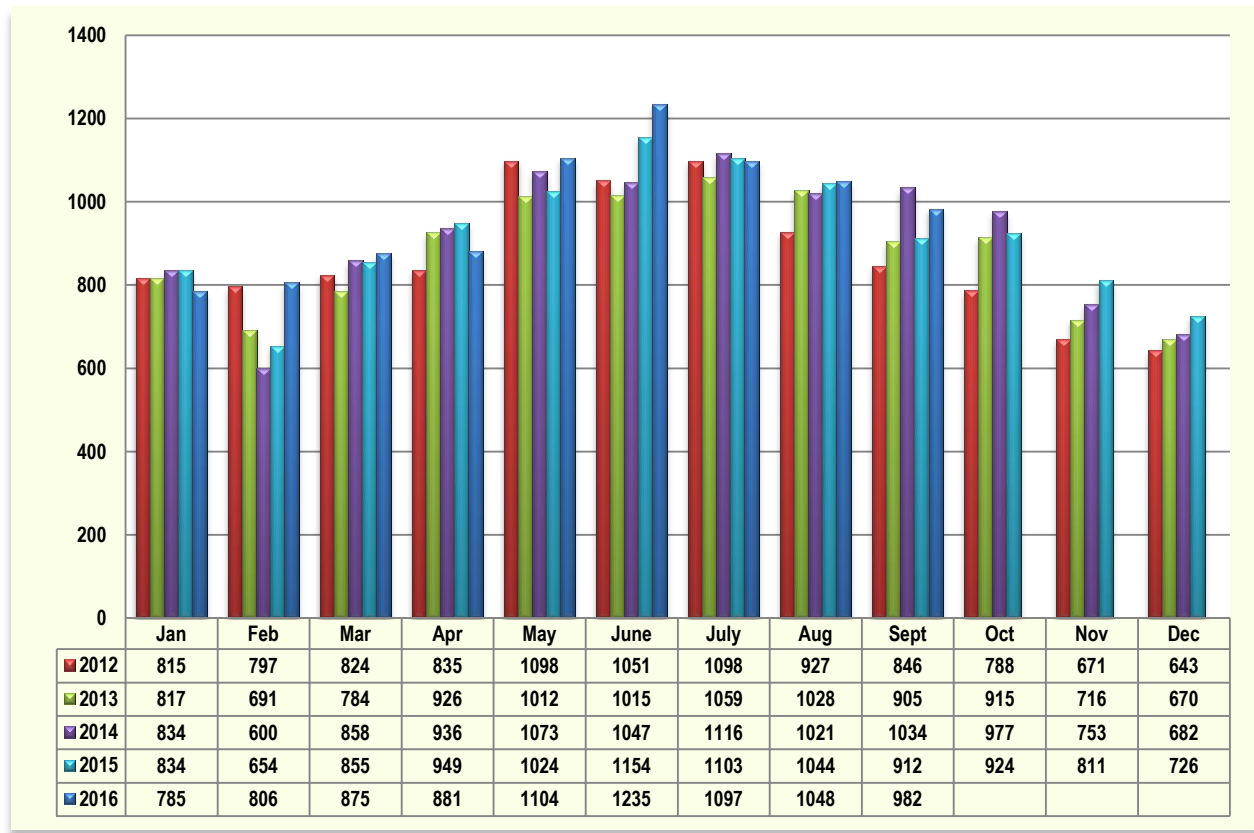
Average List Price by County – Single Family

Month of September



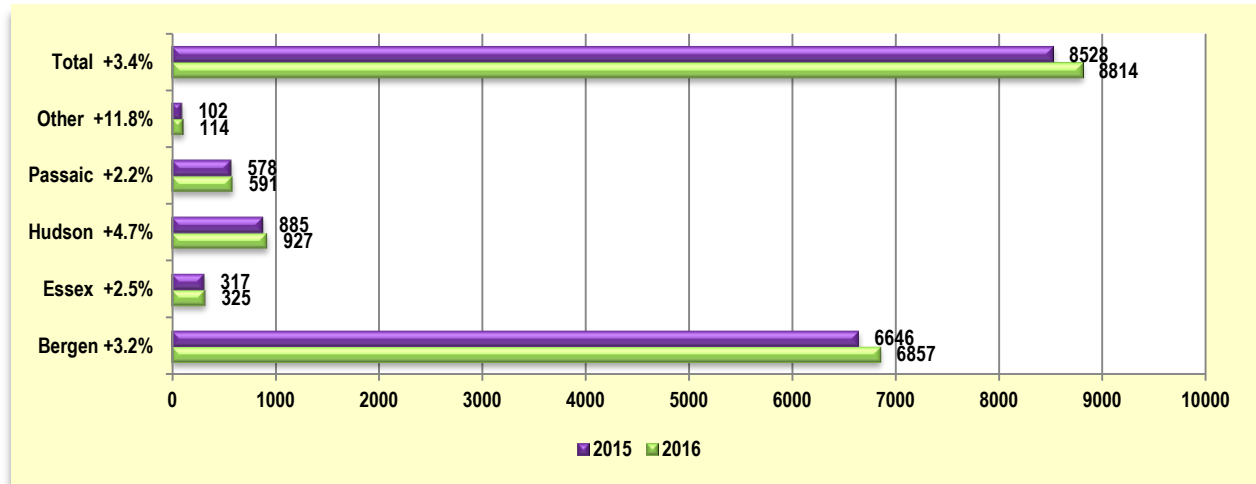
New Residential Rental Listings

2012-2016



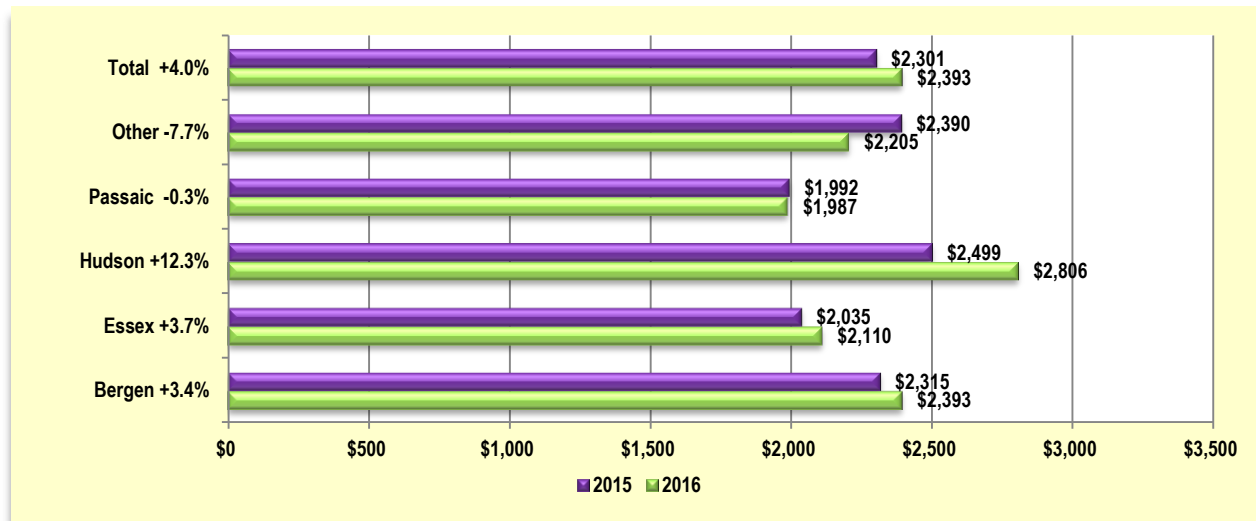
YTD New Residential Rental Listings by County

As of September 30th



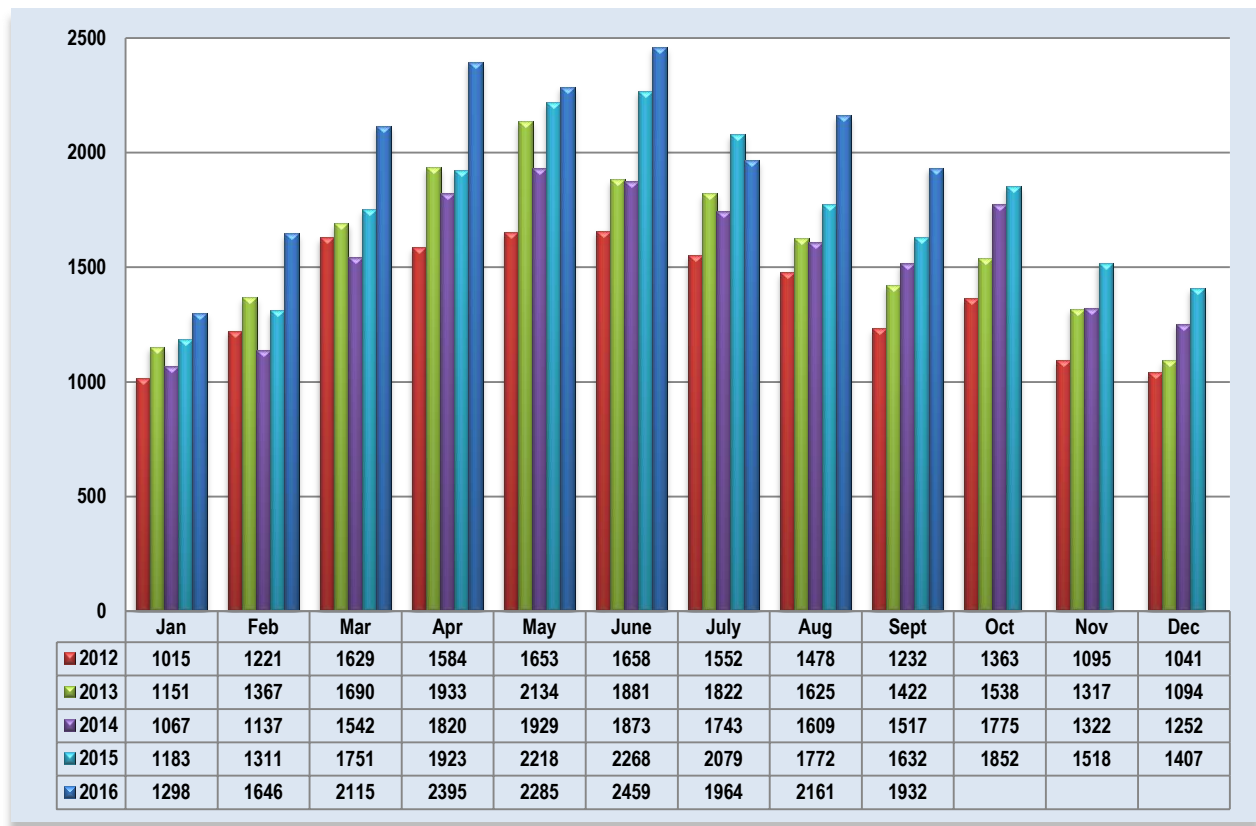
Average Residential Rental List Price

Month of September



Under Contract – All Categories*

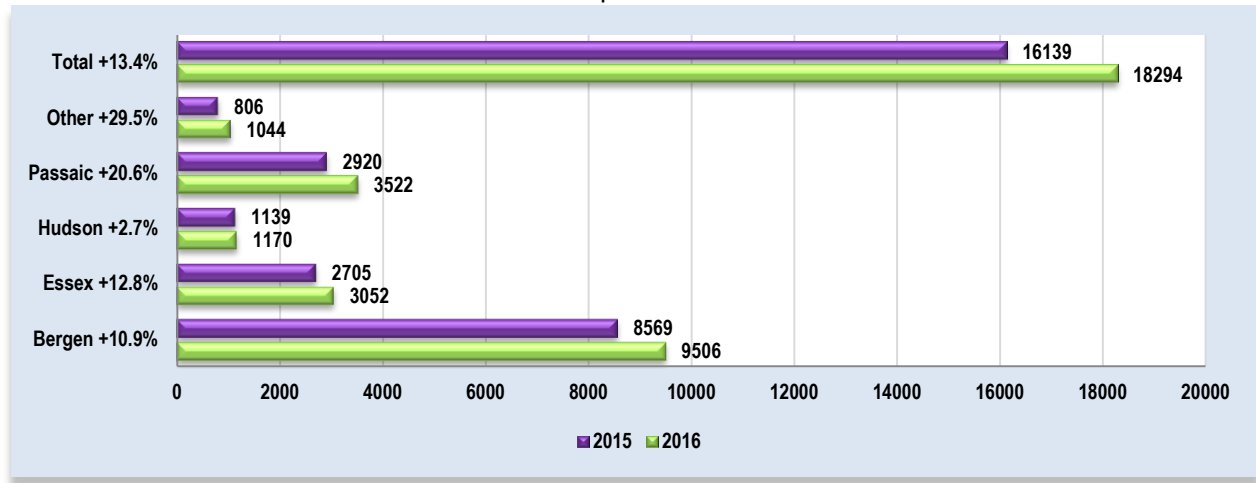
2012-2016



*Excludes Rentals

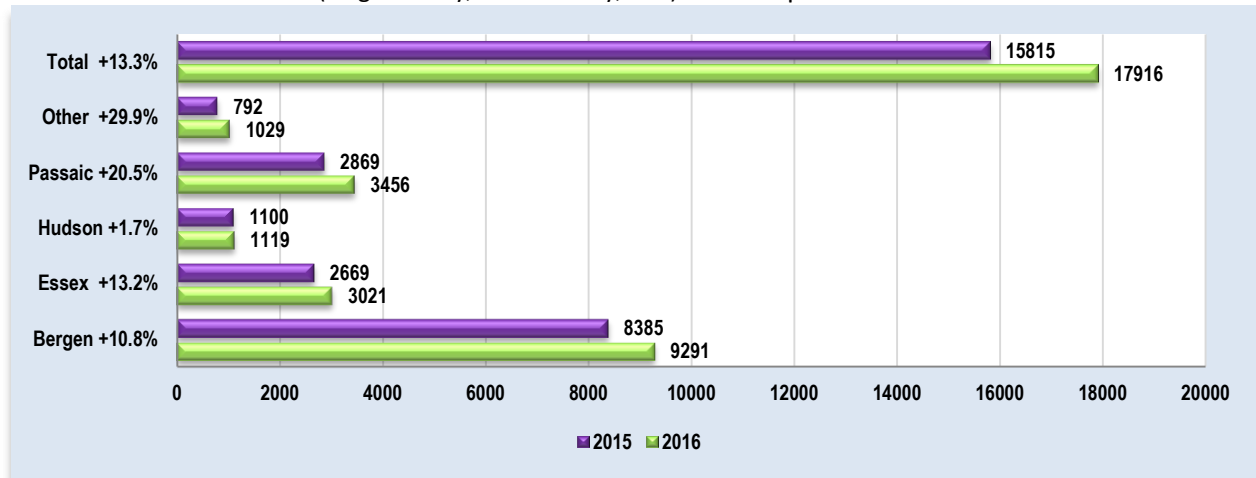
YTD Under Contract by County - All Categories*

As of September 30th



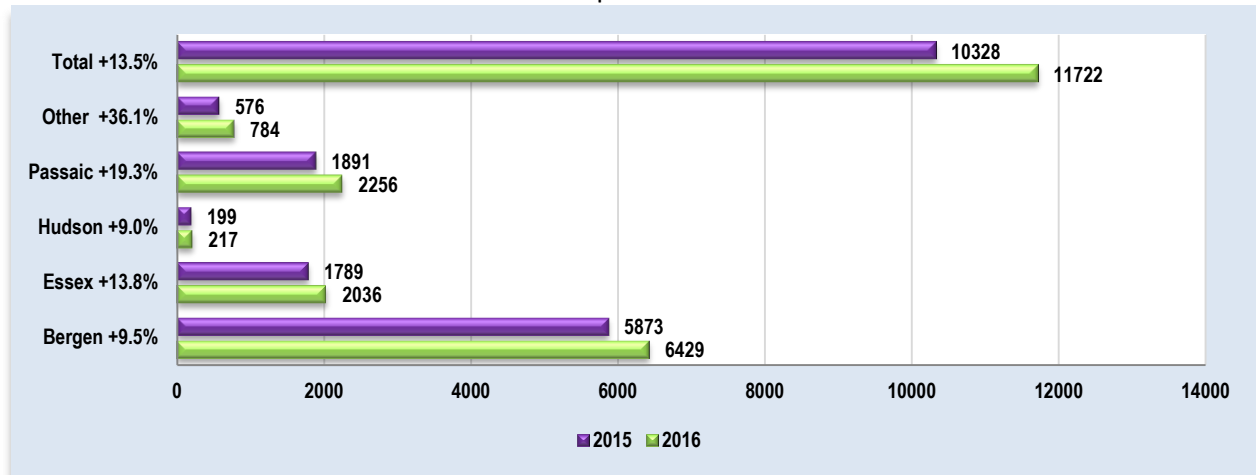
YTD Under Contract by County - Residential

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



YTD Under Contract by County - Single Family

As of September 30th

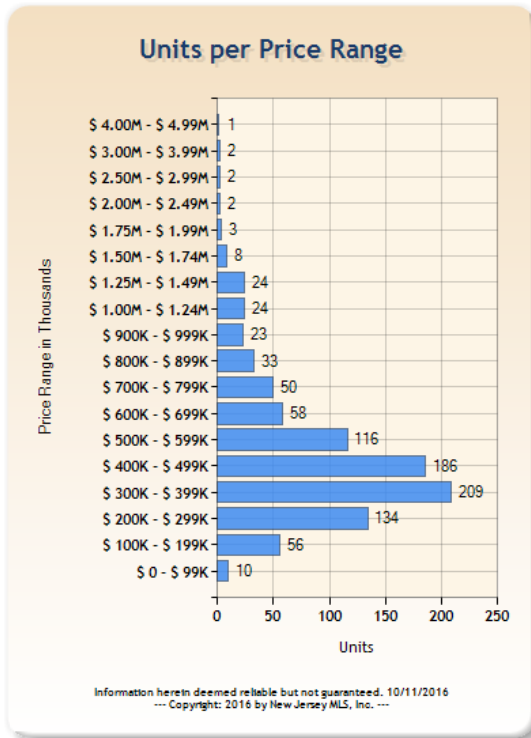


*Excludes Rentals

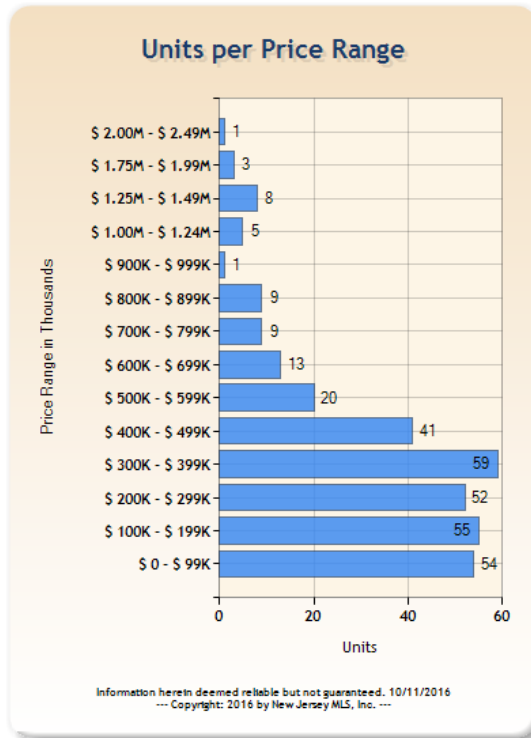
Under Contract by Price Range - RES

(Single Family, Multi-Family, CCT) – September 2016

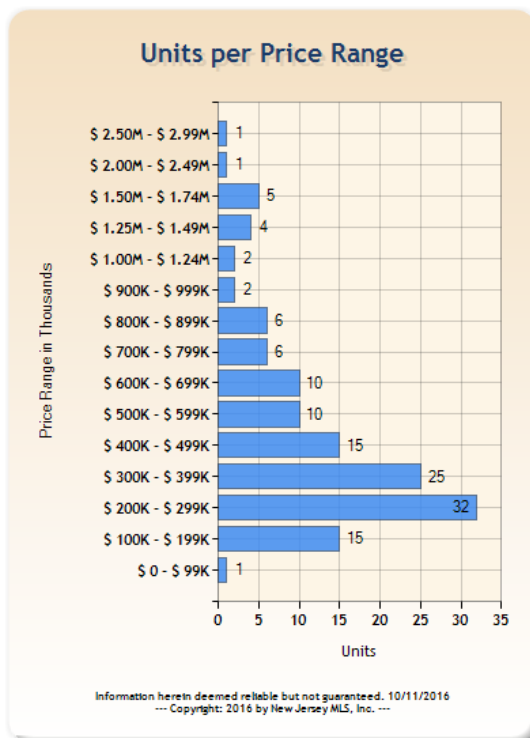
Bergen



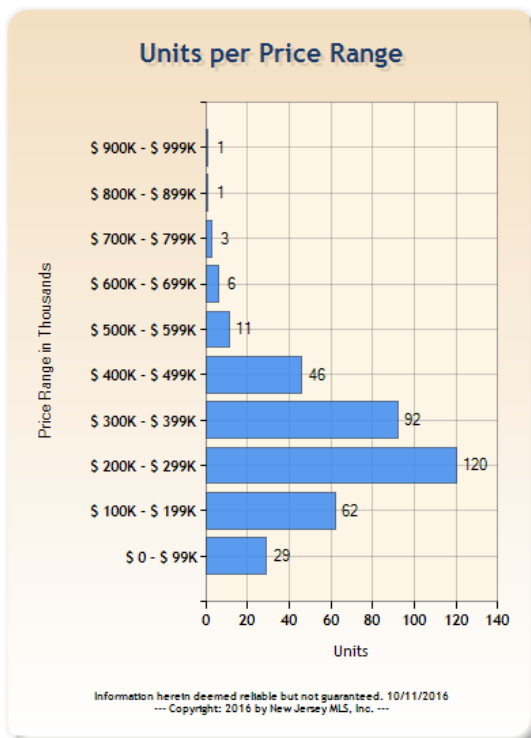
Essex



Hudson



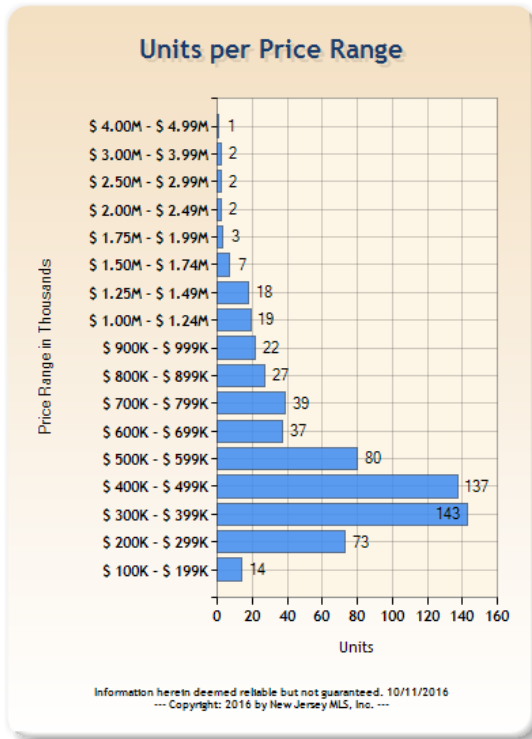
Passaic



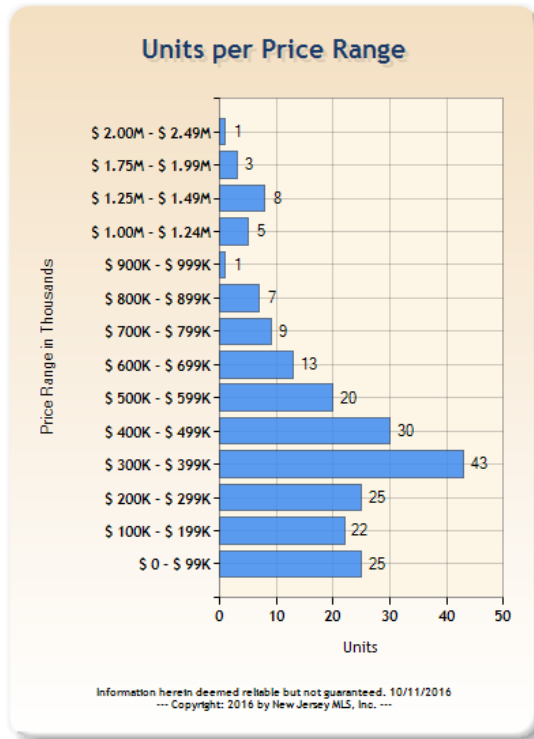
Under Contract by Price Range – Single Family

September 2016

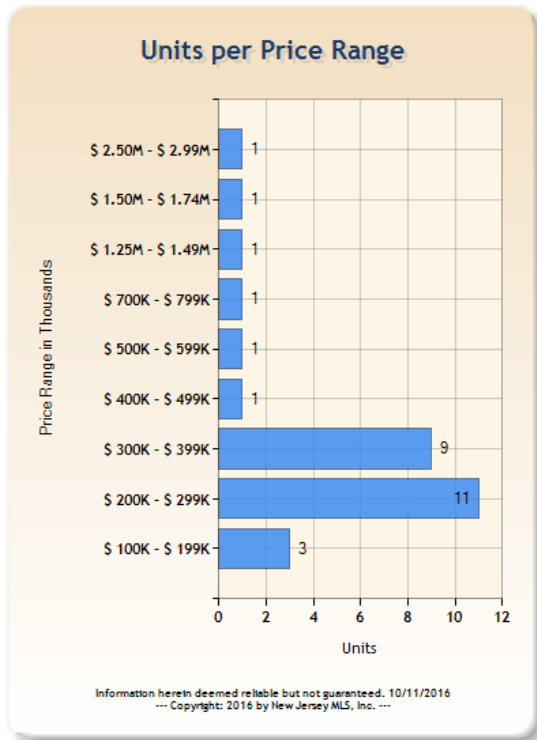
Bergen



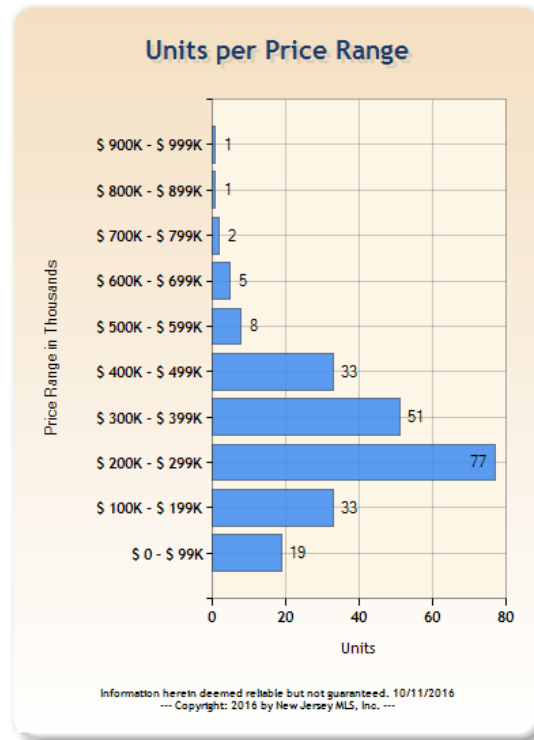
Essex



Hudson



Passaic

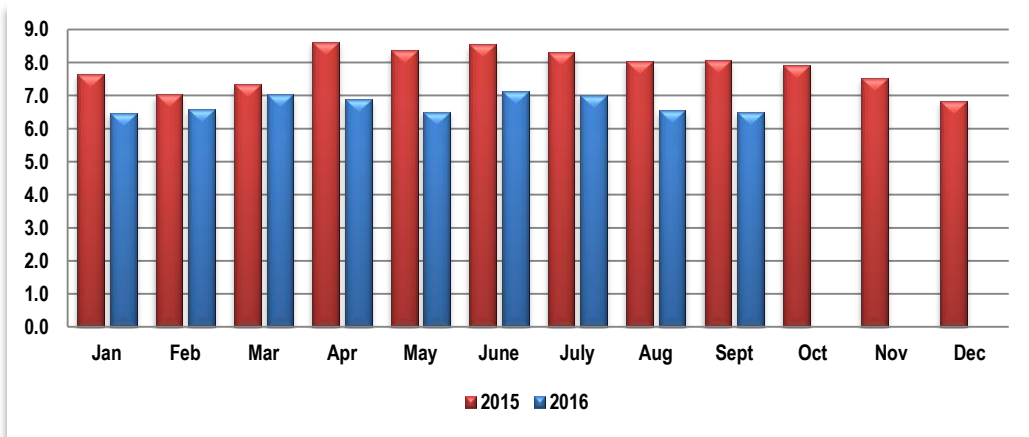


Absorption Rate (Months Inventory)

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

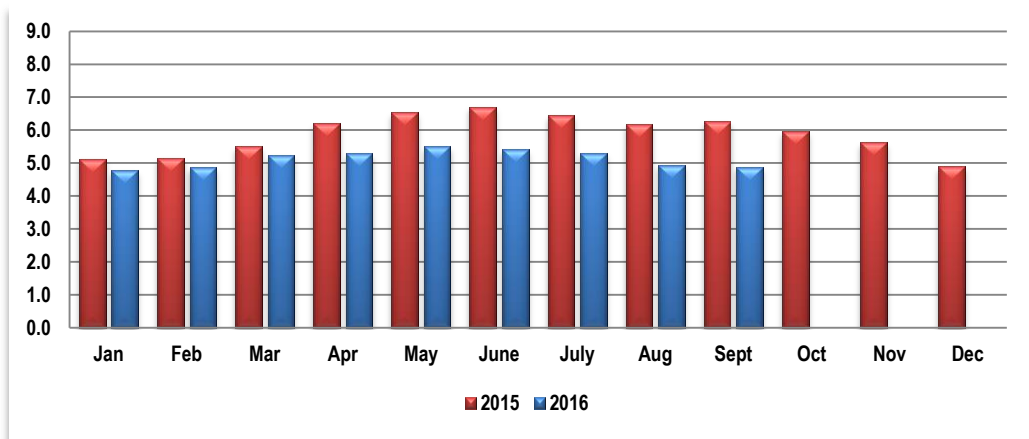
All Categories – 6.5 Months

(All Categories except Rental)



Residential – 4.9 Months

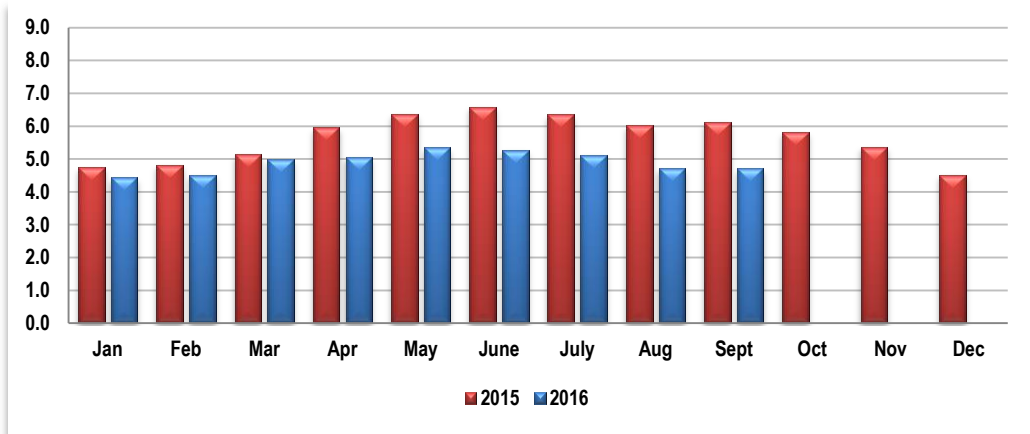
(Single Family, Multi-Family, CCT)



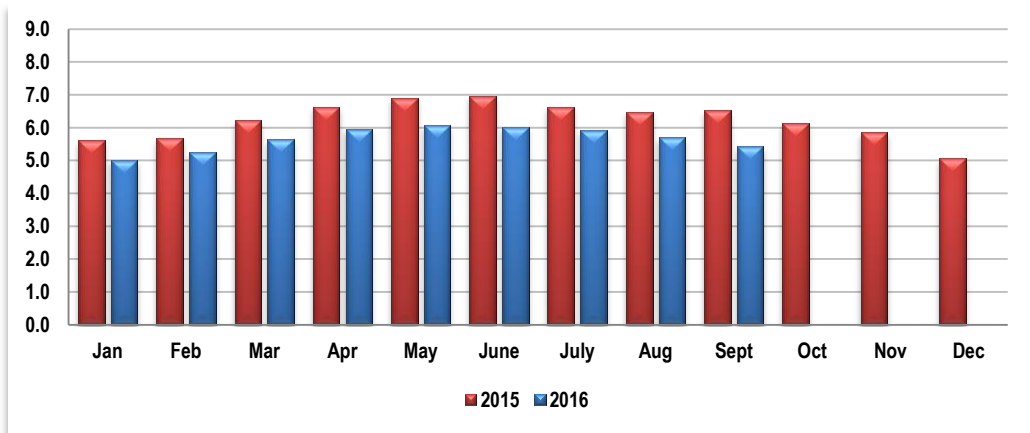
Absorption Rate (Months Inventory)

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

Single Family – 4.7 Months

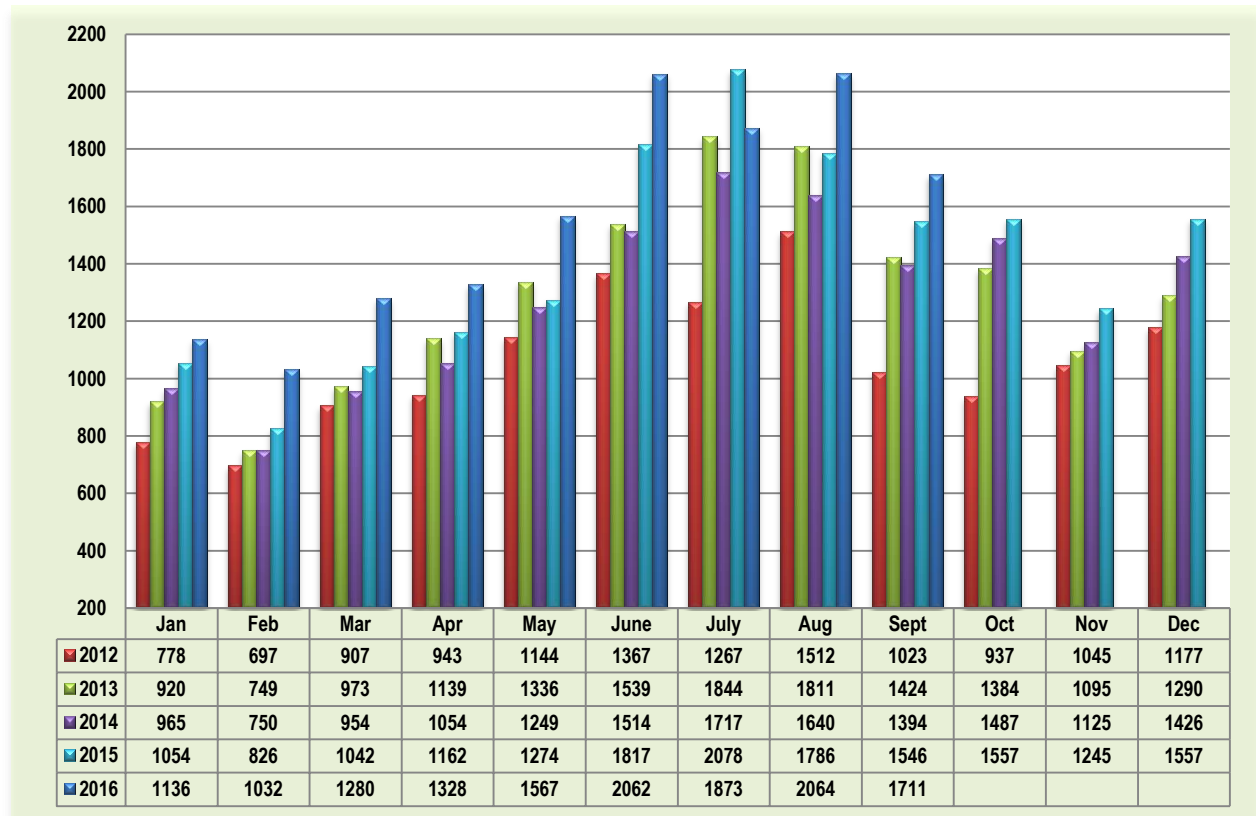


Condo/Co-op/Townhouse – 5.4 Months



Total Units Sold – All Categories*

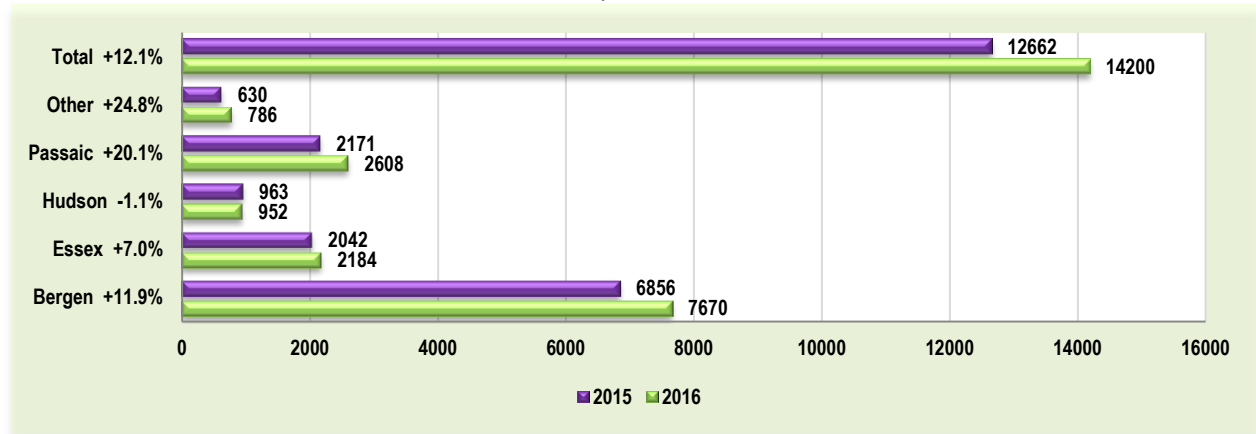
All Categories 2012-2016



*Excludes Rentals

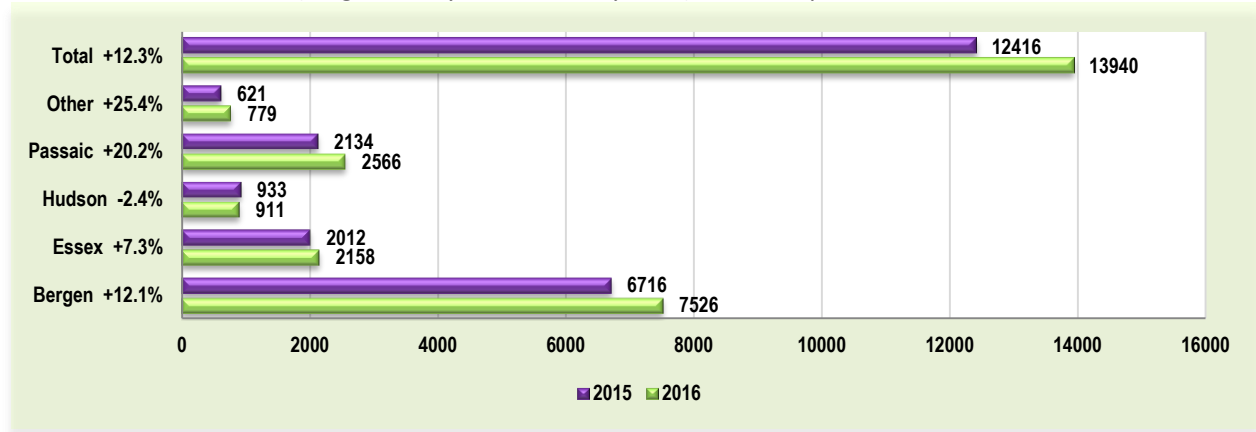
YTD Sold by County - All Categories*

As of September 30th



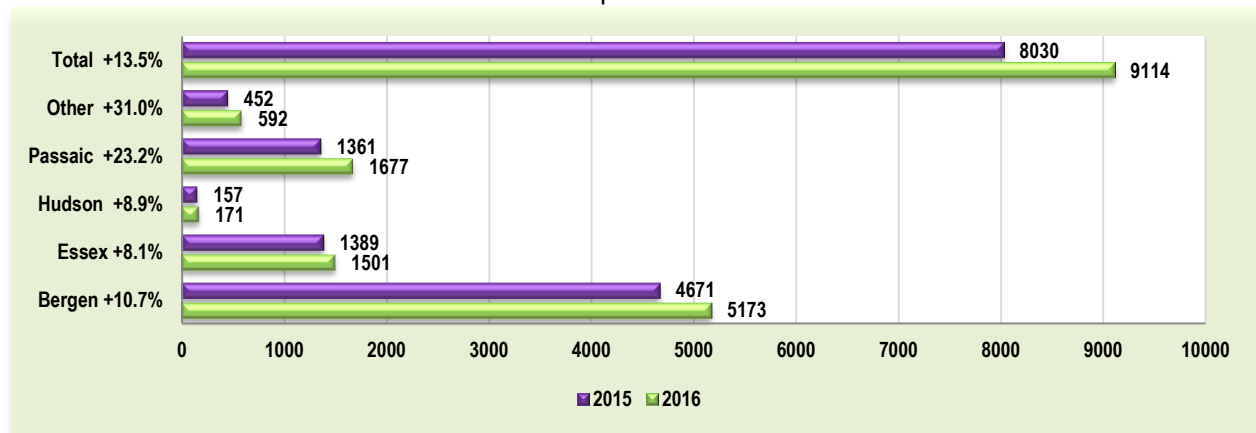
YTD Sold by County - Residential

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



YTD Sold by County - Single Family

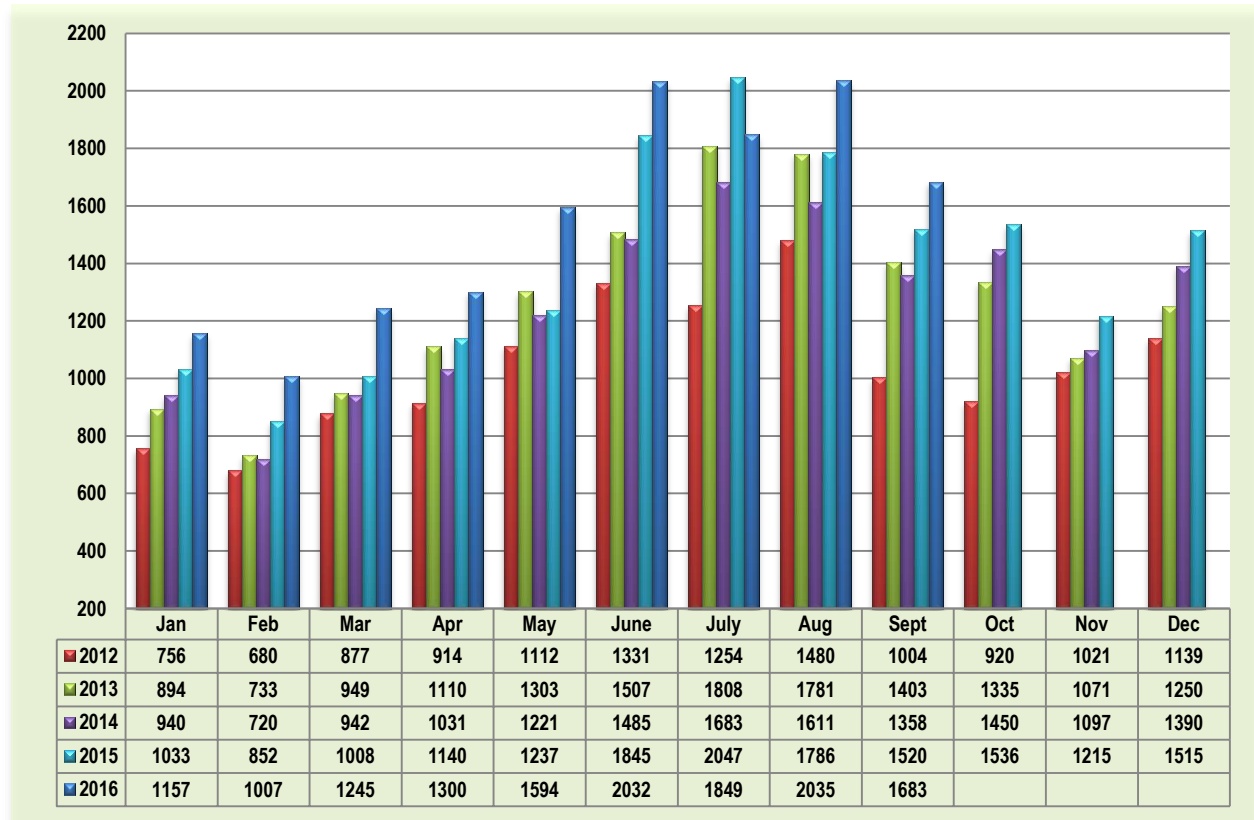
As of September 30th



*Excludes Rentals

Total Residential Units Sold

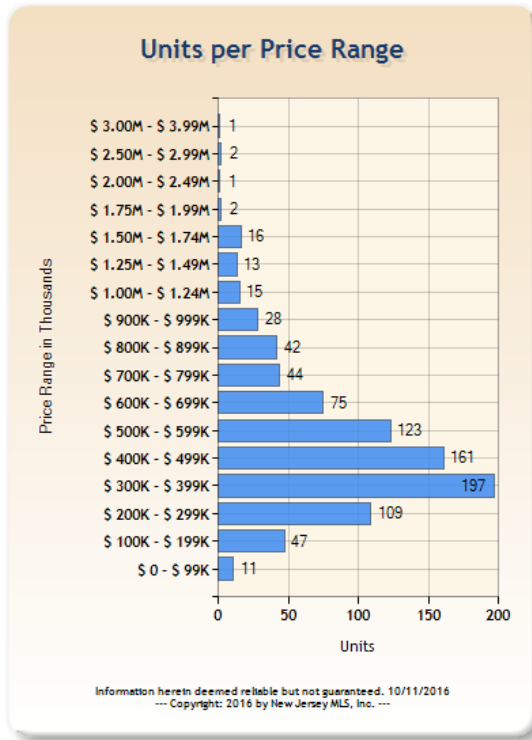
2012-2016



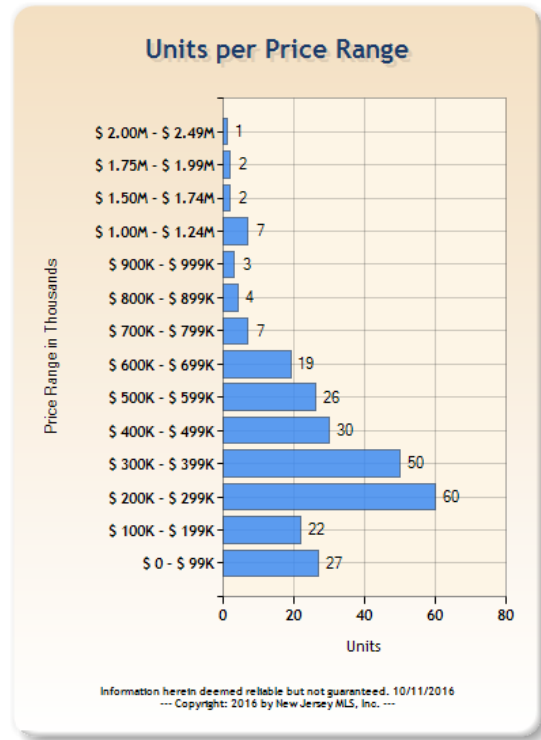
Units Sold by Price Range - RES

(Single Family, Multi-Family, CCT) – September 2016

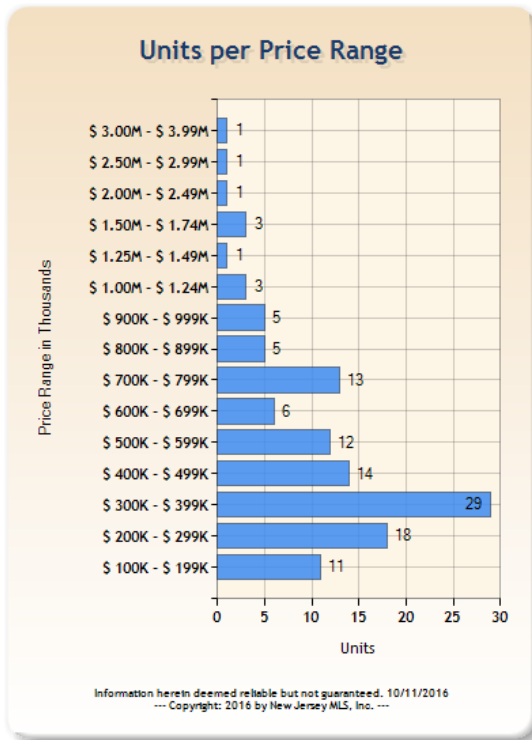
Bergen



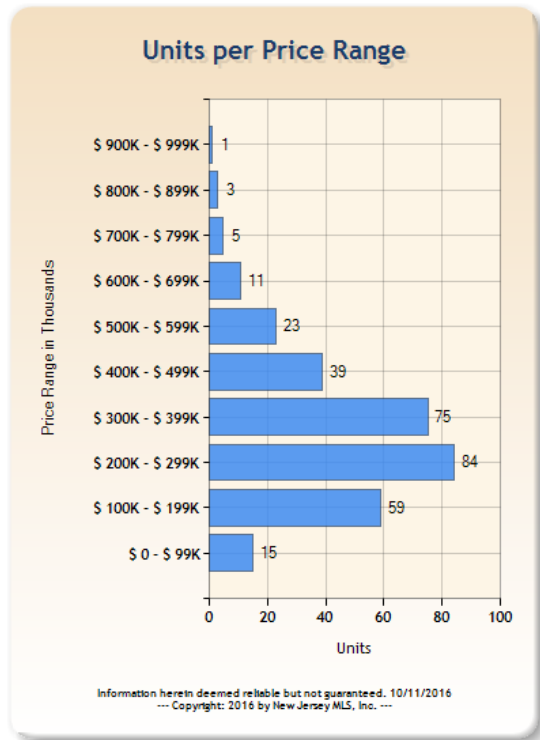
Essex



Hudson

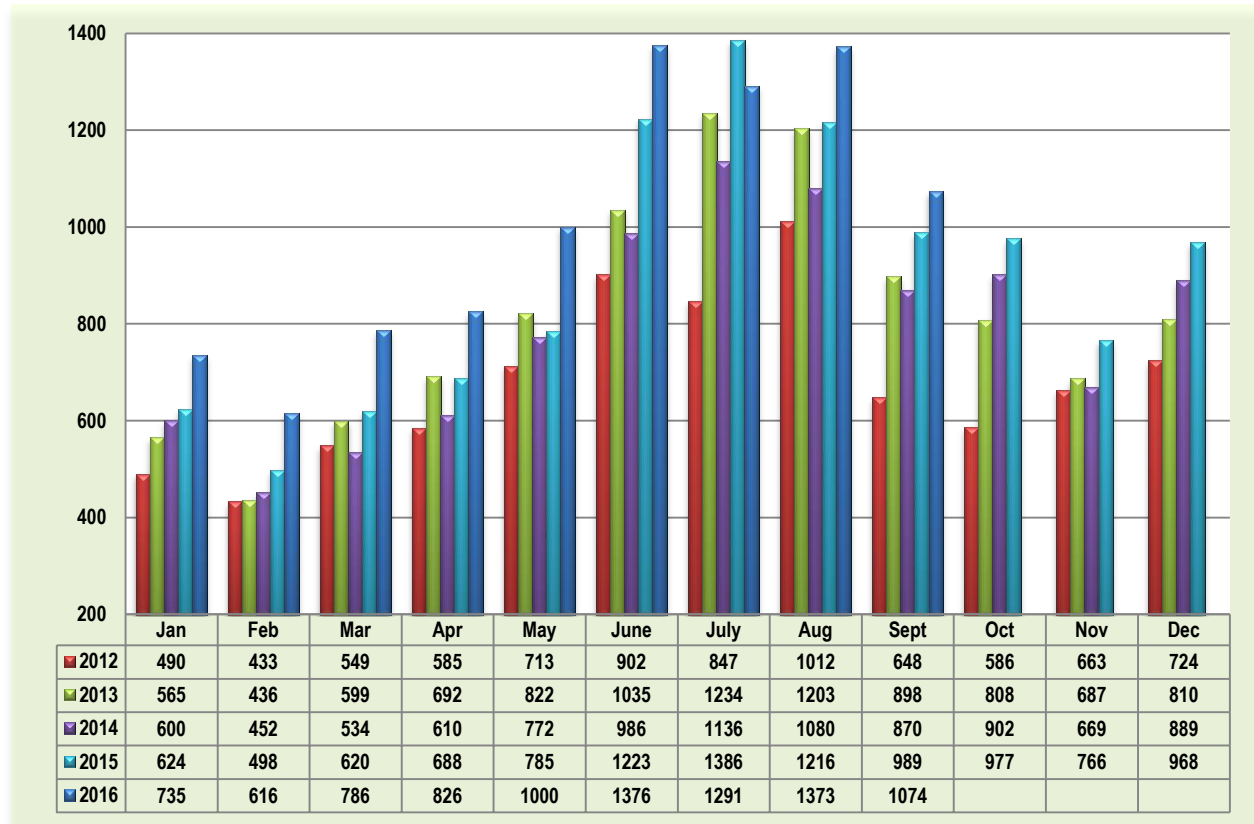


Passaic



Total Single Family Units Sold

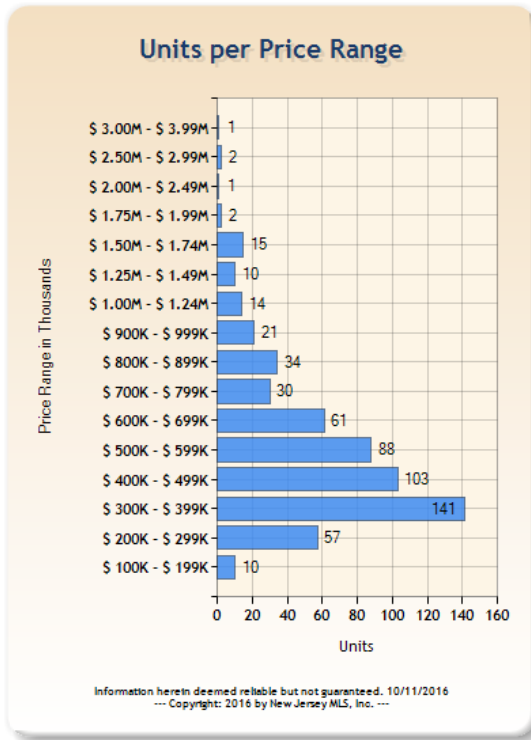
2012-2016



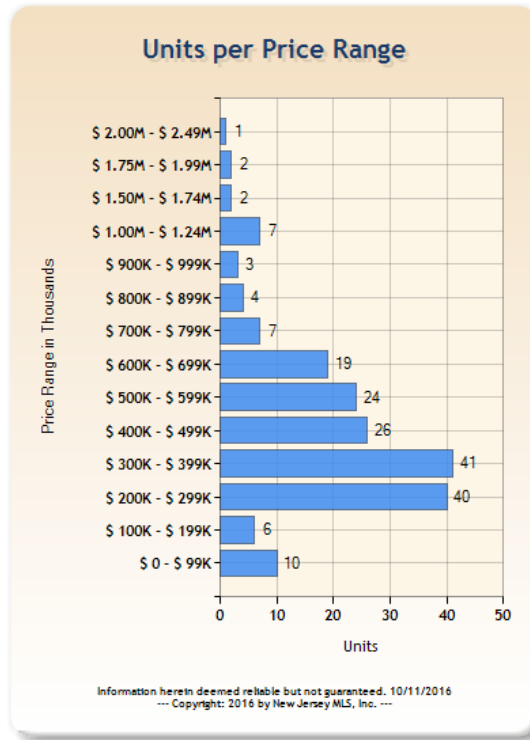
Units Sold by Price Range – Single Family

September 2016

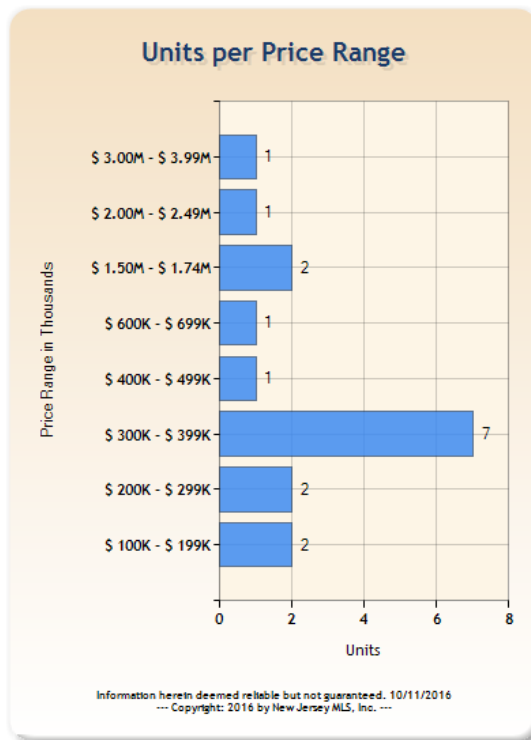
Bergen



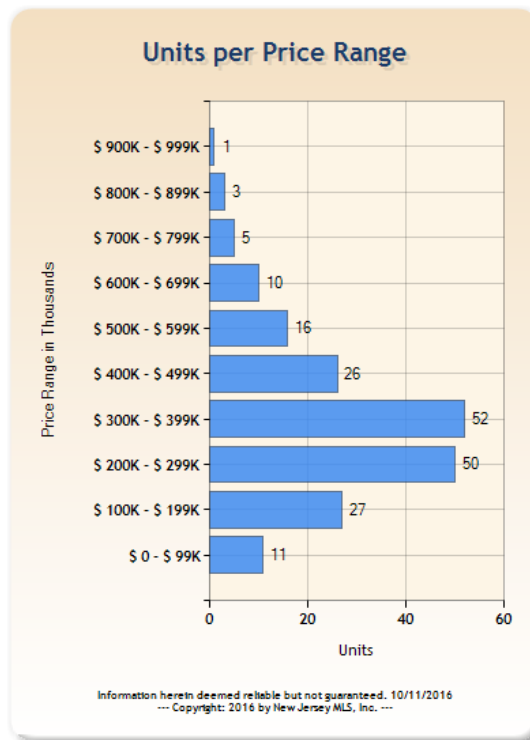
Essex



Hudson

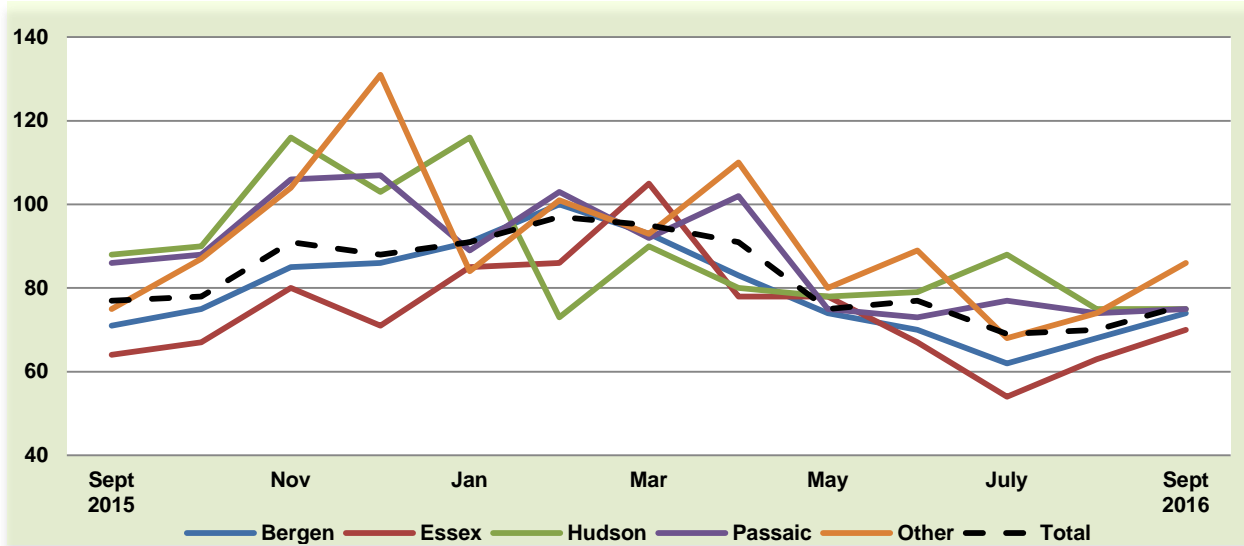


Passaic



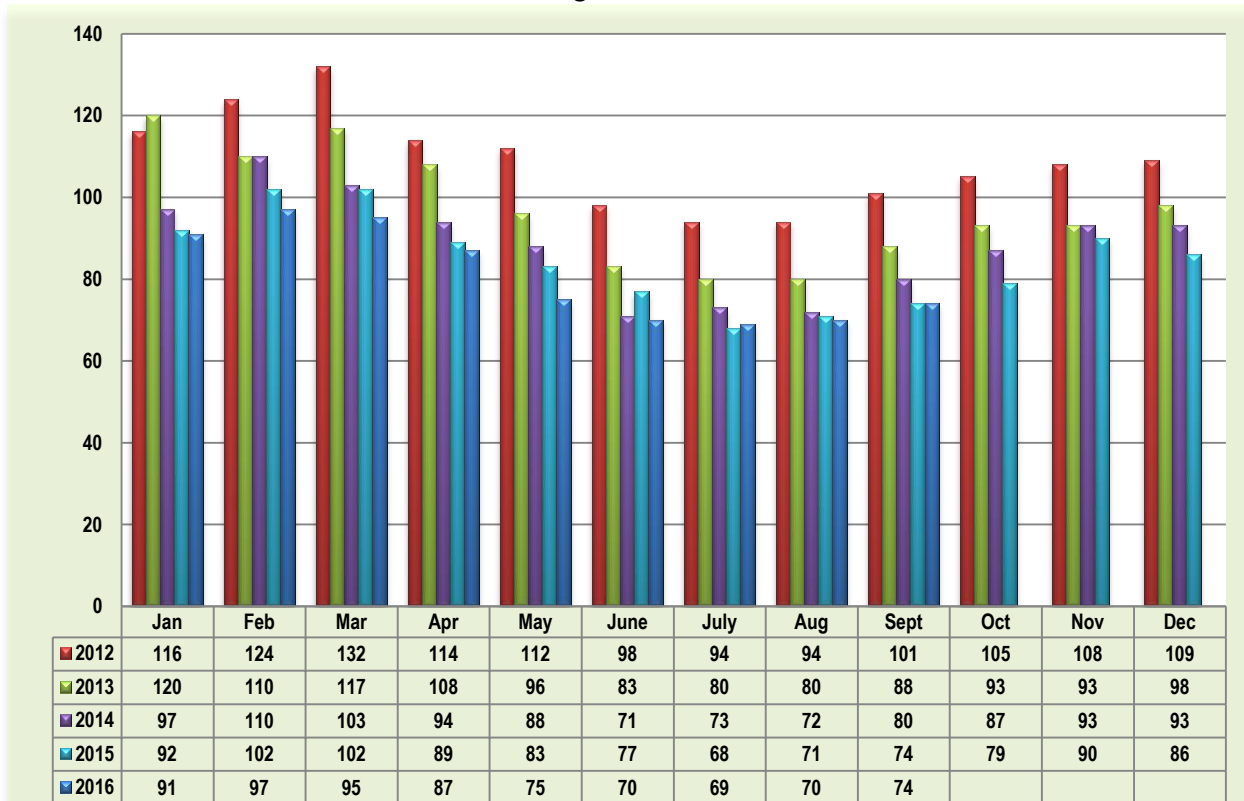
Average Days on the Market by County – All Categories

Past 12 Months



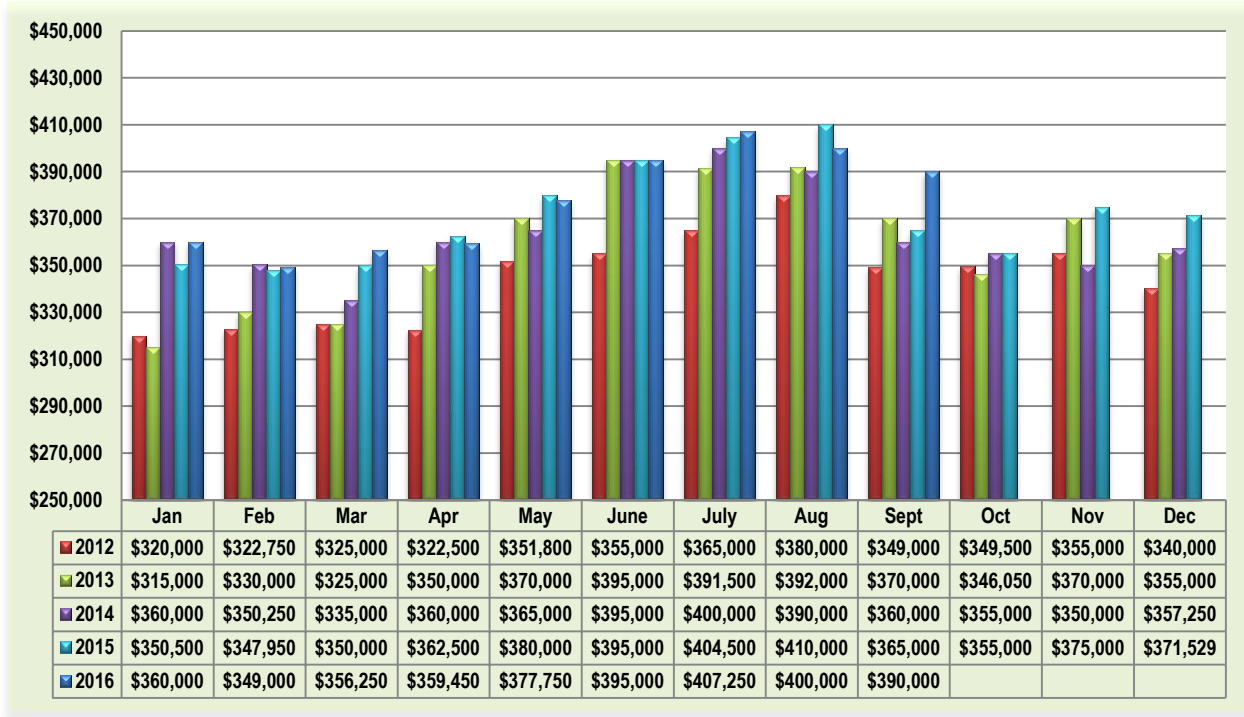
Average Days on the Market – All Counties

All Categories 2012-2016

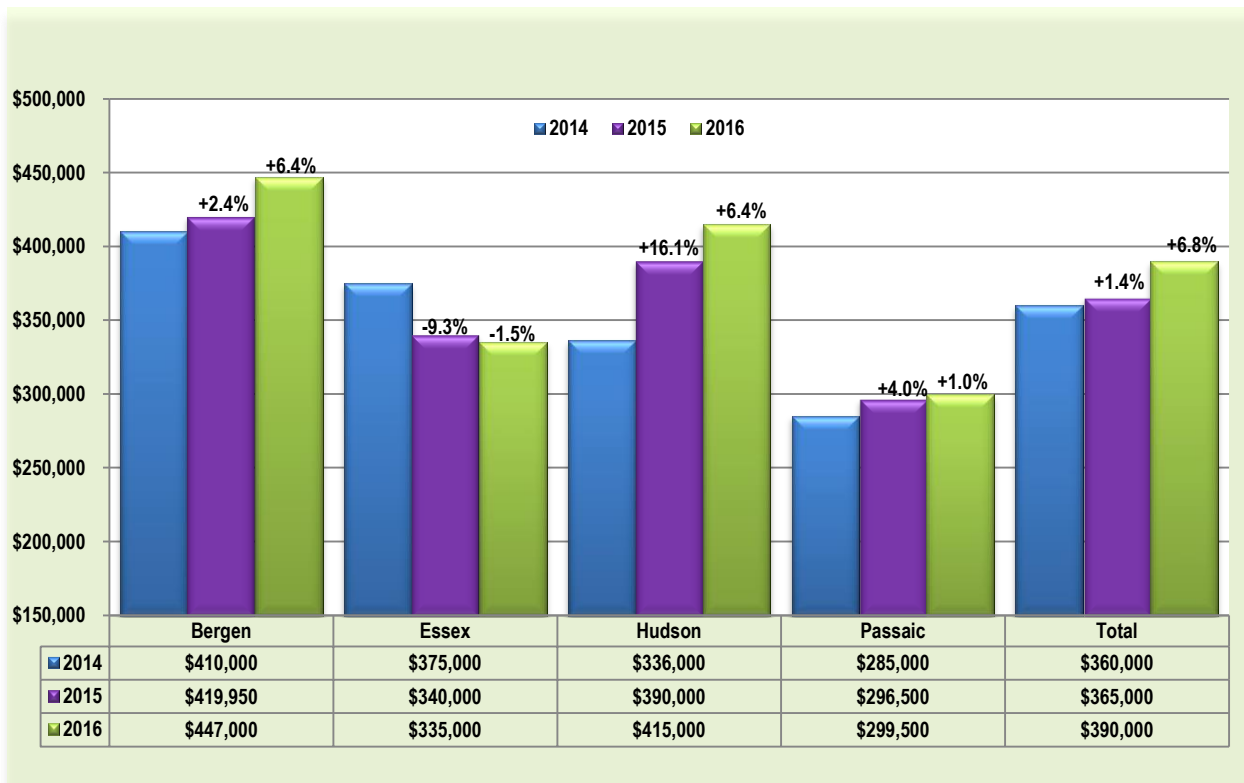


Median Sold Price – All Categories*

2012-2016



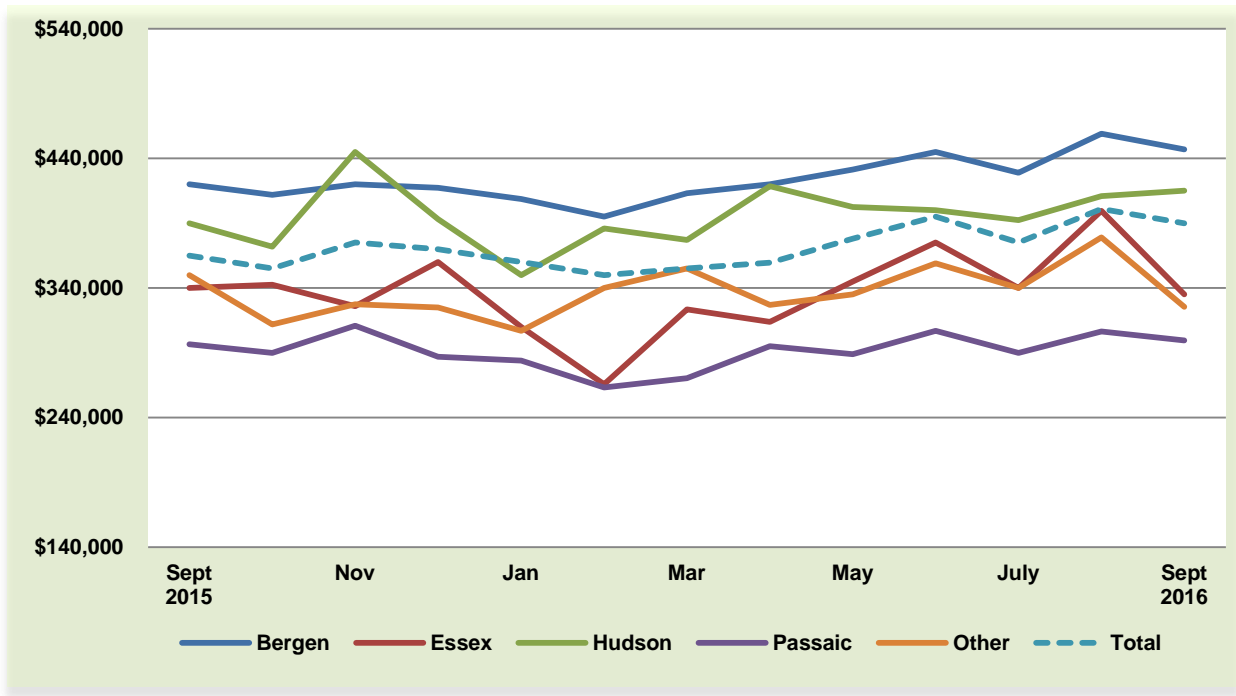
Month of September



*Excludes Rentals

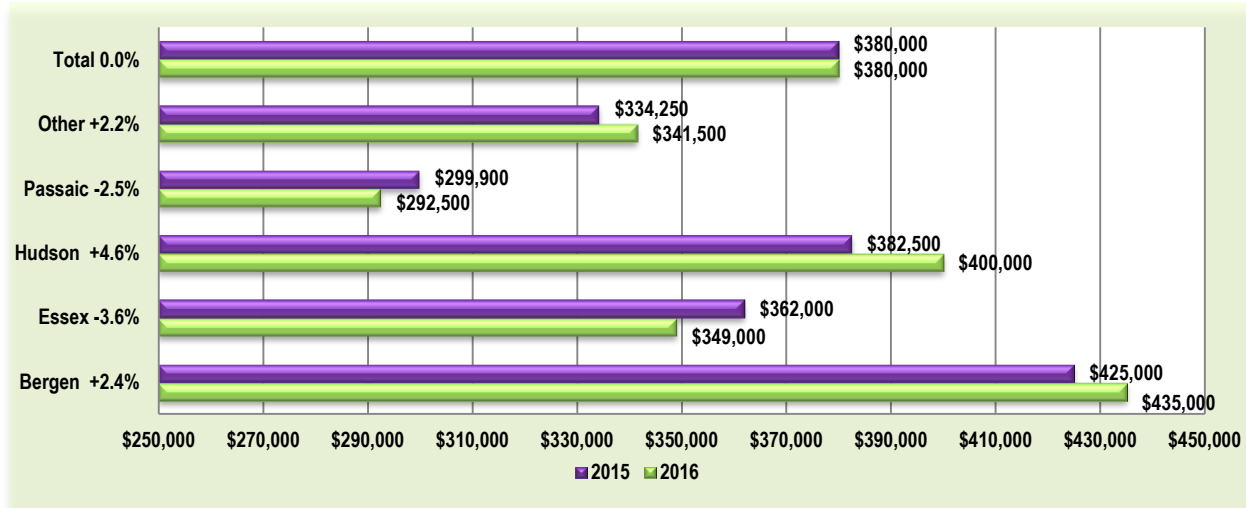
Median Sold Price by County – All Categories*

Past 12 months



YTD Median Sold Price – All Categories*

2015 vs. 2016 - As of September 30th

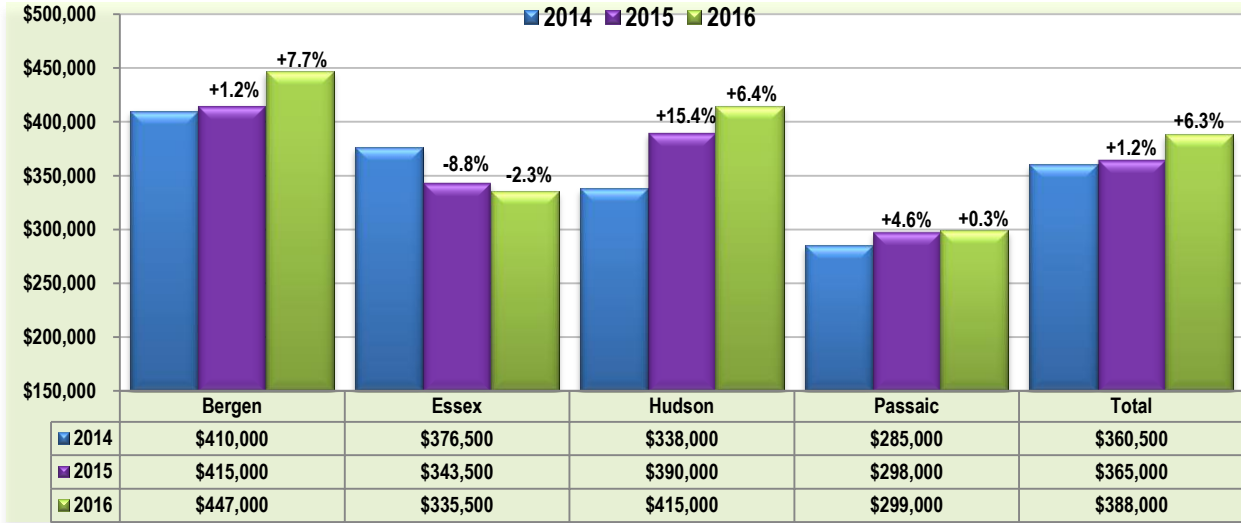


*Excludes Rentals

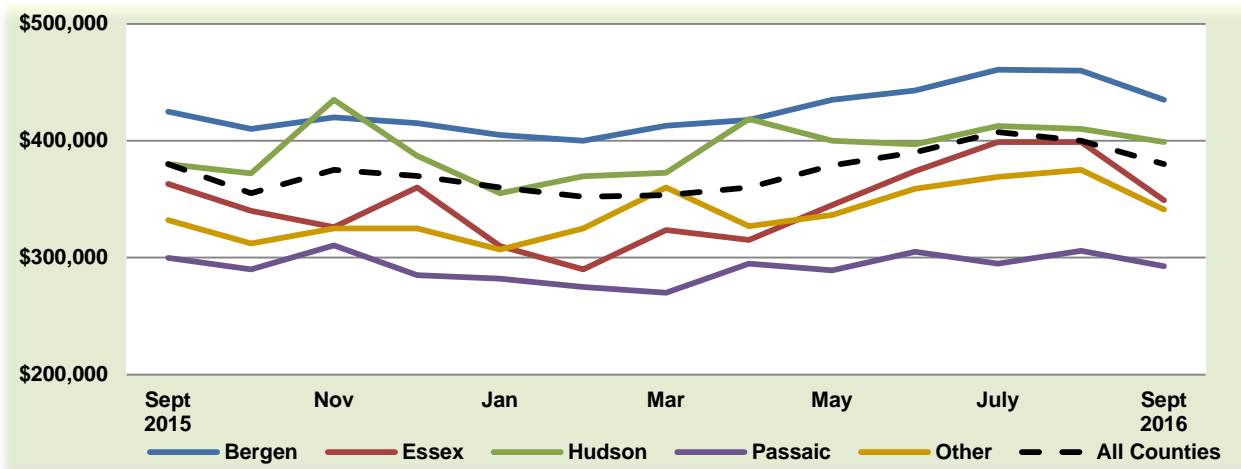
Median Sold Price – Residential

(Single Family, CCT, Multi-Family)

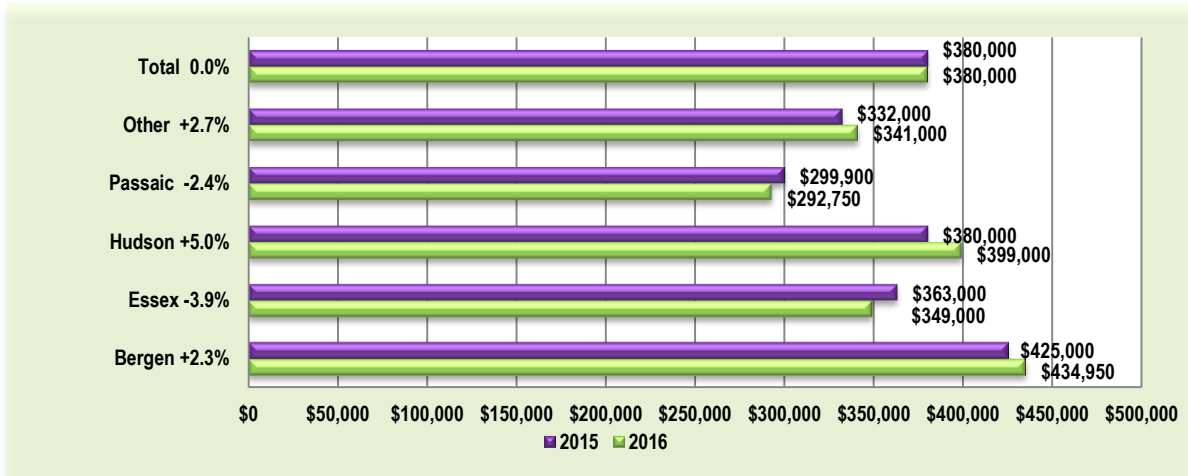
Median Sold Price by County –Month of September



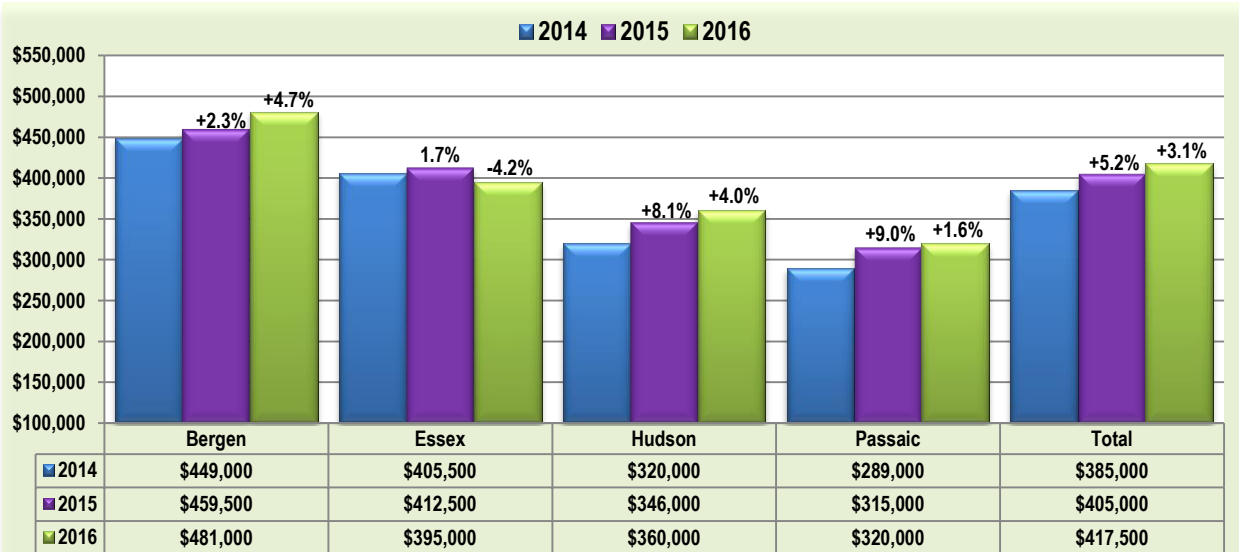
Past 12 Months



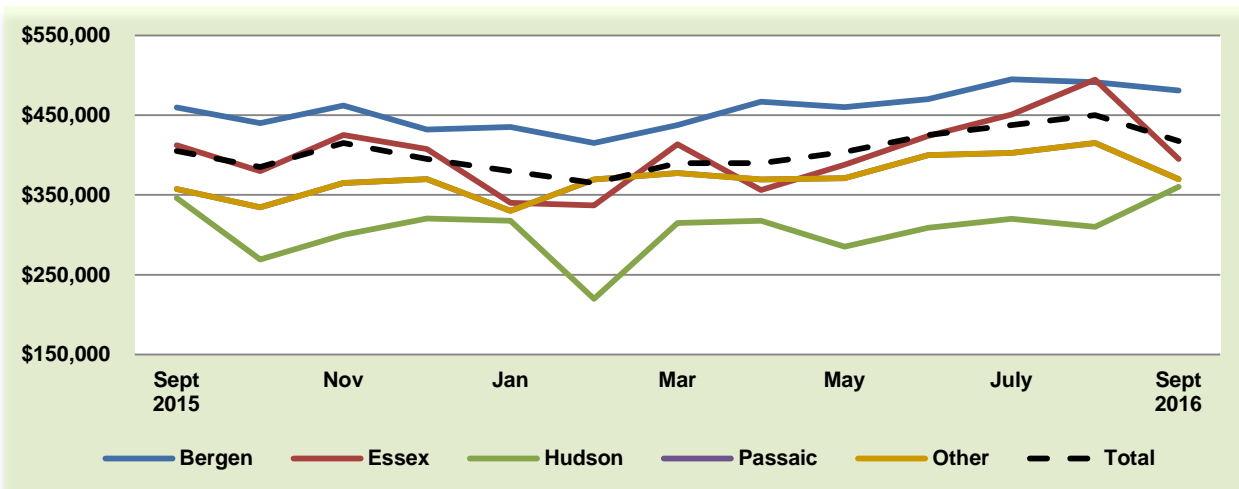
YTD 2015 vs. 2016 - As of September 30th



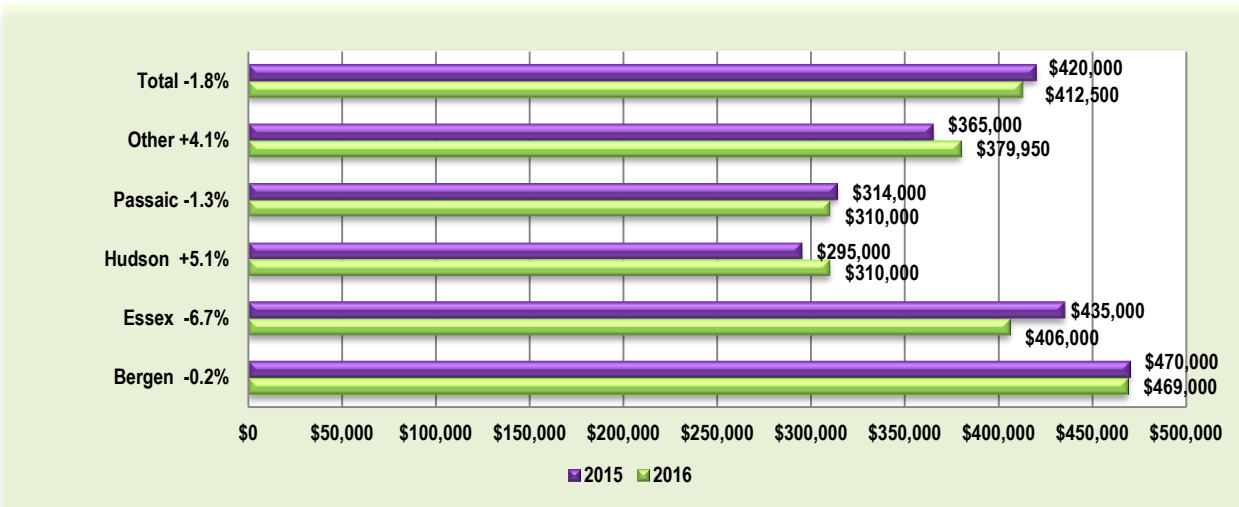
Median Sold Price – Single Family Month of September



Past 12 Months



YTD 2015 vs. 2016 - As of September 30th



Single Family Quarterly Town Comparison Bergen

Residential	# of Solds			Median Sold Price		
	3Q16	3Q15	% Change	3Q16	3Q15	% Change
BERGEN COUNTY	2100	2068	1.5%	\$490,000	\$485,000	1.0%
ALLENDALE	30	29	3.4%	\$644,500	\$705,533	-8.7%
ALPINE	1	6	-83.3%	\$5,500,000	\$6,052,500	-9.1%
BERGENFIELD	64	80	-20.0%	\$324,950	\$315,000	3.2%
BOGOTA	20	8	150.0%	\$307,500	\$309,000	-0.5%
CARLSTADT	4	6	-33.3%	\$380,500	\$322,000	18.2%
CLIFFSIDE PARK	17	13	30.8%	\$415,000	\$384,000	8.1%
CLOSTER	40	37	8.1%	\$741,750	\$585,000	26.8%
CRESSKILL	40	30	33.3%	\$663,750	\$647,500	2.5%
DEMAREST	22	19	15.8%	\$726,250	\$730,000	-0.5%
DUMONT	36	39	-7.7%	\$363,250	\$353,000	2.9%
EAST RUTHERFORD	9	5	80.0%	\$322,000	\$387,000	-16.8%
EDGEWATER	4	4	0.0%	\$640,000	\$562,500	13.8%
ELMWOOD PARK	43	30	43.3%	\$300,000	\$323,500	-7.3%
EMERSON	30	29	3.4%	\$465,000	\$480,000	-3.1%
ENGLEWOOD	45	41	9.8%	\$380,000	\$385,000	-1.3%
ENGLEWOOD CLIFFS	24	17	41.2%	\$1,135,000	\$1,300,000	-12.7%
FAIR LAWN	107	87	23.0%	\$420,000	\$380,000	10.5%
FAIRVIEW	5	3	66.7%	\$300,000	\$320,000	-6.3%
FORT LEE	27	21	28.6%	\$635,000	\$585,999	8.4%
FRANKLIN LAKES	27	37	-27.0%	\$927,000	\$965,000	-3.9%
GARFIELD	14	8	75.0%	\$234,500	\$285,500	-17.9%
GLEN ROCK	53	57	-7.0%	\$665,000	\$645,000	3.1%
HACKENSACK	31	26	19.2%	\$335,000	\$348,250	-3.8%
HARRINGTON PARK	26	23	13.0%	\$635,000	\$642,000	-1.1%
HASBROUCK HGHTS	30	36	-16.7%	\$398,250	\$383,000	4.0%
HAWORTH	20	9	122.2%	\$580,000	\$534,000	8.6%
HILLSDALE	35	46	-23.9%	\$517,000	\$545,000	-5.1%
HO-HO-KUS	18	18	0.0%	\$777,500	\$915,000	-15.0%
LEONIA	23	16	43.8%	\$531,000	\$530,000	0.2%
LITTLE FERRY	16	18	-11.1%	\$307,000	\$275,000	11.6%
LODI	18	16	12.5%	\$290,000	\$287,500	0.9%
LYNDHURST	23	23	0.0%	\$315,000	\$349,900	-10.0%
MAHWAH	41	51	-19.6%	\$672,500	\$649,900	3.5%
MAYWOOD	36	25	44.0%	\$375,000	\$369,500	1.5%
MIDLAND PARK	26	27	-3.7%	\$419,500	\$450,000	-6.8%

Single Family Quarterly Town Comparison Bergen cont.

Residential	# of Solds			Median Sold Price		
	3Q16	3Q15	% Change	3Q16	3Q15	% Change
BERGEN COUNTY (con't)	2100	2068	1.5%	\$490,000	\$485,000	1.0%
MONTVALE	25	26	-3.8%	\$605,000	\$511,975	18.2%
MOONACHIE	4	1	300.0%	\$346,000	\$427,500	-19.1%
NEW MILFORD	46	44	4.5%	\$372,500	\$368,500	1.1%
NORTH ARLINGTON	16	25	-36.0%	\$318,000	\$314,000	1.3%
NORTHVALE	14	18	-22.2%	\$472,500	\$447,500	5.6%
NORWOOD	22	14	57.1%	\$554,000	\$505,000	9.7%
OAKLAND	36	45	-20.0%	\$471,750	\$424,750	11.1%
OLD TAPPAN	18	17	5.9%	\$735,000	\$762,000	-3.5%
ORADELL	38	31	22.6%	\$596,500	\$558,000	6.9%
PALISADES PARK	5	2	150.0%	\$533,000	\$528,750	0.8%
PARAMUS	63	74	-14.9%	\$600,000	\$580,000	3.4%
PARK RIDGE	29	30	-3.3%	\$477,000	\$499,000	-4.4%
RAMSEY	45	51	-11.8%	\$580,000	\$612,000	-5.2%
RIDGEFIELD	17	18	-5.6%	\$400,000	\$395,000	1.3%
RIDGEFIELD PARK	19	13	46.2%	\$310,000	\$325,000	-4.6%
RIDGEWOOD	102	116	-12.1%	\$783,000	\$782,500	0.1%
RIVER EDGE	36	31	16.1%	\$478,500	\$465,000	2.9%
RIVER VALE	34	32	6.3%	\$578,500	\$589,475	-1.9%
ROCHELLE PARK	30	19	57.9%	\$325,500	\$312,000	4.3%
ROCKLEIGH	1	1	0.0%	\$3,740,000	\$575,000	550.4%
RUTHERFORD	45	47	-4.3%	\$475,000	\$418,000	13.6%
SADDLE BROOK	27	44	-38.6%	\$385,000	\$329,450	16.9%
SADDLE RIVER	9	9	0.0%	\$1,255,000	\$1,350,000	-7.0%
SOUTH HACKENSACK	4	2	100.0%	\$328,500	\$262,500	25.1%
TEANECK	123	87	41.4%	\$380,000	\$365,000	4.1%
TENAFLY	54	69	-21.7%	\$947,500	\$800,000	18.4%
TETERBORO	0	0	n/a	\$0	\$0	n/a
TWP OF WASHINGTON	34	25	36.0%	\$486,250	\$449,000	8.3%
UPPER SADDLE RIVER	37	32	15.6%	\$935,000	\$980,000	-4.6%
WALDWICK	27	56	-51.8%	\$415,000	\$422,500	-1.8%
WALLINGTON	7	2	250.0%	\$335,000	\$428,750	-21.9%
WESTWOOD	23	39	-41.0%	\$469,000	\$435,000	7.8%
WOOD RIDGE	30	18	66.7%	\$347,500	\$362,500	-4.1%
WOODCLIFF LAKE	21	28	-25.0%	\$755,000	\$824,389	-8.4%
WYCKOFF	54	62	-12.9%	\$755,000	\$687,500	9.8%

Single Family Quarterly Town Comparison Essex

Residential	# of Solds			Median Sold Price		
	3Q16	3Q15	% Change	3Q16	3Q15	% Change
ESSEX COUNTY	659	642	2.6%	\$449,000	\$450,000	-0.2%
BELLEVILLE	49	32	53.1%	\$260,000	\$252,850	2.8%
BLOOMFIELD	90	79	13.9%	\$320,350	\$319,000	0.4%
CALDWELL	8	14	-42.9%	\$454,000	\$503,750	-9.9%
CEDAR GROVE	24	34	-29.4%	\$445,750	\$436,500	2.1%
EAST ORANGE	13	11	18.2%	\$129,000	\$94,000	37.2%
ESSEX FELLS	6	10	-40.0%	\$950,250	\$707,500	34.3%
FAIRFIELD	5	9	-44.4%	\$330,000	\$450,000	-26.7%
GLEN RIDGE	55	43	27.9%	\$710,000	\$680,000	4.4%
IRVINGTON	13	10	30.0%	\$50,000	\$71,950	-30.5%
LIVINGSTON	34	35	-2.9%	\$526,000	\$665,000	-20.9%
MAPLEWOOD	7	3	133.3%	\$455,000	\$360,000	26.4%
MILLBURN	3	4	-25.0%	\$932,000	\$678,500	37.4%
MONTCLAIR	130	122	6.6%	\$787,000	\$736,363	6.9%
NEWARK	17	21	-19.0%	\$220,000	\$129,500	69.9%
NORTH CALDWELL	15	18	-16.7%	\$700,000	\$687,750	1.8%
NUTLEY	45	47	-4.3%	\$363,000	\$355,000	2.3%
ORANGE	3	4	-25.0%	\$72,000	\$241,400	-70.2%
ROSELAND	9	8	12.5%	\$619,500	\$547,500	13.2%
SOUTH ORANGE VILLAGE	12	14	-14.3%	\$663,000	\$642,500	3.2%
VERONA	34	43	-20.9%	\$521,250	\$535,418	-2.6%
WEST CALDWELL	36	30	20.0%	\$482,500	\$489,000	-1.3%
WEST ORANGE	51	51	0.0%	\$360,000	\$380,000	-5.3%

Single Family Quarterly Town Comparison Hudson

Residential	# of Solds			Median Sold Price		
	3Q16	3Q15	% Change	3Q16	3Q15	% Change
HUDSON COUNTY	53	56	-5.4%	\$335,000	\$317,250	5.6%
BAYONNE	3	0	n/a	\$178,000	\$0	n/a
EAST NEWARK	0	0	n/a	\$0	\$0	n/a
GUTTENBERG	1	0	n/a	\$357,000	\$0	n/a
HARRISON	4	4	0.0%	\$227,500	\$238,250	-4.5%
HOBOKEN	7	5	40.0%	\$2,400,000	\$2,215,000	8.4%
JERSEY CITY	7	6	16.7%	\$310,000	\$208,000	49.0%
KEARNY	17	25	-32.0%	\$255,000	\$265,900	-4.1%
NORTH BERGEN	8	6	33.3%	\$342,500	\$330,000	3.8%
SECAUCUS	6	6	0.0%	\$400,000	\$433,500	-7.7%
UNION CITY	0	2	-100.0%	\$0	\$364,450	-100.0%
WEEHAWKEN	0	1	-100.0%	\$0	\$2,150,000	-100.0%
WEST NEW YORK	0	1	-100.0%	\$0	\$630,000	-100.0%

Single Family Quarterly Town Comparison Passaic

Residential	# of Solds			Median Sold Price		
	3Q16	3Q15	% Change	3Q16	3Q15	% Change
PASSAIC COUNTY	686	624	9.9%	\$315,500	\$319,500	-1.3%
BLOOMINGDALE	22	21	4.8%	\$287,000	\$305,000	-5.9%
CLIFTON	153	124	23.4%	\$310,000	\$311,000	-0.3%
HALEDON	10	8	25.0%	\$229,000	\$233,500	-1.9%
HAWTHORNE	46	36	27.8%	\$308,000	\$330,000	-6.7%
LITTLE FALLS	27	23	17.4%	\$375,000	\$299,900	25.0%
NORTH HALEDON	29	23	26.1%	\$387,000	\$330,000	17.3%
PASSAIC	21	10	110.0%	\$295,000	\$317,500	-7.1%
PATERSON	47	42	11.9%	\$157,000	\$173,500	-9.5%
POMPTON LAKES	29	27	7.4%	\$245,000	\$265,000	-7.5%
PROSPECT PARK	3	2	50.0%	\$227,000	\$190,000	19.5%
RINGWOOD	34	44	-22.7%	\$345,250	\$326,000	5.9%
TOTOWA	23	20	15.0%	\$369,000	\$351,500	5.0%
WANAQUE	20	29	-31.0%	\$256,250	\$274,000	-6.5%
WAYNE	121	129	-6.2%	\$465,000	\$445,000	4.5%
WEST MILFORD	87	70	24.3%	\$248,500	\$278,500	-10.8%
WOODLAND PARK	14	16	-12.5%	\$312,500	\$322,500	-3.1%

CCT Quarterly Town Comparison Bergen

Condo/Coop/Townhouse	# of Solds			Median Sold Price		
	3Q16	3Q15	% Change	3Q16	3Q15	% Change
BERGEN COUNTY	663	617	7.5%	\$348,000	\$332,000	4.8%
ALLENDALE	8	5	60.0%	\$536,450	\$490,000	9.5%
ALPINE	0	0	n/a	\$0	\$0	n/a
BERGENFIELD	3	4	-25.0%	\$125,000	\$120,000	4.2%
BOGOTA	0	0	n/a	\$0	\$0	n/a
CARLSTADT	0	0	n/a	\$0	\$0	n/a
CLIFFSIDE PARK	47	58	-19.0%	\$340,000	\$356,000	-4.5%
CLOSTER	0	0	n/a	\$0	\$0	n/a
CRESSKILL	6	3	100.0%	\$737,490	\$445,000	65.7%
DEMAREST	0	0	n/a	\$0	\$0	n/a
DUMONT	2	0	n/a	\$350,000	\$0	n/a
EAST RUTHERFORD	11	2	450.0%	\$266,000	\$338,000	-21.3%
EDGEWATER	55	51	7.8%	\$585,000	\$505,000	15.8%
ELMWOOD PARK	3	4	-25.0%	\$72,500	\$181,250	-60.0%
EMERSON	0	0	n/a	\$0	\$0	n/a
ENGLEWOOD	35	23	52.2%	\$355,000	\$365,000	-2.7%
ENGLEWOOD CLIFFS	0	0	n/a	\$0	\$0	n/a
FAIR LAWN	3	7	-57.1%	\$156,000	\$227,000	-31.3%
FAIRVIEW	3	3	0.0%	\$400,000	\$339,000	18.0%
FORT LEE	144	119	21.0%	\$246,000	\$255,000	-3.5%
FRANKLIN LAKES	2	0	n/a	\$577,500	\$0	n/a
GARFIELD	7	7	0.0%	\$348,000	\$311,795	11.6%
GLEN ROCK	2	1	100.0%	\$522,450	\$687,000	-24.0%
HACKENSACK	48	47	2.1%	\$161,000	\$189,000	-14.8%
HARRINGTON PARK	1	5	-80.0%	\$590,000	\$530,000	11.3%
HASBROUCK HGHTS	4	0	n/a	\$442,500	\$0	n/a
HAWORTH	0	0	n/a	\$0	\$0	n/a
HILLSDALE	3	0	n/a	\$299,000	\$0	n/a
HO-HO-KUS	0	0	n/a	\$0	\$0	n/a
LEONIA	4	5	-20.0%	\$330,000	\$365,000	-9.6%
LITTLE FERRY	7	4	75.0%	\$200,000	\$182,500	9.6%
LODI	2	4	-50.0%	\$109,775	\$247,500	-55.6%
LYNDHURST	4	8	-50.0%	\$263,000	\$300,000	-12.3%
MAHWAH	79	77	2.6%	\$347,500	\$355,000	-2.1%
MAYWOOD	0	0	n/a	\$0	\$0	n/a
MIDLAND PARK	0	1	-100.0%	\$0	\$205,000	-100.0%

CCT Quarterly Town Comparison Bergen cont.

Condo/Coop/Townhouse	# of Solds			Median Sold Price		
	3Q16	3Q15	% Change	3Q16	3Q15	% Change
BERGEN COUNTY	663	617	7.5%	\$348,000	\$332,000	4.8%
MONTVALE	22	9	144.4%	\$548,090	\$585,000	-6.3%
MOONACHIE	0	0	n/a	\$0	\$0	n/a
NEW MILFORD	3	2	50.0%	\$373,000	\$275,450	35.4%
NORTH ARLINGTON	3	1	200.0%	\$315,000	\$153,000	105.9%
NORTHVALE	0	0	n/a	\$0	\$0	n/a
NORWOOD	0	1	-100.0%	\$0	\$230,000	-100.0%
OAKLAND	2	3	-33.3%	\$420,000	\$495,000	-15.2%
OLD TAPPAN	4	4	0.0%	\$603,750	\$512,500	17.8%
ORADELL	0	0	n/a	\$0	\$0	n/a
PALISADES PARK	36	31	16.1%	\$553,500	\$624,000	-11.3%
PARAMUS	5	6	-16.7%	\$625,000	\$647,500	-3.5%
PARK RIDGE	6	5	20.0%	\$653,000	\$289,000	126.0%
RAMSEY	20	29	-31.0%	\$377,500	\$290,000	30.2%
RIDGEFIELD	4	0	n/a	\$348,000	\$0	n/a
RIDGEFIELD PARK	5	5	0.0%	\$85,000	\$70,000	21.4%
RIDGEWOOD	3	0	n/a	\$630,000	\$0	n/a
RIVER EDGE	0	2	-100.0%	\$0	\$394,000	-100.0%
RIVER VALE	8	10	-20.0%	\$401,800	\$462,000	-13.0%
ROCHELLE PARK	2	0	n/a	\$265,975	\$0	n/a
ROCKLEIGH	0	0	n/a	\$0	\$0	n/a
RUTHERFORD	8	14	-42.9%	\$196,000	\$161,250	21.6%
SADDLE BROOK	5	2	150.0%	\$243,500	\$347,500	-29.9%
SADDLE RIVER	2	1	100.0%	\$1,277,500	\$765,000	67.0%
SOUTH HACKENSACK	0	0	n/a	\$0	\$0	n/a
TEANECK	11	14	-21.4%	\$170,000	\$163,000	4.3%
TENAFLY	3	8	-62.5%	\$395,000	\$850,000	-53.5%
TETERBORO	0	0	n/a	\$0	\$0	n/a
TWP OF WASHINGTON	6	9	-33.3%	\$431,975	\$422,500	2.2%
UPPER SADDLE RIVER	1	1	0.0%	\$610,000	\$700,000	-12.9%
WALDWICK	3	1	200.0%	\$315,000	\$320,000	-1.6%
WALLINGTON	0	0	n/a	\$0	\$0	n/a
WESTWOOD	5	1	400.0%	\$470,000	\$163,000	188.3%
WOOD RIDGE	10	15	-33.3%	\$382,656	\$438,435	-12.7%
WOODCLIFF LAKE	0	2	-100.0%	\$0	\$683,000	-100.0%
WYCKOFF	3	3	0.0%	\$725,000	\$850,000	-14.7%

CCT Quarterly Town Comparison Essex

Condo/Coop/Townhouse	# of Solds			Median Sold Price		
	3Q16	3Q15	% Change	3Q16	3Q15	% Change
ESSEX COUNTY	108	141	-23.4%	\$250,000	\$275,000	-9.1%
BELLEVILLE	12	9	33.3%	\$195,000	\$223,000	-12.6%
BLOOMFIELD	11	10	10.0%	\$123,000	\$143,500	-14.3%
CALDWELL	5	7	-28.6%	\$300,000	\$315,000	-4.8%
CEDAR GROVE	3	4	-25.0%	\$610,500	\$361,250	69.0%
EAST ORANGE	0	3	-100.0%	\$0	\$85,000	-100.0%
ESSEX FELLS	0	0	n/a	\$0	\$0	n/a
FAIRFIELD	1	0	n/a	\$490,000	\$0	n/a
GLEN RIDGE	2	5	-60.0%	\$579,500	\$350,000	65.6%
IRVINGTON	0	0	n/a	\$0	\$0	n/a
LIVINGSTON	1	1	0.0%	\$570,000	\$350,000	62.9%
MAPLEWOOD	1	0	n/a	\$142,000	\$0	n/a
MILLBURN	0	2	-100.0%	\$0	\$245,000	-100.0%
MONTCLAIR	16	24	-33.3%	\$312,000	\$307,000	1.6%
NEWARK	9	10	-10.0%	\$171,500	\$132,500	29.4%
NORTH CALDWELL	0	5	-100.0%	\$0	\$584,950	-100.0%
NUTLEY	18	25	-28.0%	\$300,500	\$375,000	-19.9%
ORANGE	2	0	n/a	\$67,000	\$0	n/a
ROSELAND	1	3	-66.7%	\$605,000	\$537,500	12.6%
SOUTH ORANGE VILLAGE	0	0	n/a	\$0	\$0	n/a
VERONA	11	15	-26.7%	\$180,000	\$219,900	-18.1%
WEST CALDWELL	1	3	-66.7%	\$225,000	\$174,000	29.3%
WEST ORANGE	14	15	-6.7%	\$385,000	\$349,000	10.3%

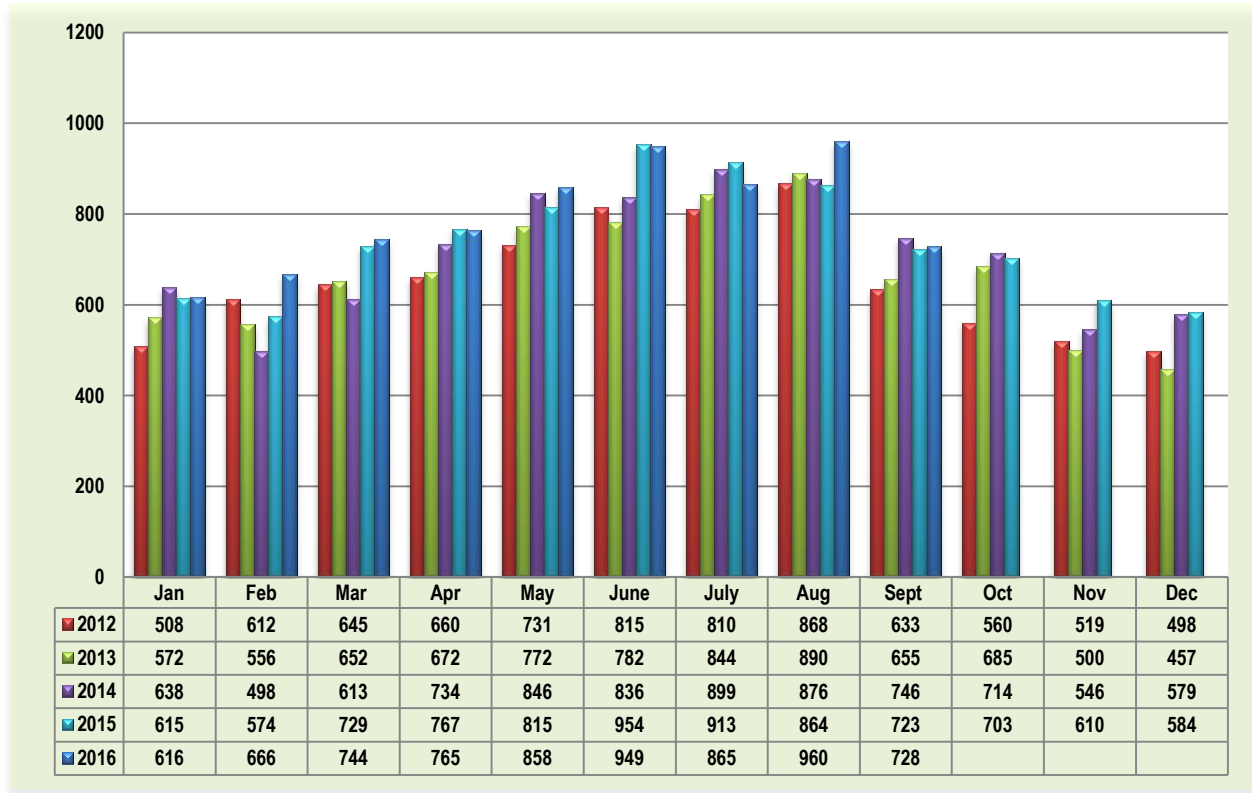
CCT Quarterly Town Comparison Hudson

Condo/Coop/Townhouse	# of Solds			Median Sold Price		
	3Q16	3Q15	% Change	3Q16	3Q15	% Change
HUDSON COUNTY	230	252	-8.7%	\$442,000	\$450,000	-1.8%
BAYONNE	1	1	0.0%	\$200,400	\$330,000	-39.3%
EAST NEWARK	0	0	n/a	\$0	\$0	n/a
GUTTENBERG	6	13	-53.8%	\$267,500	\$223,000	20.0%
HARRISON	4	5	-20.0%	\$280,500	\$170,000	65.0%
HOBOKEN	44	52	-15.4%	\$774,450	\$638,000	21.4%
JERSEY CITY	42	44	-4.5%	\$528,500	\$577,000	-8.4%
KEARNY	6	4	50.0%	\$261,950	\$150,000	74.6%
NORTH BERGEN	34	30	13.3%	\$324,000	\$292,500	10.8%
SECAUCUS	28	30	-6.7%	\$390,000	\$362,500	7.6%
UNION CITY	15	17	-11.8%	\$375,000	\$250,000	50.0%
WEEHAWKEN	13	17	-23.5%	\$700,000	\$580,000	20.7%
WEST NEW YORK	37	39	-5.1%	\$425,000	\$470,000	-9.6%

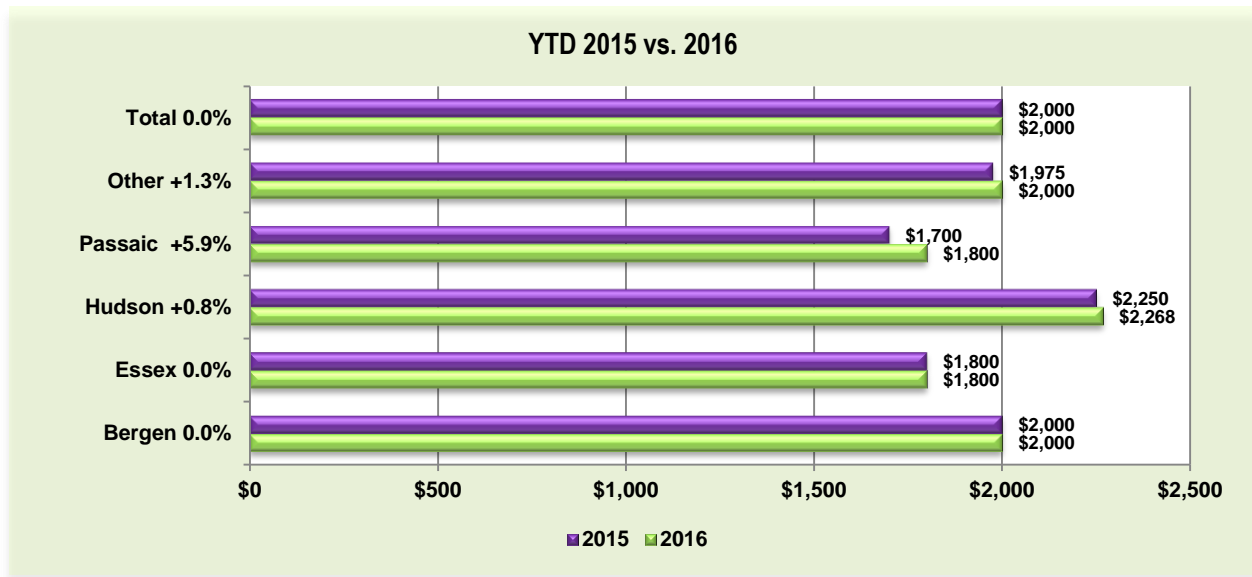
CCT Quarterly Town Comparison Passaic

Condo/Coop/Townhouse	# of Solds			Median Sold Price		
	3Q16	3Q15	% Change	3Q16	3Q15	% Change
PASSAIC COUNTY	202	183	10.4%	\$287,500	\$315,000	-8.7%
BLOOMINGDALE	1	1	0.0%	\$218,000	\$165,000	32.1%
CLIFTON	29	41	-29.3%	\$317,000	\$349,000	-9.2%
HALEDON	4	1	300.0%	\$208,850	\$143,850	45.2%
HAWTHORNE	6	9	-33.3%	\$335,000	\$369,500	-9.3%
LITTLE FALLS	22	14	57.1%	\$231,700	\$261,950	-11.5%
NORTH HALEDON	10	4	150.0%	\$455,000	\$417,500	9.0%
PASSAIC	9	4	125.0%	\$205,000	\$105,000	95.2%
PATERSON	15	11	36.4%	\$180,000	\$198,000	-9.1%
POMPTON LAKES	12	8	50.0%	\$223,500	\$233,000	-4.1%
PROSPECT PARK	0	0	n/a	\$0	\$0	n/a
RINGWOOD	0	0	n/a	\$0	\$0	n/a
TOTOWA	2	3	-33.3%	\$572,500	\$585,000	-2.1%
WANAUKE	14	18	-22.2%	\$280,000	\$298,750	-6.3%
WAYNE	40	33	21.2%	\$373,750	\$365,000	2.4%
WEST MILFORD	11	15	-26.7%	\$144,509	\$148,200	-2.5%
WOODLAND PARK	27	21	28.6%	\$467,319	\$406,913	14.8%

Total Residential Rental - Units Leased 2012-2016



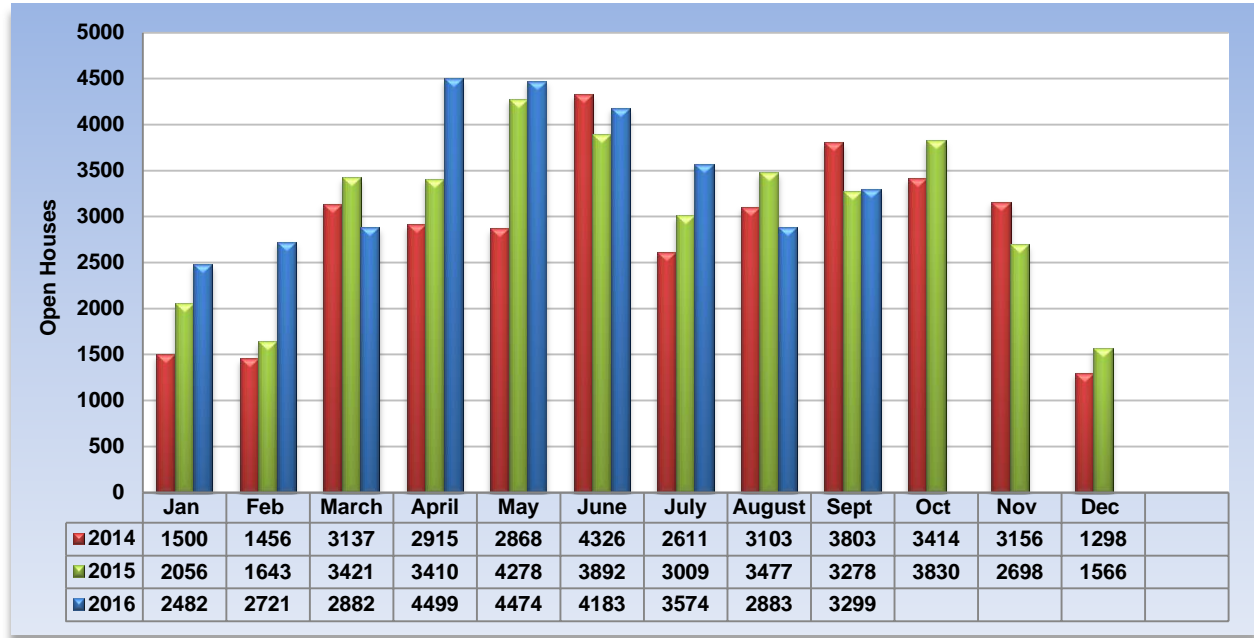
YTD Residential Rental Median Leased Price by County - As of September 30th



2015 YTD Median Leased Price all Counties - \$2,000 2016 YTD Median Leased Price all Counties - \$2,000

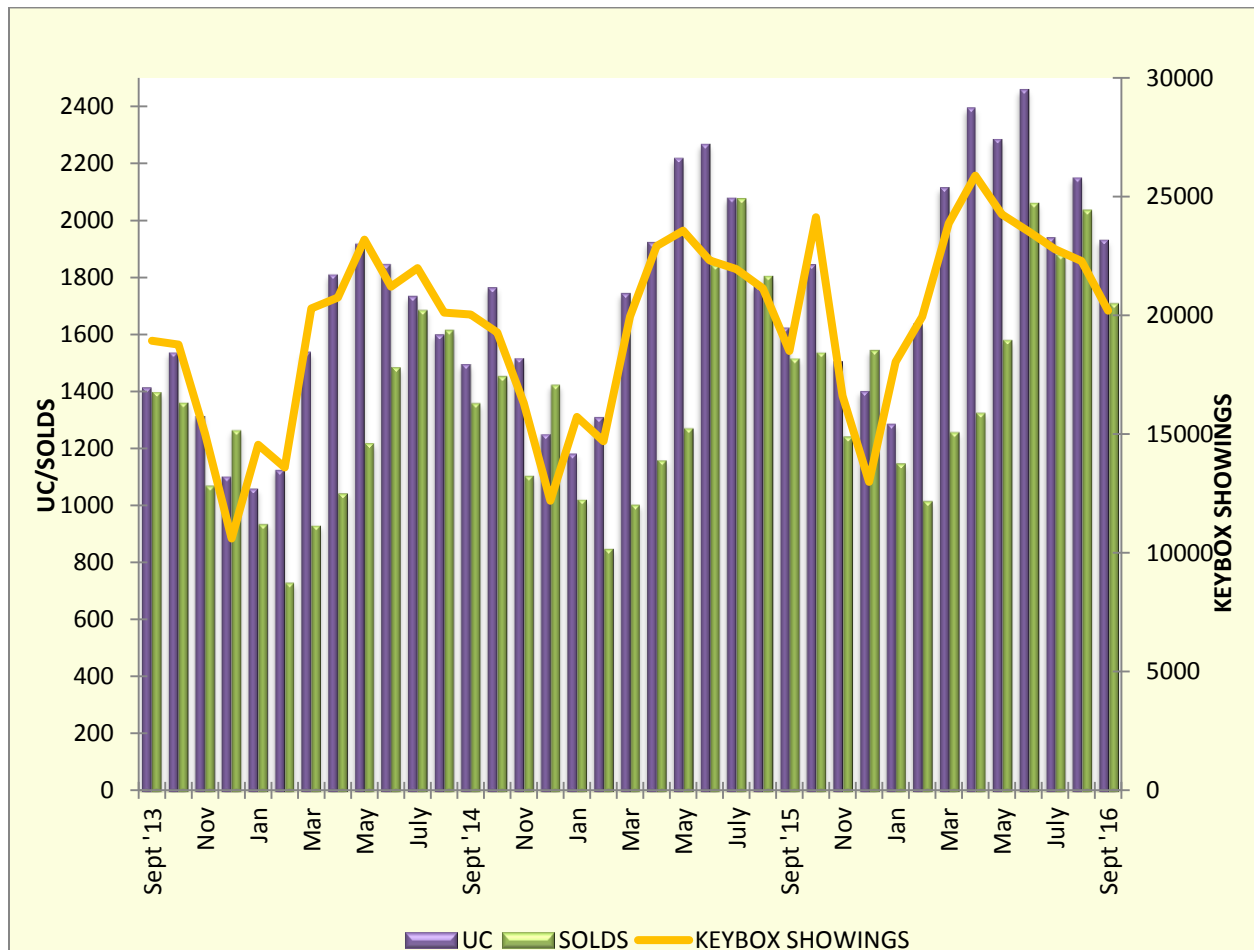
Other Market Indicators

Monthly Open House Count



Keybox Showings

September – 20,199



NJMLS.com Hits

