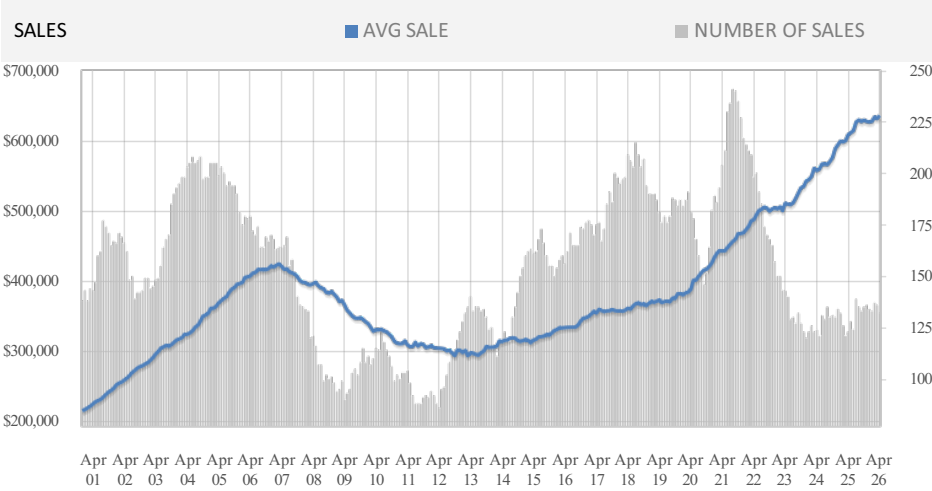


DUMONT

BERGEN COUNTY—NEW JERSEY—GOLD COAST ON THE HUDSON™



HOME SALES & MARKET TRENDS

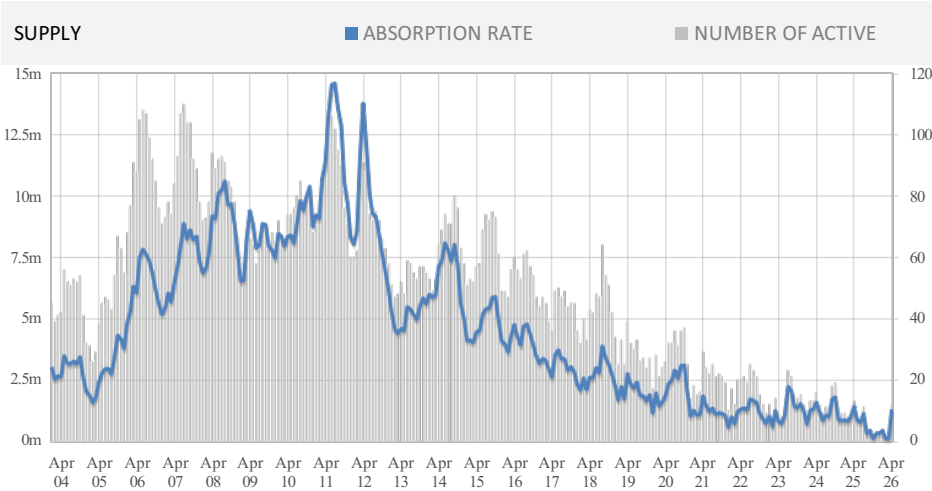
12 MONTH MOVING AVG
As of 04/30/26

PRICES
Average Sale

\$636,270 ↑

UNITS SOLD
12 Months

132 ↓



ACTIVE
April

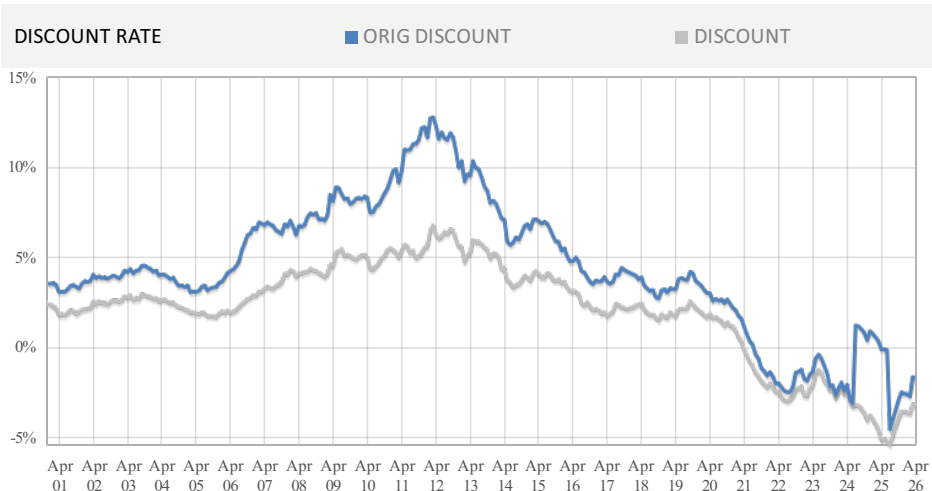
12 ↑

ABSORPTION
Months

1.3 ↑

ORIG DISCOUNT
From First List Price

-1.7% ↓

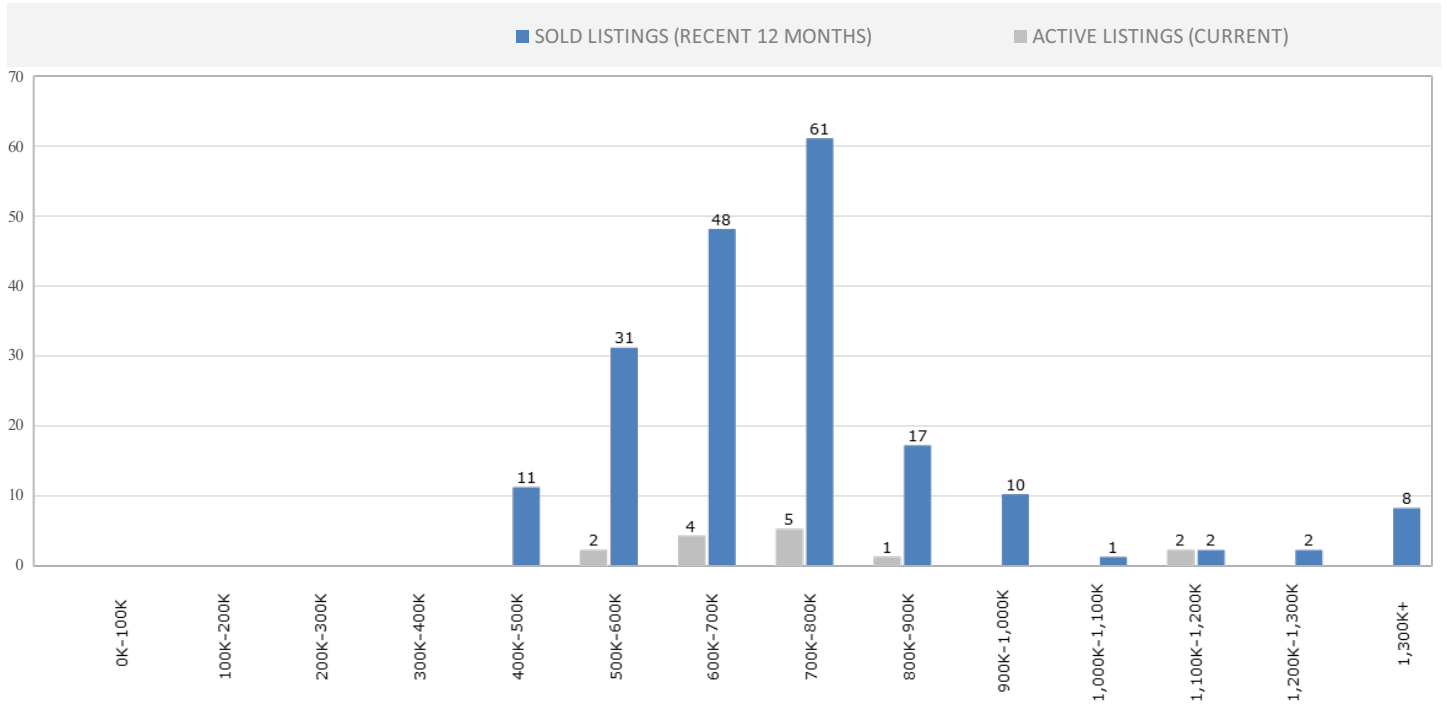


DISCOUNT
From Last List Price

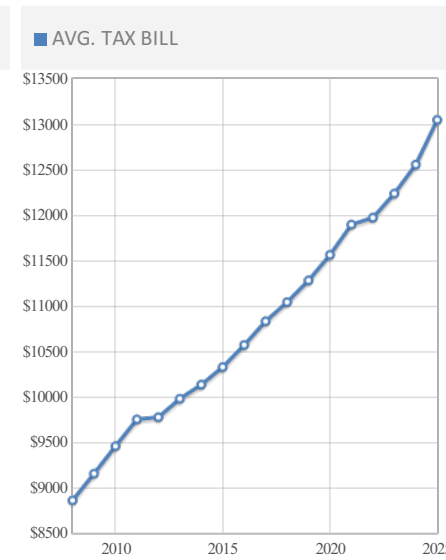
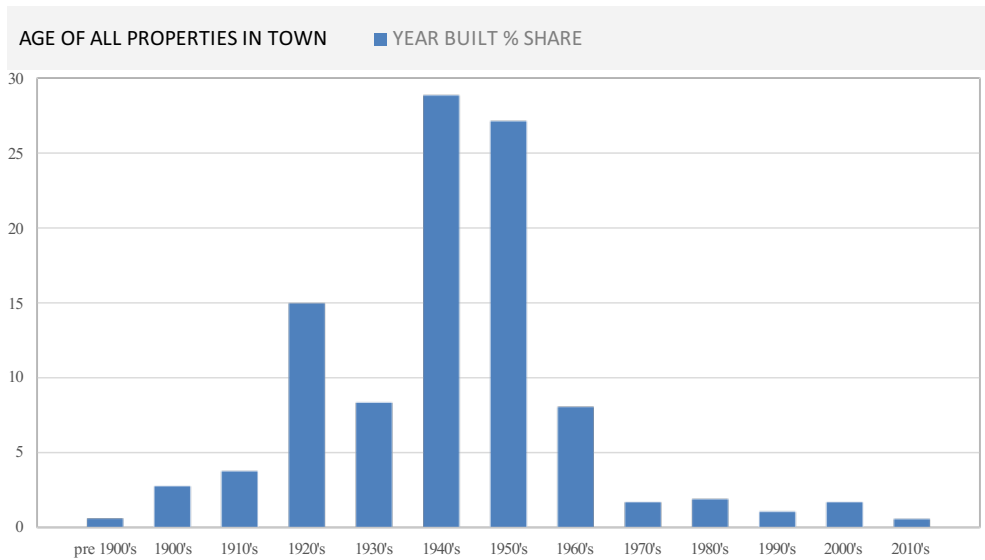
-3.2% ↓

TOWN STATS

Population	18,072
Total Housing Units	6,781
Single Family Homes	4,756
General Tax Rate (2025)	2.340%
Average Tax Bill (2025)	\$13,048



VIBRANCY & DEVELOPMENT



For proper use and methodology please go to www.madisonadams.com/reports. For comments or questions about this report please contact us at office@madisonadams.com

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SELLER GUIDANCE - Dumont is a seller-leaning market, with steady demand and limited inventory giving sellers an advantage, though buyers still compare options carefully. There is some room to test price, but being too aggressive can still reduce activity and lengthen the sale timeline. The recommended approach is to hold price and protect terms, prioritize clean contract structure, limit unnecessary concessions, and use strong positioning to preserve leverage. Closing behavior reflects a bidding-up trend, many deals tend to sell at or above the final asking price, consistent with competitive buyer behavior. Practical takeaway: align the list price with the most defensible value range, match the strategy to current leverage and risk, and use early-market feedback, including showing activity, offer quality, and timing to confirm the listing is positioned appropriately.

MARKET LEVERAGE INDEX (MLI)

The Market Leverage Index (MLI) is a 1–100 score that shows how much negotiating power sellers have right now in your town. Higher scores mean buyers are competing more, and sellers can typically hold firmer on price and terms.

78

SELLER LEANING

Demand is solid and pricing is supported. Sellers still have an edge, but overpricing can slow things down.

MISPRICING RISK INDEX (MRI)

The Mispricing Risk Index (MRI) is a 1–100 score that estimates how likely a home is to sit longer and require price reductions if it's listed above what buyers are currently paying in the market.

44

MODERATE MISPRICING RISK

There is some room to test the price, but being too aggressive can still slow the sale.

DISCOUNT CLIMATE INDICATOR (DCI)

The Discount Climate Indicator (DCI) shows whether homes are typically selling below the final asking price (buyers negotiating discounts) or at/above it (buyers competing and paying premiums).



BIDDING-UP TREND

Homes are commonly selling above the final asking price, which usually means buyers are competing and sellers can hold firm.

MARKET PRICING GUIDE (MPG)

The Market Pricing Guide (MPG) helps sellers choose the best listing price approach by showing how strong the market is right now and how risky it is to start too high.



HOLD PRICE AND PROTECT TERMS

Sellers have leverage while buyers compete. Sellers can hold the price and keep concessions tight.