

Local Market Update for April 2025

Provided by New Jersey REALTORS®



Bergen County

Bergen County

Single Family

	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	717	737	+ 2.8%	2,218	2,235	+ 0.8%
Closed Sales	350	361	+ 3.1%	1,237	1,273	+ 2.9%
Days on Market Until Sale	33	37	+ 12.1%	38	39	+ 2.6%
Median Sales Price*	\$740,000	\$815,000	+ 10.1%	\$715,000	\$815,000	+ 14.0%
Percent of List Price Received*	103.9%	105.6%	+ 1.6%	102.8%	103.6%	+ 0.8%
Inventory of Homes for Sale	1,142	982	- 14.0%	--	--	--
Months Supply of Inventory	2.7	2.3	- 14.8%	--	--	--

Townhouse-Condo

	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	303	241	- 20.5%	1,023	958	- 6.4%
Closed Sales	187	159	- 15.0%	625	598	- 4.3%
Days on Market Until Sale	46	97	+ 110.9%	46	99	+ 115.2%
Median Sales Price*	\$443,000	\$449,000	+ 1.4%	\$450,000	\$499,000	+ 10.9%
Percent of List Price Received*	101.8%	100.9%	- 0.9%	100.6%	100.1%	- 0.5%
Inventory of Homes for Sale	528	412	- 22.0%	--	--	--
Months Supply of Inventory	2.8	2.2	- 21.4%	--	--	--

Adult Community

	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	10	5	- 50.0%	38	33	- 13.2%
Closed Sales	12	6	- 50.0%	33	21	- 36.4%
Days on Market Until Sale	46	84	+ 82.6%	54	68	+ 25.9%
Median Sales Price*	\$429,000	\$544,950	+ 27.0%	\$439,000	\$440,000	+ 0.2%
Percent of List Price Received*	98.8%	105.3%	+ 6.6%	100.2%	102.6%	+ 2.4%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type By Month

