

Local Market Update for June 2025

Provided by New Jersey REALTORS®



Bergen County

Bergen County

Single Family

Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	742	718	- 3.2%	3,732	3,731	- 0.0%
Closed Sales	527	507	- 3.8%	2,205	2,185	- 0.9%
Days on Market Until Sale	29	27	- 6.9%	35	35	0.0%
Median Sales Price*	\$790,000	\$875,000	+ 10.8%	\$750,000	\$840,000	+ 12.0%
Percent of List Price Received*	105.7%	105.2%	- 0.5%	104.0%	104.3%	+ 0.3%
Inventory of Homes for Sale	993	1,050	+ 5.7%	--	--	--
Months Supply of Inventory	2.5	2.5	0.0%	--	--	--

Townhouse-Condo

Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	274	288	+ 5.1%	1,599	1,561	- 2.4%
Closed Sales	198	202	+ 2.0%	1,045	1,003	- 4.0%
Days on Market Until Sale	42	94	+ 123.8%	45	96	+ 113.3%
Median Sales Price*	\$480,000	\$556,250	+ 15.9%	\$470,000	\$505,000	+ 7.4%
Percent of List Price Received*	101.6%	100.8%	- 0.8%	100.8%	100.4%	- 0.4%
Inventory of Homes for Sale	453	461	+ 1.8%	--	--	--
Months Supply of Inventory	2.5	2.5	0.0%	--	--	--

Adult Community

Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	1	6	+ 500.0%	45	46	+ 2.2%
Closed Sales	9	6	- 33.3%	50	33	- 34.0%
Days on Market Until Sale	30	87	+ 190.0%	47	72	+ 53.2%
Median Sales Price*	\$380,000	\$556,050	+ 46.3%	\$429,000	\$465,000	+ 8.4%
Percent of List Price Received*	101.6%	102.4%	+ 0.8%	100.8%	102.3%	+ 1.5%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	0.5	1.2	+ 140.0%	--	--	--

* 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

