

Local Market Update for July 2025

Provided by New Jersey REALTORS®



Bergen County

Bergen County

Single Family

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	697	738	+ 5.9%	4,430	4,510	+ 1.8%
Closed Sales	542	538	- 0.7%	2,747	2,728	- 0.7%
Days on Market Until Sale	28	27	- 3.6%	33	33	0.0%
Median Sales Price*	\$801,500	\$875,000	+ 9.2%	\$760,000	\$850,000	+ 11.8%
Percent of List Price Received*	105.5%	104.7%	- 0.8%	104.3%	104.3%	0.0%
Inventory of Homes for Sale	1,030	1,069	+ 3.8%	--	--	--
Months Supply of Inventory	2.5	2.5	0.0%	--	--	--

Townhouse-Condo

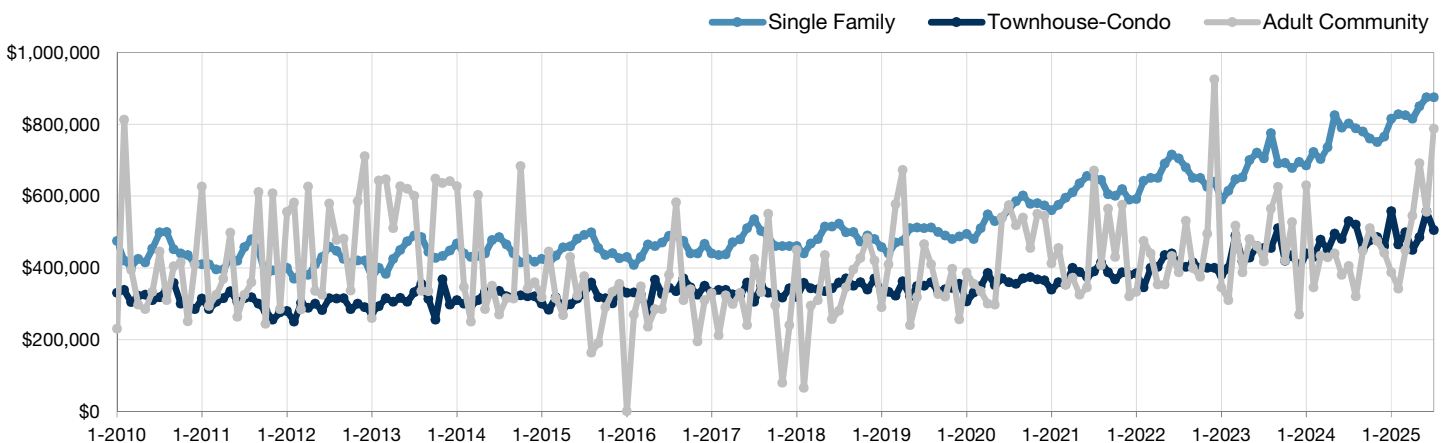
Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	295	306	+ 3.7%	1,894	1,872	- 1.2%
Closed Sales	238	213	- 10.5%	1,283	1,220	- 4.9%
Days on Market Until Sale	36	86	+ 138.9%	43	94	+ 118.6%
Median Sales Price*	\$530,000	\$505,000	- 4.7%	\$479,000	\$505,000	+ 5.4%
Percent of List Price Received*	101.6%	101.4%	- 0.2%	100.9%	100.6%	- 0.3%
Inventory of Homes for Sale	471	487	+ 3.4%	--	--	--
Months Supply of Inventory	2.6	2.6	0.0%	--	--	--

Adult Community

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	6	6	0.0%	51	53	+ 3.9%
Closed Sales	5	6	+ 20.0%	55	39	- 29.1%
Days on Market Until Sale	60	81	+ 35.0%	48	74	+ 54.2%
Median Sales Price*	\$405,000	\$787,500	+ 94.4%	\$429,000	\$512,100	+ 19.4%
Percent of List Price Received*	101.7%	100.2%	- 1.5%	100.9%	102.0%	+ 1.1%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--

* 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



Current as of August 20, 2025. All data from the multiple listing services in the state of New Jersey. Margin of error for reported statewide numbers is +/- 4% at a 95% confidence level. Report © 2025 ShowingTime Plus, LLC.