

Local Market Update for August 2025

Provided by New Jersey REALTORS®



Bergen County

Bergen County

Single Family

	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	539	492	- 8.7%	4,969	5,014	+ 0.9%
Closed Sales	564	572	+ 1.4%	3,311	3,307	- 0.1%
Days on Market Until Sale	27	31	+ 14.8%	32	33	+ 3.1%
Median Sales Price*	\$788,500	\$880,000	+ 11.6%	\$765,000	\$850,000	+ 11.1%
Percent of List Price Received*	105.0%	104.0%	- 1.0%	104.4%	104.3%	- 0.1%
Inventory of Homes for Sale	934	958	+ 2.6%	--	--	--
Months Supply of Inventory	2.3	2.2	- 4.3%	--	--	--

Townhouse-Condo

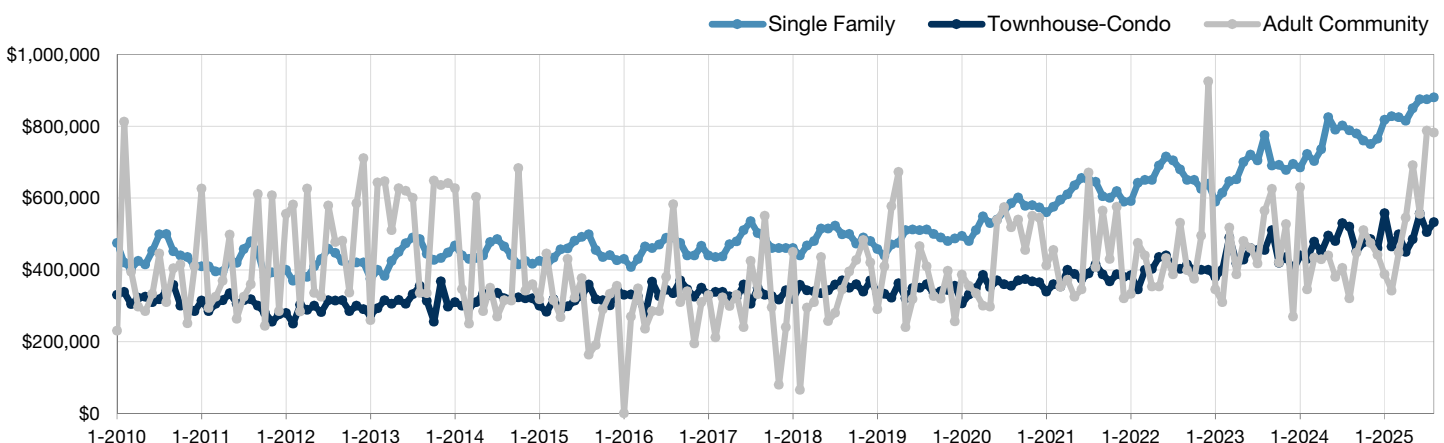
	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	249	250	+ 0.4%	2,143	2,122	- 1.0%
Closed Sales	221	204	- 7.7%	1,504	1,424	- 5.3%
Days on Market Until Sale	31	86	+ 177.4%	42	93	+ 121.4%
Median Sales Price*	\$520,000	\$532,500	+ 2.4%	\$485,000	\$510,000	+ 5.2%
Percent of List Price Received*	101.3%	101.8%	+ 0.5%	101.0%	100.8%	- 0.2%
Inventory of Homes for Sale	439	493	+ 12.3%	--	--	--
Months Supply of Inventory	2.4	2.7	+ 12.5%	--	--	--

Adult Community

	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	8	11	+ 37.5%	59	64	+ 8.5%
Closed Sales	5	10	+ 100.0%	60	49	- 18.3%
Days on Market Until Sale	69	81	+ 17.4%	50	75	+ 50.0%
Median Sales Price*	\$320,000	\$782,500	+ 144.5%	\$427,000	\$569,000	+ 33.3%
Percent of List Price Received*	99.4%	103.9%	+ 4.5%	100.8%	102.4%	+ 1.6%
Inventory of Homes for Sale	6	12	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	2.1	+ 162.5%	--	--	--

* 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 September 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.