

Local Market Update for September 2025

Provided by New Jersey REALTORS®



Bergen County

Bergen County

Single Family

	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	694	621	- 10.5%	5,663	5,660	- 0.1%
Closed Sales	465	448	- 3.7%	3,776	3,763	- 0.3%
Days on Market Until Sale	28	31	+ 10.7%	32	32	0.0%
Median Sales Price*	\$779,995	\$825,000	+ 5.8%	\$765,000	\$850,000	+ 11.1%
Percent of List Price Received*	103.6%	102.4%	- 1.2%	104.3%	104.1%	- 0.2%
Inventory of Homes for Sale	1,048	948	- 9.5%	--	--	--
Months Supply of Inventory	2.5	2.2	- 12.0%	--	--	--

Townhouse-Condo

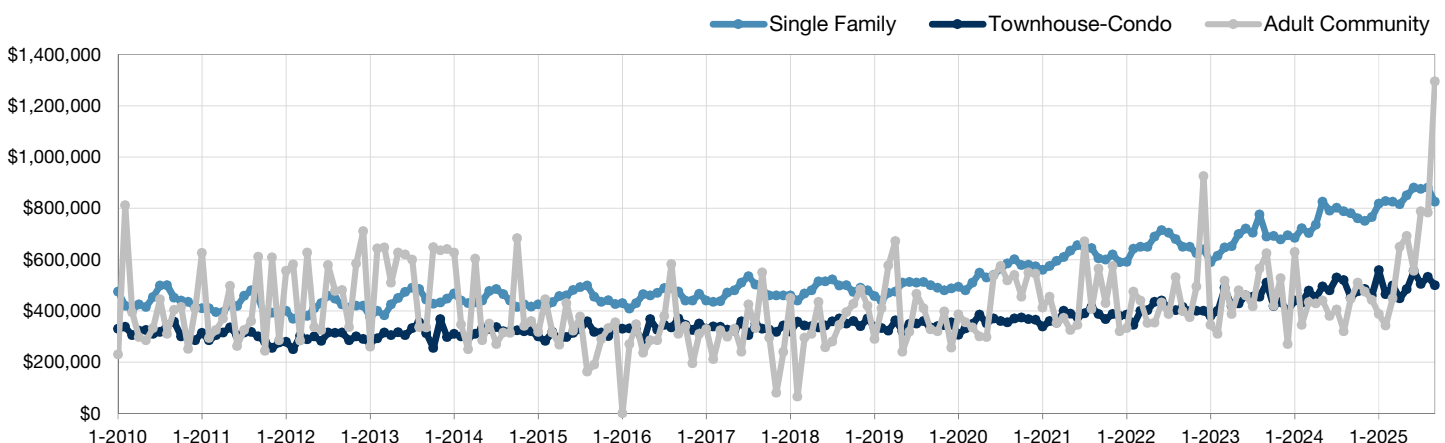
	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	252	324	+ 28.6%	2,395	2,452	+ 2.4%
Closed Sales	198	190	- 4.0%	1,702	1,616	- 5.1%
Days on Market Until Sale	42	84	+ 100.0%	42	92	+ 119.0%
Median Sales Price*	\$451,250	\$499,500	+ 10.7%	\$480,000	\$507,500	+ 5.7%
Percent of List Price Received*	100.7%	100.7%	0.0%	100.9%	100.8%	- 0.1%
Inventory of Homes for Sale	452	556	+ 23.0%	--	--	--
Months Supply of Inventory	2.5	3.1	+ 24.0%	--	--	--

Adult Community

	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	4	4	0.0%	63	67	+ 6.3%
Closed Sales	4	3	- 25.0%	64	51	- 20.3%
Days on Market Until Sale	35	146	+ 317.1%	49	79	+ 61.2%
Median Sales Price*	\$447,500	\$1,295,000	+ 189.4%	\$429,000	\$600,000	+ 39.9%
Percent of List Price Received*	97.7%	103.9%	+ 6.3%	100.6%	102.4%	+ 1.8%
Inventory of Homes for Sale	5	12	+ 140.0%	--	--	--
Months Supply of Inventory	0.7	2.2	+ 214.3%	--	--	--

* 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 October 10, 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.