

Local Market Update for October 2025

Provided by New Jersey REALTORS®



Bergen County

Bergen County

Single Family

	October			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	607	594	- 2.1%	6,272	6,280	+ 0.1%
Closed Sales	419	440	+ 5.0%	4,197	4,214	+ 0.4%
Days on Market Until Sale	31	36	+ 16.1%	32	33	+ 3.1%
Median Sales Price*	\$760,000	\$805,000	+ 5.9%	\$765,000	\$849,000	+ 11.0%
Percent of List Price Received*	103.3%	102.7%	- 0.6%	104.2%	103.9%	- 0.3%
Inventory of Homes for Sale	992	915	- 7.8%	--	--	--
Months Supply of Inventory	2.3	2.1	- 8.7%	--	--	--

Townhouse-Condo

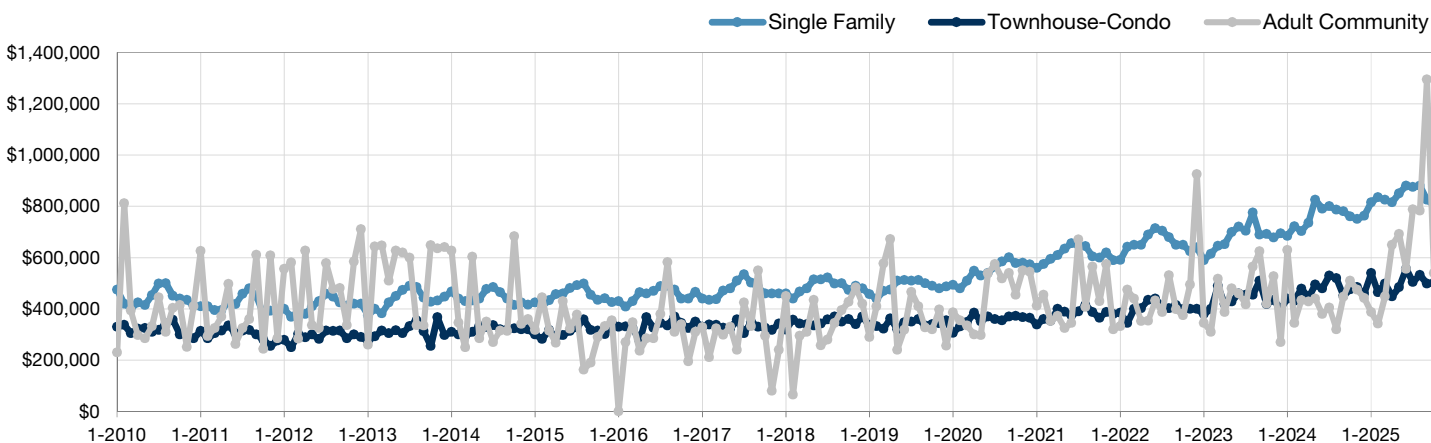
	October			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	259	294	+ 13.5%	2,655	2,755	+ 3.8%
Closed Sales	205	179	- 12.7%	1,908	1,801	- 5.6%
Days on Market Until Sale	40	44	+ 10.0%	42	43	+ 2.4%
Median Sales Price*	\$476,500	\$500,500	+ 5.0%	\$480,000	\$506,250	+ 5.5%
Percent of List Price Received*	100.1%	100.5%	+ 0.4%	100.9%	100.8%	- 0.1%
Inventory of Homes for Sale	438	509	+ 16.2%	--	--	--
Months Supply of Inventory	2.3	2.8	+ 21.7%	--	--	--

Adult Community

	October			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	8	10	+ 25.0%	71	77	+ 8.5%
Closed Sales	7	5	- 28.6%	71	56	- 21.1%
Days on Market Until Sale	21	23	+ 9.5%	51	31	- 39.2%
Median Sales Price*	\$510,000	\$540,000	+ 5.9%	\$430,000	\$584,500	+ 35.9%
Percent of List Price Received*	105.3%	110.5%	+ 4.9%	101.1%	103.1%	+ 2.0%
Inventory of Homes for Sale	7	10	+ 42.9%	--	--	--
Months Supply of Inventory	1.0	1.7	+ 70.0%	--	--	--

* 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 November 09, 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.