

Local Market Update for January 2025

Provided by New Jersey REALTORS®



Bergen County

Bergen County

Single Family

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	452	443	- 2.0%	452	443	- 2.0%
Closed Sales	307	363	+ 18.2%	307	363	+ 18.2%
Days on Market Until Sale	37	42	+ 13.5%	37	42	+ 13.5%
Median Sales Price*	\$688,000	\$820,000	+ 19.2%	\$688,000	\$820,000	+ 19.2%
Percent of List Price Received*	102.8%	102.4%	- 0.4%	102.8%	102.4%	- 0.4%
Inventory of Homes for Sale	1,005	710	- 29.4%	--	--	--
Months Supply of Inventory	2.3	1.6	- 30.4%	--	--	--

Townhouse-Condo

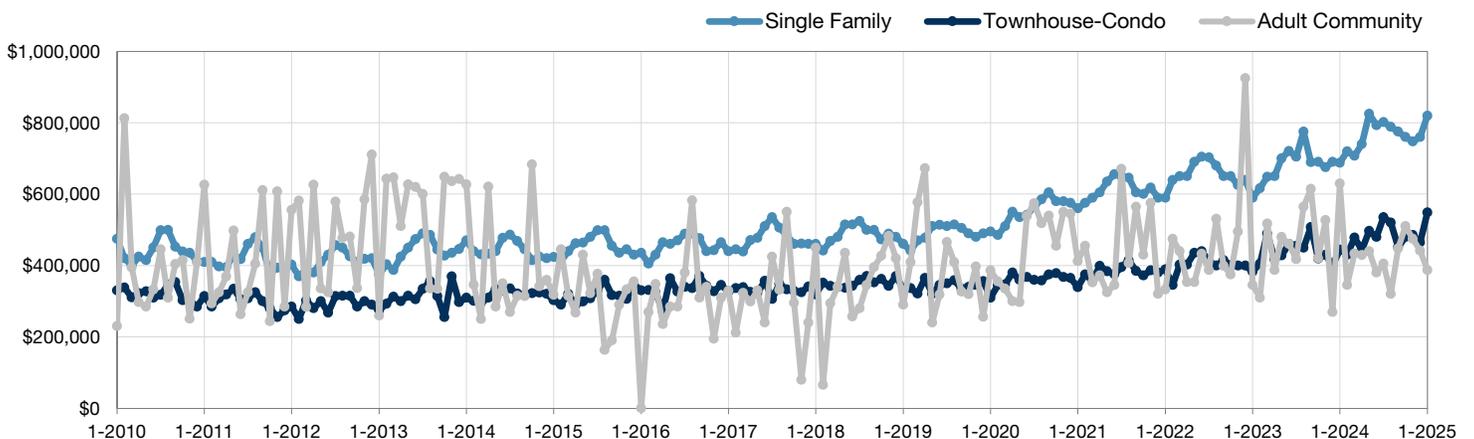
Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	235	231	- 1.7%	235	231	- 1.7%
Closed Sales	148	127	- 14.2%	148	127	- 14.2%
Days on Market Until Sale	43	102	+ 137.2%	43	102	+ 137.2%
Median Sales Price*	\$444,000	\$549,000	+ 23.6%	\$444,000	\$549,000	+ 23.6%
Percent of List Price Received*	100.6%	100.0%	- 0.6%	100.6%	100.0%	- 0.6%
Inventory of Homes for Sale	514	410	- 20.2%	--	--	--
Months Supply of Inventory	2.8	2.1	- 25.0%	--	--	--

Adult Community

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	11	12	+ 9.1%	11	12	+ 9.1%
Closed Sales	6	2	- 66.7%	6	2	- 66.7%
Days on Market Until Sale	116	79	- 31.9%	116	79	- 31.9%
Median Sales Price*	\$630,000	\$387,000	- 38.6%	\$630,000	\$387,000	- 38.6%
Percent of List Price Received*	99.6%	103.2%	+ 3.6%	99.6%	103.2%	+ 3.6%
Inventory of Homes for Sale	17	6	- 64.7%	--	--	--
Months Supply of Inventory	2.4	0.9	- 62.5%	--	--	--

* 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



Local Market Update for February 2025

Provided by New Jersey REALTORS®



Bergen County

Bergen County

Single Family

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	476	420	- 11.8%	928	866	- 6.7%
Closed Sales	256	239	- 6.6%	563	603	+ 7.1%
Days on Market Until Sale	42	41	- 2.4%	39	41	+ 5.1%
Median Sales Price*	\$720,000	\$816,000	+ 13.3%	\$699,999	\$820,000	+ 17.1%
Percent of List Price Received*	101.3%	102.8%	+ 1.5%	102.1%	102.5%	+ 0.4%
Inventory of Homes for Sale	1,019	744	- 27.0%	--	--	--
Months Supply of Inventory	2.4	1.7	- 29.2%	--	--	--

Townhouse-Condo

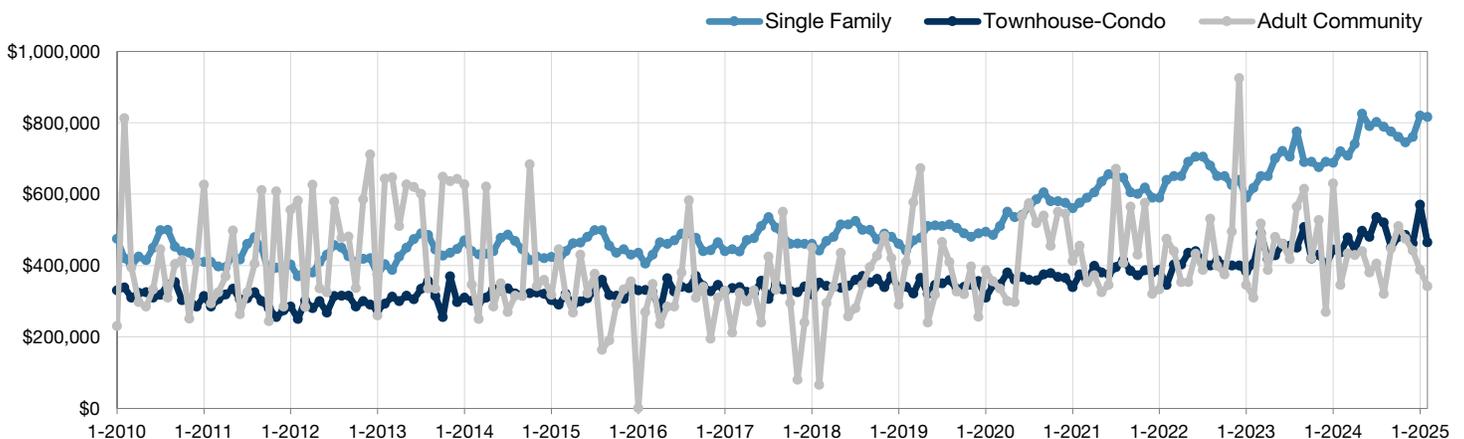
Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	226	218	- 3.5%	461	447	- 3.0%
Closed Sales	133	147	+ 10.5%	281	275	- 2.1%
Days on Market Until Sale	48	101	+ 110.4%	45	101	+ 124.4%
Median Sales Price*	\$436,000	\$465,000	+ 6.7%	\$440,000	\$510,000	+ 15.9%
Percent of List Price Received*	99.7%	99.6%	- 0.1%	100.2%	99.8%	- 0.4%
Inventory of Homes for Sale	520	402	- 22.7%	--	--	--
Months Supply of Inventory	2.8	2.1	- 25.0%	--	--	--

Adult Community

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	10	9	- 10.0%	21	21	0.0%
Closed Sales	3	4	+ 33.3%	9	6	- 33.3%
Days on Market Until Sale	11	66	+ 500.0%	81	71	- 12.3%
Median Sales Price*	\$345,000	\$342,000	- 0.9%	\$470,000	\$342,000	- 27.2%
Percent of List Price Received*	99.4%	100.1%	+ 0.7%	99.5%	101.2%	+ 1.7%
Inventory of Homes for Sale	16	11	- 31.3%	--	--	--
Months Supply of Inventory	2.1	1.7	- 19.0%	--	--	--

* 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 March 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.

Local Market Update for March 2025

Provided by New Jersey REALTORS®



Bergen County

Bergen County

Single Family

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	573	598	+ 4.4%	1,501	1,472	- 1.9%
Closed Sales	324	306	- 5.6%	887	913	+ 2.9%
Days on Market Until Sale	42	39	- 7.1%	40	40	0.0%
Median Sales Price*	\$707,500	\$812,500	+ 14.8%	\$701,101	\$815,000	+ 16.2%
Percent of List Price Received*	102.7%	103.5%	+ 0.8%	102.3%	102.8%	+ 0.5%
Inventory of Homes for Sale	1,017	794	- 21.9%	--	--	--
Months Supply of Inventory	2.4	1.8	- 25.0%	--	--	--

Townhouse-Condo

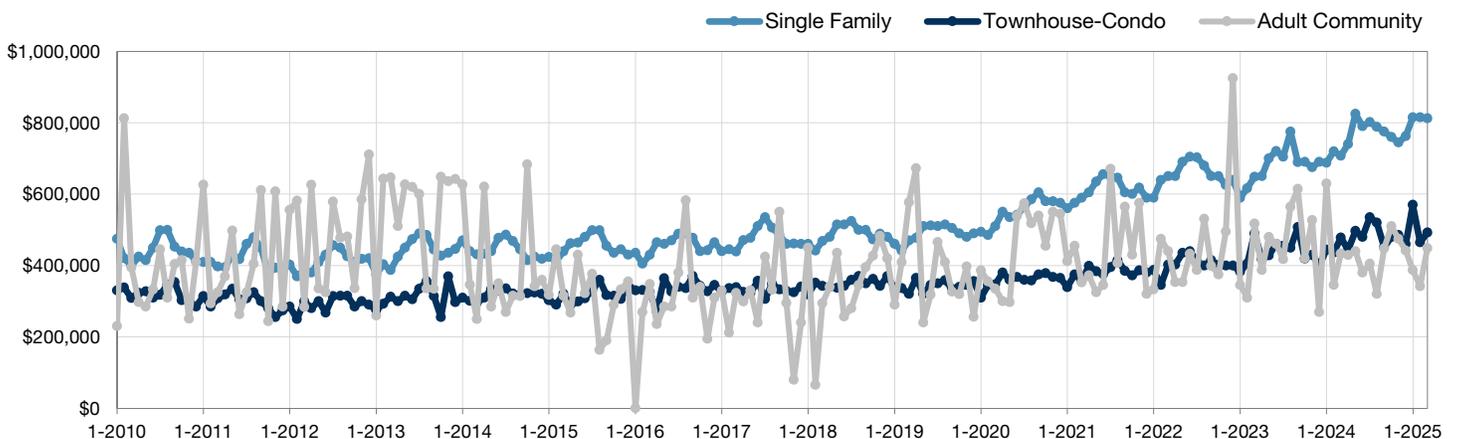
Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	259	259	0.0%	720	710	- 1.4%
Closed Sales	157	162	+ 3.2%	438	437	- 0.2%
Days on Market Until Sale	48	100	+ 108.3%	46	100	+ 117.4%
Median Sales Price*	\$478,000	\$492,700	+ 3.1%	\$454,500	\$505,000	+ 11.1%
Percent of List Price Received*	99.8%	99.9%	+ 0.1%	100.0%	99.8%	- 0.2%
Inventory of Homes for Sale	512	406	- 20.7%	--	--	--
Months Supply of Inventory	2.8	2.1	- 25.0%	--	--	--

Adult Community

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	7	6	- 14.3%	28	27	- 3.6%
Closed Sales	12	9	- 25.0%	21	15	- 28.6%
Days on Market Until Sale	42	56	+ 33.3%	59	62	+ 5.1%
Median Sales Price*	\$433,500	\$449,000	+ 3.6%	\$442,000	\$435,000	- 1.6%
Percent of List Price Received*	102.0%	101.7%	- 0.3%	100.9%	101.5%	+ 0.6%
Inventory of Homes for Sale	10	9	- 10.0%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--

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Historical Median Sales Price by Property Type By Month



Local Market Update for April 2025

Provided by New Jersey REALTORS®



Bergen County

Bergen County

Single Family

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	717	737	+ 2.8%	2,218	2,235	+ 0.8%
Closed Sales	350	361	+ 3.1%	1,237	1,273	+ 2.9%
Days on Market Until Sale	33	37	+ 12.1%	38	39	+ 2.6%
Median Sales Price*	\$740,000	\$815,000	+ 10.1%	\$715,000	\$815,000	+ 14.0%
Percent of List Price Received*	103.9%	105.6%	+ 1.6%	102.8%	103.6%	+ 0.8%
Inventory of Homes for Sale	1,142	982	- 14.0%	--	--	--
Months Supply of Inventory	2.7	2.3	- 14.8%	--	--	--

Townhouse-Condo

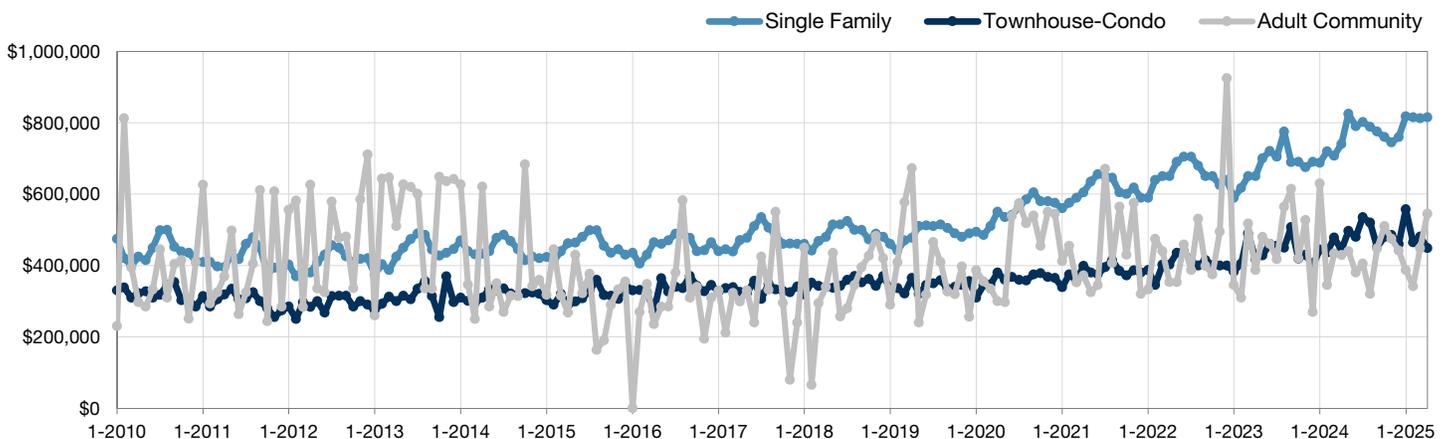
Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	303	241	- 20.5%	1,023	958	- 6.4%
Closed Sales	187	159	- 15.0%	625	598	- 4.3%
Days on Market Until Sale	46	97	+ 110.9%	46	99	+ 115.2%
Median Sales Price*	\$443,000	\$449,000	+ 1.4%	\$450,000	\$499,000	+ 10.9%
Percent of List Price Received*	101.8%	100.9%	- 0.9%	100.6%	100.1%	- 0.5%
Inventory of Homes for Sale	528	412	- 22.0%	--	--	--
Months Supply of Inventory	2.8	2.2	- 21.4%	--	--	--

Adult Community

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	10	5	- 50.0%	38	33	- 13.2%
Closed Sales	12	6	- 50.0%	33	21	- 36.4%
Days on Market Until Sale	46	84	+ 82.6%	54	68	+ 25.9%
Median Sales Price*	\$429,000	\$544,950	+ 27.0%	\$439,000	\$440,000	+ 0.2%
Percent of List Price Received*	98.8%	105.3%	+ 6.6%	100.2%	102.6%	+ 2.4%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--

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Historical Median Sales Price by Property Type By Month



Local Market Update for May 2025

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Bergen County

Bergen County

Single Family

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	802	764	- 4.7%	2,993	2,980	- 0.4%
Closed Sales	458	419	- 8.5%	1,678	1,675	- 0.2%
Days on Market Until Sale	31	28	- 9.7%	36	37	+ 2.8%
Median Sales Price*	\$825,000	\$850,000	+ 3.0%	\$735,000	\$825,000	+ 12.2%
Percent of List Price Received*	105.5%	105.1%	- 0.4%	103.5%	104.0%	+ 0.5%
Inventory of Homes for Sale	949	968	+ 2.0%	--	--	--
Months Supply of Inventory	2.3	2.3	0.0%	--	--	--

Townhouse-Condo

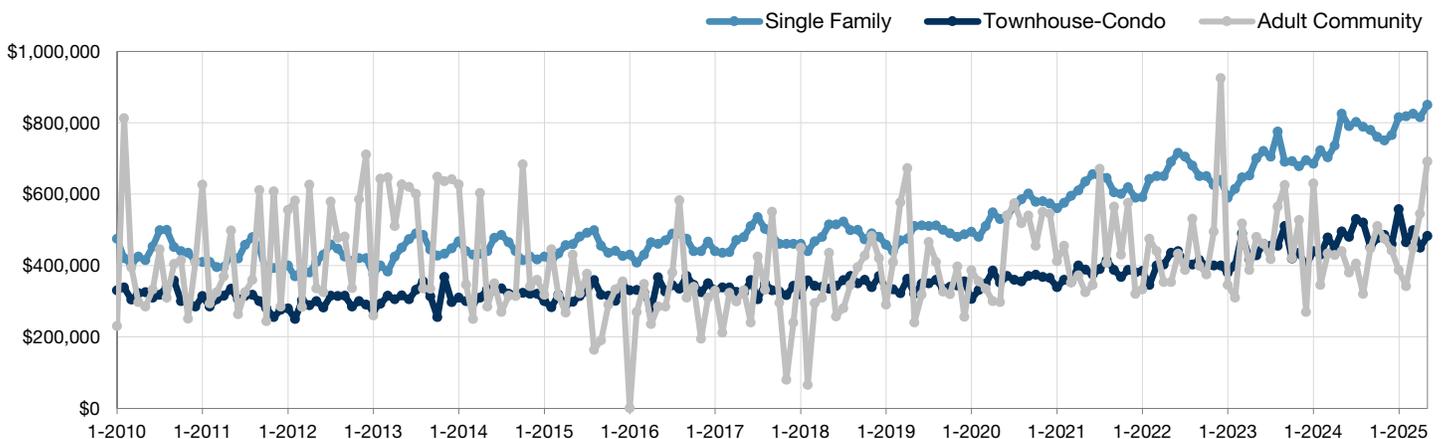
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	313	316	+ 1.0%	1,323	1,266	- 4.3%
Closed Sales	227	204	- 10.1%	847	800	- 5.5%
Days on Market Until Sale	45	86	+ 91.1%	46	96	+ 108.7%
Median Sales Price*	\$495,000	\$482,500	- 2.5%	\$467,000	\$499,000	+ 6.9%
Percent of List Price Received*	100.6%	100.8%	+ 0.2%	100.6%	100.3%	- 0.3%
Inventory of Homes for Sale	431	449	+ 4.2%	--	--	--
Months Supply of Inventory	2.4	2.4	0.0%	--	--	--

Adult Community

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	6	6	0.0%	44	39	- 11.4%
Closed Sales	8	6	- 25.0%	41	27	- 34.1%
Days on Market Until Sale	38	73	+ 92.1%	51	69	+ 35.3%
Median Sales Price*	\$439,500	\$691,500	+ 57.3%	\$439,000	\$449,000	+ 2.3%
Percent of List Price Received*	102.8%	101.2%	- 1.6%	100.7%	102.3%	+ 1.6%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	0.5	1.1	+ 120.0%	--	--	--

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Historical Median Sales Price by Property Type By Month



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

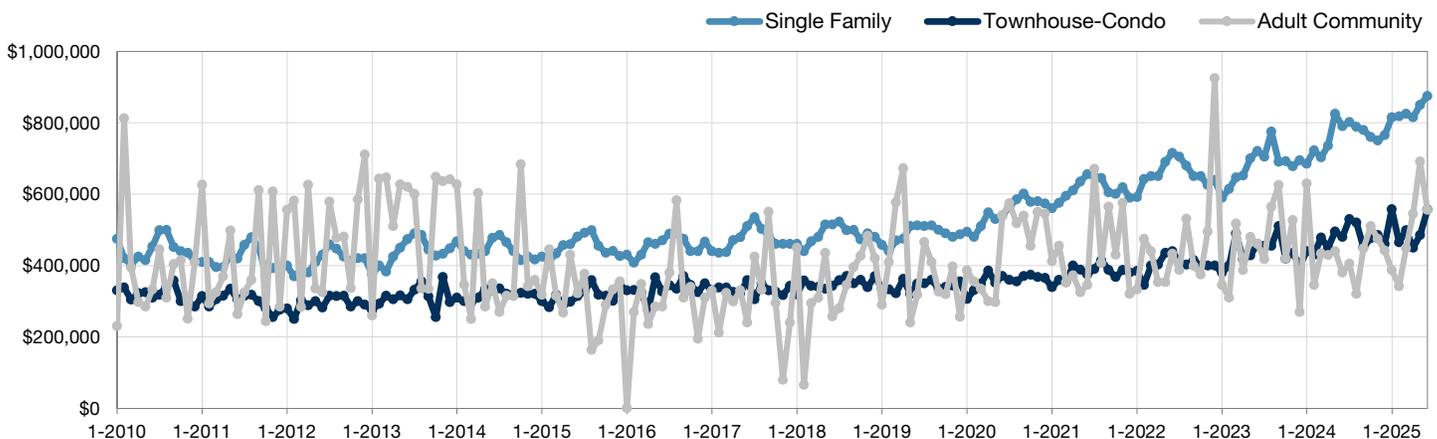
Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	274	288	+ 5.1%	1,599	1,561	- 2.4%
Closed Sales	198	202	+ 2.0%	1,045	1,003	- 4.0%
Days on Market Until Sale	42	94	+ 123.8%	45	96	+ 113.3%
Median Sales Price*	\$480,000	\$556,250	+ 15.9%	\$470,000	\$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%	--	--	--

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Historical Median Sales Price by Property Type By Month



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

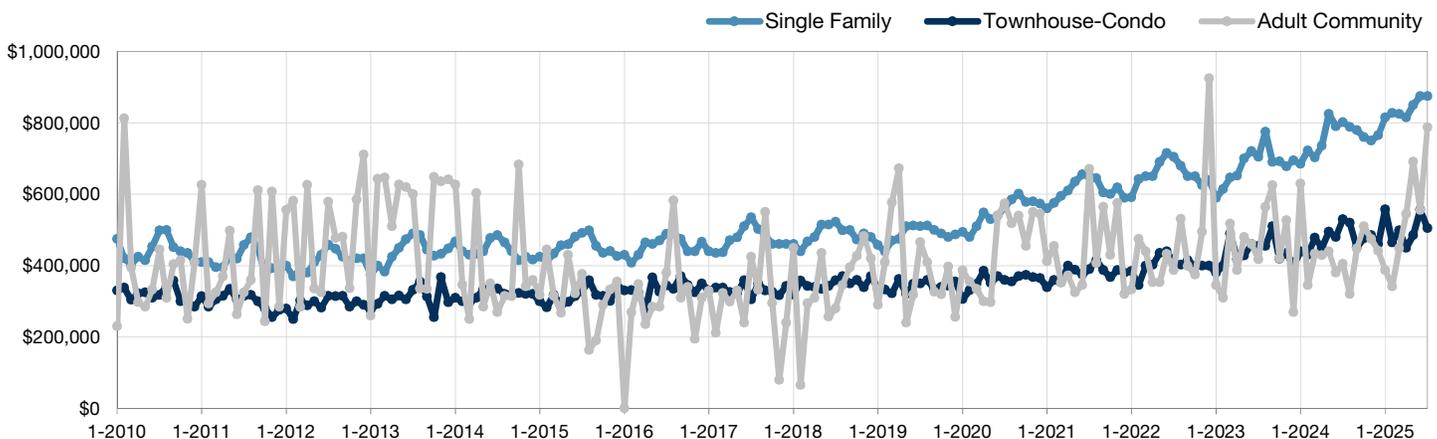
Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	295	306	+ 3.7%	1,894	1,872	- 1.2%
Closed Sales	238	213	- 10.5%	1,283	1,220	- 4.9%
Days on Market Until Sale	36	86	+ 138.9%	43	94	+ 118.6%
Median Sales Price*	\$530,000	\$505,000	- 4.7%	\$479,000	\$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%	--	--	--

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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.

Local Market Update for August 2025

Provided by New Jersey REALTORS®



Bergen County

Bergen County

Single Family

Key Metrics	August			Year to Date		
	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

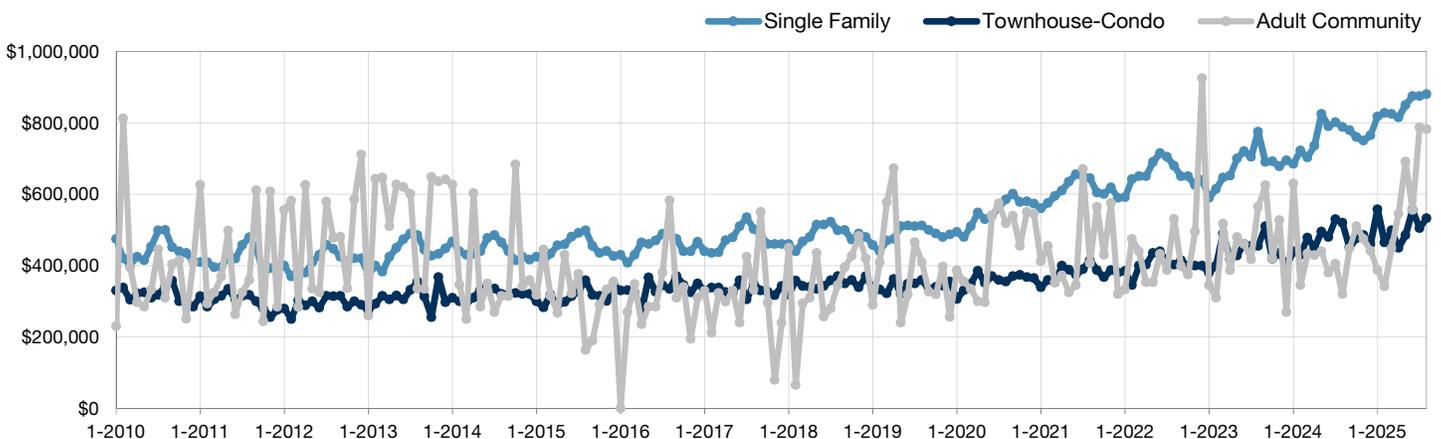
Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	249	250	+ 0.4%	2,143	2,122	- 1.0%
Closed Sales	221	204	- 7.7%	1,504	1,424	- 5.3%
Days on Market Until Sale	31	86	+ 177.4%	42	93	+ 121.4%
Median Sales Price*	\$520,000	\$532,500	+ 2.4%	\$485,000	\$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

Key Metrics	August			Year to Date		
	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%	--	--	--

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Historical Median Sales Price by Property Type By Month



Local Market Update for September 2025

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Bergen County

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Single Family

Key Metrics	September			Year to Date		
	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

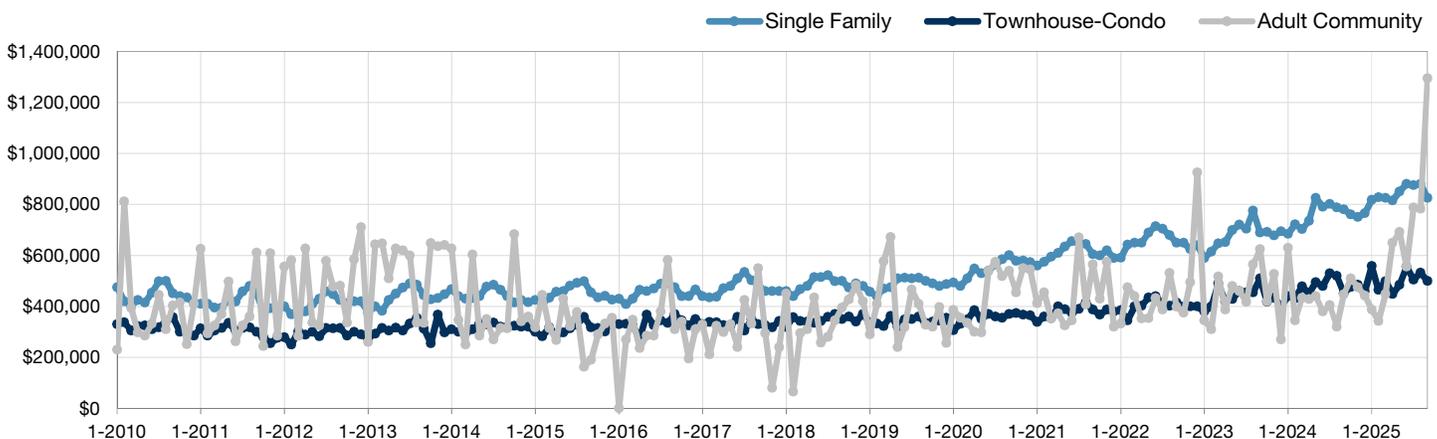
Key Metrics	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	252	324	+ 28.6%	2,395	2,452	+ 2.4%
Closed Sales	198	190	- 4.0%	1,702	1,616	- 5.1%
Days on Market Until Sale	42	84	+ 100.0%	42	92	+ 119.0%
Median Sales Price*	\$451,250	\$499,500	+ 10.7%	\$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

Key Metrics	September			Year to Date		
	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.

Local Market Update for October 2025

Provided by New Jersey REALTORS®



Bergen County

Bergen County

Single Family

Key Metrics	October			Year to Date		
	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

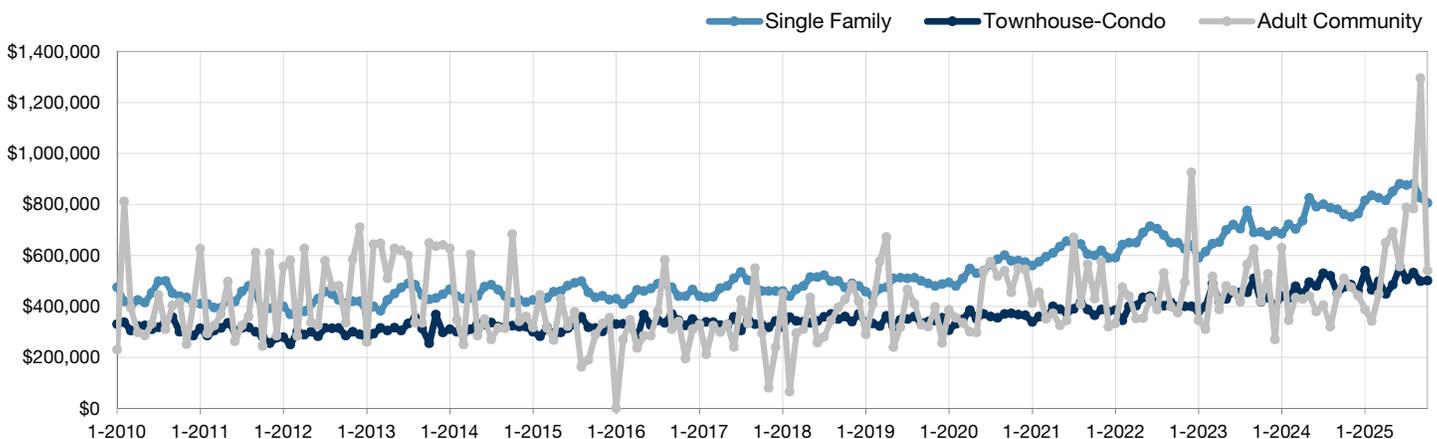
Key Metrics	October			Year to Date		
	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	259	294	+ 13.5%	2,655	2,755	+ 3.8%
Closed Sales	205	179	- 12.7%	1,908	1,801	- 5.6%
Days on Market Until Sale	40	44	+ 10.0%	42	43	+ 2.4%
Median Sales Price*	\$476,500	\$500,500	+ 5.0%	\$480,000	\$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

Key Metrics	October			Year to Date		
	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%	--	--	--

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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.

Local Market Update for November 2025

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Bergen County

Bergen County

Single Family

Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	410	382	- 6.8%	6,681	6,677	- 0.1%
Closed Sales	420	401	- 4.5%	4,616	4,620	+ 0.1%
Days on Market Until Sale	38	36	- 5.3%	32	33	+ 3.1%
Median Sales Price*	\$750,000	\$775,000	+ 3.3%	\$765,000	\$840,000	+ 9.8%
Percent of List Price Received*	102.4%	102.7%	+ 0.3%	104.1%	103.8%	- 0.3%
Inventory of Homes for Sale	839	799	- 4.8%	--	--	--
Months Supply of Inventory	2.0	1.9	- 5.0%	--	--	--

Townhouse-Condo

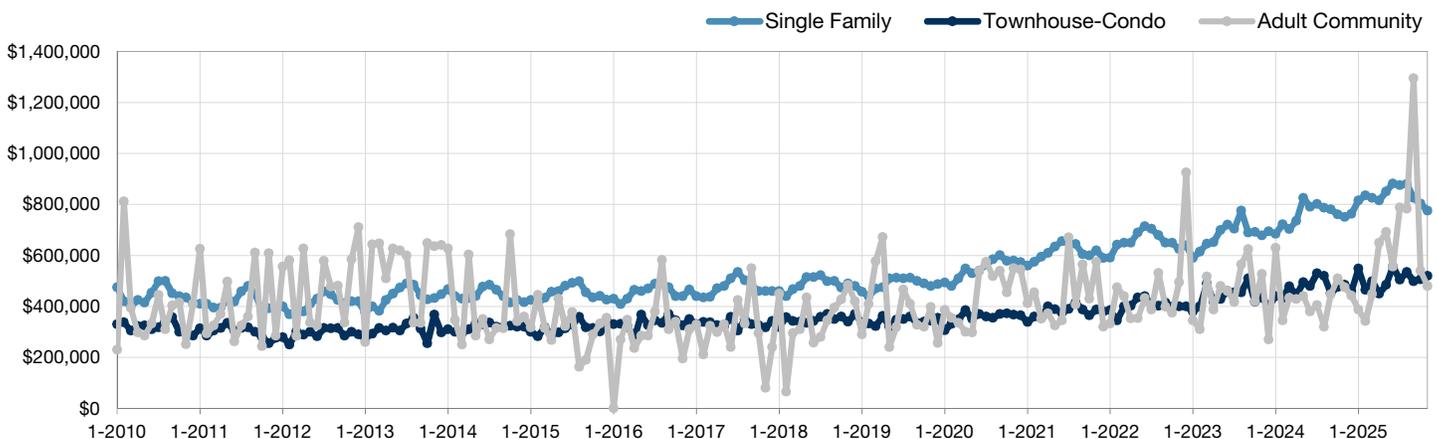
Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	236	195	- 17.4%	2,892	2,964	+ 2.5%
Closed Sales	185	165	- 10.8%	2,093	1,974	- 5.7%
Days on Market Until Sale	47	39	- 17.0%	43	43	0.0%
Median Sales Price*	\$485,000	\$520,000	+ 7.2%	\$480,000	\$509,500	+ 6.1%
Percent of List Price Received*	100.3%	100.7%	+ 0.4%	100.8%	100.8%	0.0%
Inventory of Homes for Sale	444	475	+ 7.0%	--	--	--
Months Supply of Inventory	2.3	2.6	+ 13.0%	--	--	--

Adult Community

Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	6	5	- 16.7%	77	82	+ 6.5%
Closed Sales	3	5	+ 66.7%	74	61	- 17.6%
Days on Market Until Sale	42	21	- 50.0%	50	31	- 38.0%
Median Sales Price*	\$475,000	\$479,500	+ 0.9%	\$432,500	\$569,000	+ 31.6%
Percent of List Price Received*	101.4%	103.4%	+ 2.0%	101.1%	103.1%	+ 2.0%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	1.2	1.6	+ 33.3%	--	--	--

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Historical Median Sales Price by Property Type By Month



Local Market Update for December 2025

Provided by New Jersey REALTORS®



Bergen County

Bergen County

Single Family

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	239	247	+ 3.3%	6,922	6,945	+ 0.3%
Closed Sales	513	446	- 13.1%	5,129	5,073	- 1.1%
Days on Market Until Sale	34	36	+ 5.9%	32	33	+ 3.1%
Median Sales Price*	\$760,000	\$827,139	+ 8.8%	\$765,000	\$840,000	+ 9.8%
Percent of List Price Received*	103.1%	102.6%	- 0.5%	104.0%	103.7%	- 0.3%
Inventory of Homes for Sale	632	599	- 5.2%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--

Townhouse-Condo

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	132	156	+ 18.2%	3,024	3,128	+ 3.4%
Closed Sales	201	203	+ 1.0%	2,294	2,181	- 4.9%
Days on Market Until Sale	41	42	+ 2.4%	43	43	0.0%
Median Sales Price*	\$460,000	\$530,000	+ 15.2%	\$480,000	\$510,000	+ 6.3%
Percent of List Price Received*	100.9%	99.8%	- 1.1%	100.8%	100.7%	- 0.1%
Inventory of Homes for Sale	366	401	+ 9.6%	--	--	--
Months Supply of Inventory	1.9	2.2	+ 15.8%	--	--	--

Adult Community

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	2	9	+ 350.0%	79	91	+ 15.2%
Closed Sales	9	6	- 33.3%	83	67	- 19.3%
Days on Market Until Sale	20	55	+ 175.0%	47	33	- 29.8%
Median Sales Price*	\$442,084	\$399,500	- 9.6%	\$435,000	\$540,000	+ 24.1%
Percent of List Price Received*	105.8%	100.8%	- 4.7%	101.6%	102.9%	+ 1.3%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--

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Historical Median Sales Price by Property Type By Month

