

Local Market Update for February 2026

Provided by New Jersey REALTORS®



Bergen County

Bergen County

Single Family

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	440	336	- 23.6%	892	725	- 18.7%
Closed Sales	241	266	+ 10.4%	608	578	- 4.9%
Days on Market Until Sale	41	48	+ 17.1%	42	46	+ 9.5%
Median Sales Price*	\$835,300	\$750,000	- 10.2%	\$818,000	\$790,000	- 3.4%
Percent of List Price Received*	102.7%	101.2%	- 1.5%	102.5%	101.9%	- 0.6%
Inventory of Homes for Sale	692	605	- 12.6%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--

Townhouse-Condo

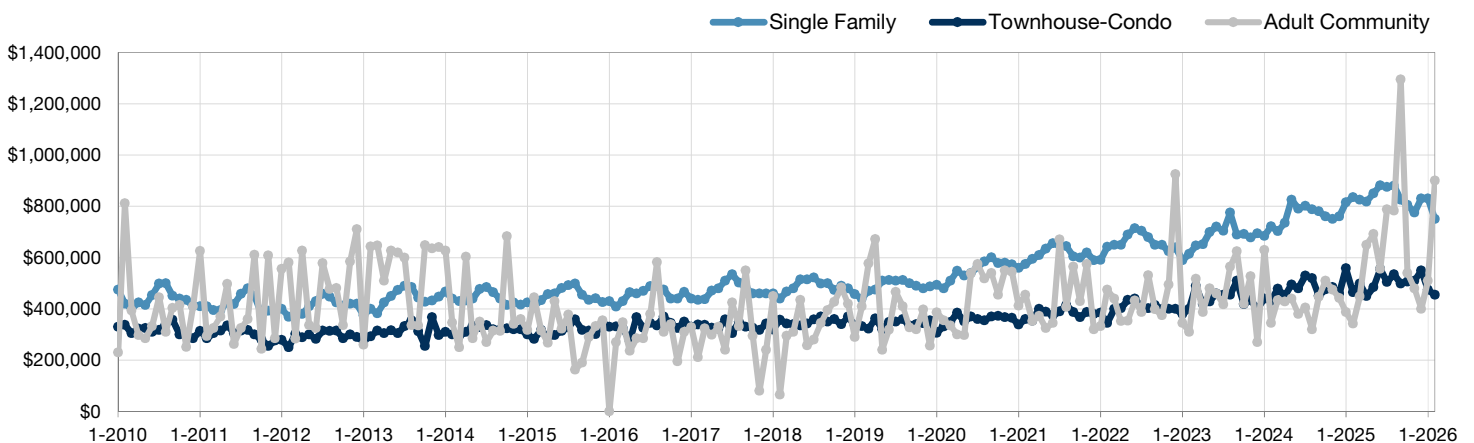
Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	220	200	- 9.1%	454	441	- 2.9%
Closed Sales	145	134	- 7.6%	277	252	- 9.0%
Days on Market Until Sale	52	51	- 1.9%	53	47	- 11.3%
Median Sales Price*	\$465,000	\$455,000	- 2.2%	\$509,500	\$462,500	- 9.2%
Percent of List Price Received*	99.6%	99.9%	+ 0.3%	99.9%	99.9%	0.0%
Inventory of Homes for Sale	389	423	+ 8.7%	--	--	--
Months Supply of Inventory	2.0	2.4	+ 20.0%	--	--	--

Adult Community

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	9	10	+ 11.1%	20	17	- 15.0%
Closed Sales	4	3	- 25.0%	6	9	+ 50.0%
Days on Market Until Sale	32	71	+ 121.9%	37	53	+ 43.2%
Median Sales Price*	\$342,000	\$901,000	+ 163.5%	\$342,000	\$565,000	+ 65.2%
Percent of List Price Received*	100.1%	102.1%	+ 2.0%	101.2%	100.8%	- 0.4%
Inventory of Homes for Sale	11	16	+ 45.5%	--	--	--
Months Supply of Inventory	1.7	2.7	+ 58.8%	--	--	--

* 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 09, 2026. 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 © 2026 ShowingTime Plus, LLC.