

# Local Market Update for March 2026

Provided by New Jersey REALTORS®



## Bergen County

Bergen County

### Single Family

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	619	<b>622</b>	+ 0.5%	1,511	<b>1,358</b>	- 10.1%
Closed Sales	300	<b>317</b>	+ 5.7%	908	<b>899</b>	- 1.0%
Days on Market Until Sale	38	<b>47</b>	+ 23.7%	40	<b>47</b>	+ 17.5%
Median Sales Price*	\$822,500	<b>\$851,000</b>	+ 3.5%	\$820,000	<b>\$823,900</b>	+ 0.5%
Percent of List Price Received*	103.6%	<b>102.8%</b>	- 0.8%	102.8%	<b>102.2%</b>	- 0.6%
Inventory of Homes for Sale	747	<b>727</b>	- 2.7%	--	--	--
Months Supply of Inventory	1.7	<b>1.7</b>	0.0%	--	--	--

### Townhouse-Condo

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	258	<b>329</b>	+ 27.5%	711	<b>777</b>	+ 9.3%
Closed Sales	163	<b>141</b>	- 13.5%	440	<b>395</b>	- 10.2%
Days on Market Until Sale	52	<b>50</b>	- 3.8%	53	<b>48</b>	- 9.4%
Median Sales Price*	\$498,900	<b>\$475,000</b>	- 4.8%	\$505,000	<b>\$465,000</b>	- 7.9%
Percent of List Price Received*	100.2%	<b>100.0%</b>	- 0.2%	100.0%	<b>100.0%</b>	0.0%
Inventory of Homes for Sale	394	<b>488</b>	+ 23.9%	--	--	--
Months Supply of Inventory	2.1	<b>2.7</b>	+ 28.6%	--	--	--

### Adult Community

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	7	<b>7</b>	0.0%	27	<b>25</b>	- 7.4%
Closed Sales	9	<b>13</b>	+ 44.4%	15	<b>22</b>	+ 46.7%
Days on Market Until Sale	15	<b>28</b>	+ 86.7%	24	<b>38</b>	+ 58.3%
Median Sales Price*	\$449,000	<b>\$505,000</b>	+ 12.5%	\$435,000	<b>\$544,450</b>	+ 25.2%
Percent of List Price Received*	101.7%	<b>102.0%</b>	+ 0.3%	101.5%	<b>101.5%</b>	0.0%
Inventory of Homes for Sale	11	<b>13</b>	+ 18.2%	--	--	--
Months Supply of Inventory	1.9	<b>2.1</b>	+ 10.5%	--	--	--

\* 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

