

Local Market Update for April 2026

Provided by New Jersey REALTORS®



Bergen County

Bergen County

Single Family

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	759	814	+ 7.2%	2,270	2,211	- 2.6%
Closed Sales	362	338	- 6.6%	1,270	1,241	- 2.3%
Days on Market Until Sale	38	34	- 10.5%	40	43	+ 7.5%
Median Sales Price*	\$815,000	\$840,000	+ 3.1%	\$818,000	\$825,000	+ 0.9%
Percent of List Price Received*	105.6%	104.1%	- 1.4%	103.6%	102.7%	- 0.9%
Inventory of Homes for Sale	948	938	- 1.1%	--	--	--
Months Supply of Inventory	2.2	2.2	0.0%	--	--	--

Townhouse-Condo

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	251	365	+ 45.4%	962	1,144	+ 18.9%
Closed Sales	162	174	+ 7.4%	602	570	- 5.3%
Days on Market Until Sale	42	43	+ 2.4%	50	47	- 6.0%
Median Sales Price*	\$449,500	\$470,000	+ 4.6%	\$500,000	\$470,000	- 6.0%
Percent of List Price Received*	101.1%	99.8%	- 1.3%	100.3%	99.9%	- 0.4%
Inventory of Homes for Sale	405	577	+ 42.5%	--	--	--
Months Supply of Inventory	2.2	3.2	+ 45.5%	--	--	--

Adult Community

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	5	13	+ 160.0%	32	39	+ 21.9%
Closed Sales	5	3	- 40.0%	20	25	+ 25.0%
Days on Market Until Sale	34	85	+ 150.0%	26	44	+ 69.2%
Median Sales Price*	\$649,900	\$465,000	- 28.5%	\$444,500	\$539,000	+ 21.3%
Percent of List Price Received*	105.2%	98.3%	- 6.6%	102.4%	101.1%	- 1.3%
Inventory of Homes for Sale	7	17	+ 142.9%	--	--	--
Months Supply of Inventory	1.2	2.8	+ 133.3%	--	--	--

* 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

