

Local Market Update for May 2026

Provided by New Jersey REALTORS®



Bergen County

Bergen County

Single Family

	May			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	804	775	- 3.6%	3,074	3,020	- 1.8%
Closed Sales	423	384	- 9.2%	1,693	1,629	- 3.8%
Days on Market Until Sale	28	28	0.0%	37	40	+ 8.1%
Median Sales Price*	\$850,000	\$930,000	+ 9.4%	\$825,000	\$841,250	+ 2.0%
Percent of List Price Received*	105.1%	105.3%	+ 0.2%	104.0%	103.3%	- 0.7%
Inventory of Homes for Sale	1,032	1,000	- 3.1%	--	--	--
Months Supply of Inventory	2.4	2.4	0.0%	--	--	--

Townhouse-Condo

	May			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	321	333	+ 3.7%	1,283	1,480	+ 15.4%
Closed Sales	206	156	- 24.3%	808	725	- 10.3%
Days on Market Until Sale	41	40	- 2.4%	48	45	- 6.3%
Median Sales Price*	\$482,500	\$561,000	+ 16.3%	\$499,000	\$490,500	- 1.7%
Percent of List Price Received*	100.8%	101.2%	+ 0.4%	100.4%	100.2%	- 0.2%
Inventory of Homes for Sale	468	624	+ 33.3%	--	--	--
Months Supply of Inventory	2.5	3.5	+ 40.0%	--	--	--

Adult Community

	May			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	7	12	+ 71.4%	39	51	+ 30.8%
Closed Sales	6	5	- 16.7%	26	30	+ 15.4%
Days on Market Until Sale	36	30	- 16.7%	29	42	+ 44.8%
Median Sales Price*	\$691,500	\$330,000	- 52.3%	\$453,500	\$492,500	+ 8.6%
Percent of List Price Received*	101.2%	102.4%	+ 1.2%	102.1%	101.3%	- 0.8%
Inventory of Homes for Sale	6	19	+ 216.7%	--	--	--
Months Supply of Inventory	1.1	3.0	+ 172.7%	--	--	--

* 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

