

Local Market Update for June 2026

Provided by New Jersey REALTORS®



Bergen County

Bergen County

Single Family

	June			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	744	806	+ 8.3%	3,818	3,866	+ 1.3%
Closed Sales	517	584	+ 13.0%	2,210	2,219	+ 0.4%
Days on Market Until Sale	27	28	+ 3.7%	35	37	+ 5.7%
Median Sales Price*	\$882,000	\$946,000	+ 7.3%	\$840,000	\$860,000	+ 2.4%
Percent of List Price Received*	105.2%	105.5%	+ 0.3%	104.3%	103.9%	- 0.4%
Inventory of Homes for Sale	1,105	1,066	- 3.5%	--	--	--
Months Supply of Inventory	2.6	2.5	- 3.8%	--	--	--

Townhouse-Condo

	June			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	293	333	+ 13.7%	1,576	1,821	+ 15.5%
Closed Sales	205	207	+ 1.0%	1,013	934	- 7.8%
Days on Market Until Sale	39	39	0.0%	46	44	- 4.3%
Median Sales Price*	\$557,500	\$575,000	+ 3.1%	\$505,000	\$500,000	- 1.0%
Percent of List Price Received*	100.8%	100.8%	0.0%	100.5%	100.3%	- 0.2%
Inventory of Homes for Sale	483	655	+ 35.6%	--	--	--
Months Supply of Inventory	2.6	3.7	+ 42.3%	--	--	--

Adult Community

	June			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	7	9	+ 28.6%	46	63	+ 37.0%
Closed Sales	6	8	+ 33.3%	32	38	+ 18.8%
Days on Market Until Sale	46	22	- 52.2%	32	38	+ 18.8%
Median Sales Price*	\$556,050	\$730,000	+ 31.3%	\$488,550	\$544,450	+ 11.4%
Percent of List Price Received*	102.4%	100.0%	- 2.3%	102.2%	101.0%	- 1.2%
Inventory of Homes for Sale	7	20	+ 185.7%	--	--	--
Months Supply of Inventory	1.2	3.0	+ 150.0%	--	--	--

* 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

