

Local Market Update for July 2026

Provided by New Jersey REALTORS®



Bergen County

Bergen County

Single Family

	July			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	756	786	+ 4.0%	4,574	4,681	+ 2.3%
Closed Sales	546	620	+ 13.6%	2,756	2,847	+ 3.3%
Days on Market Until Sale	27	26	- 3.7%	33	34	+ 3.0%
Median Sales Price*	\$875,000	\$949,500	+ 8.5%	\$850,000	\$882,000	+ 3.8%
Percent of List Price Received*	104.7%	104.6%	- 0.1%	104.3%	104.0%	- 0.3%
Inventory of Homes for Sale	1,133	1,120	- 1.1%	--	--	--
Months Supply of Inventory	2.6	2.6	0.0%	--	--	--

Townhouse-Condo

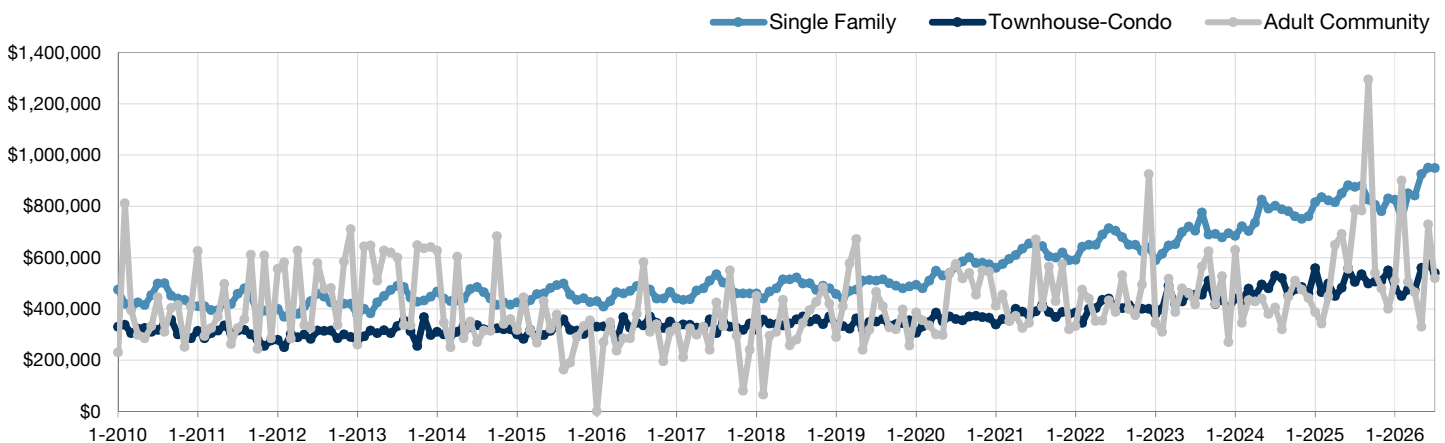
	July			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	309	314	+ 1.6%	1,885	2,142	+ 13.6%
Closed Sales	218	207	- 5.0%	1,231	1,145	- 7.0%
Days on Market Until Sale	33	40	+ 21.2%	44	43	- 2.3%
Median Sales Price*	\$505,000	\$540,000	+ 6.9%	\$505,000	\$517,750	+ 2.5%
Percent of List Price Received*	101.4%	99.9%	- 1.5%	100.7%	100.3%	- 0.4%
Inventory of Homes for Sale	510	636	+ 24.7%	--	--	--
Months Supply of Inventory	2.8	3.5	+ 25.0%	--	--	--

Adult Community

	July			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	6	9	+ 50.0%	52	70	+ 34.6%
Closed Sales	6	15	+ 150.0%	38	53	+ 39.5%
Days on Market Until Sale	26	34	+ 30.8%	31	37	+ 19.4%
Median Sales Price*	\$787,500	\$520,000	- 34.0%	\$533,050	\$539,000	+ 1.1%
Percent of List Price Received*	100.2%	101.9%	+ 1.7%	101.9%	101.3%	- 0.6%
Inventory of Homes for Sale	5	16	+ 220.0%	--	--	--
Months Supply of Inventory	0.8	2.3	+ 187.5%	--	--	--

* 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



Current as of August 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.