

# Local Market Update for October 2021

Provided by New Jersey REALTORS®



## Bergen County

Bergen County

### Single Family

Key Metrics	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	1,146	718	- 37.3%	10,327	9,449	- 8.5%
Closed Sales	932	683	- 26.7%	6,410	7,279	+ 13.6%
Days on Market Until Sale	46	36	- 21.7%	55	39	- 29.1%
Median Sales Price*	\$580,000	\$600,000	+ 3.4%	\$551,000	\$615,000	+ 11.6%
Percent of List Price Received*	99.5%	100.7%	+ 1.2%	98.6%	101.2%	+ 2.6%
Inventory of Homes for Sale	2,557	1,441	- 43.6%	--	--	--
Months Supply of Inventory	3.7	2.0	- 45.9%	--	--	--

### Townhouse-Condo

Key Metrics	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	421	332	- 21.1%	3,593	3,980	+ 10.8%
Closed Sales	303	262	- 13.5%	1,843	2,695	+ 46.2%
Days on Market Until Sale	59	55	- 6.8%	68	57	- 16.2%
Median Sales Price*	\$378,000	\$372,450	- 1.5%	\$360,000	\$385,000	+ 6.9%
Percent of List Price Received*	97.7%	98.4%	+ 0.7%	97.3%	98.5%	+ 1.2%
Inventory of Homes for Sale	1,301	894	- 31.3%	--	--	--
Months Supply of Inventory	6.4	3.3	- 48.4%	--	--	--

### Adult Community

Key Metrics	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
New Listings	15	8	- 46.7%	102	85	- 16.7%
Closed Sales	10	8	- 20.0%	56	80	+ 42.9%
Days on Market Until Sale	91	34	- 62.6%	91	59	- 35.2%
Median Sales Price*	\$404,950	\$450,000	+ 11.1%	\$355,000	\$392,500	+ 10.6%
Percent of List Price Received*	98.1%	97.6%	- 0.5%	98.4%	98.1%	- 0.3%
Inventory of Homes for Sale	41	9	- 78.0%	--	--	--
Months Supply of Inventory	7.0	1.1	- 84.3%	--	--	--

\* 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

