

Local Market Update for January 2026

Provided by New Jersey REALTORS®



Bergen County

Bergen County

Single Family

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	453	381	- 15.9%	453	381	- 15.9%
Closed Sales	366	310	- 15.3%	366	310	- 15.3%
Days on Market Until Sale	42	45	+ 7.1%	42	45	+ 7.1%
Median Sales Price*	\$815,250	\$839,500	+ 3.0%	\$815,250	\$839,500	+ 3.0%
Percent of List Price Received*	102.3%	102.4%	+ 0.1%	102.3%	102.4%	+ 0.1%
Inventory of Homes for Sale	669	621	- 7.2%	--	--	--
Months Supply of Inventory	1.5	1.5	0.0%	--	--	--

Townhouse-Condo

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	234	240	+ 2.6%	234	240	+ 2.6%
Closed Sales	132	115	- 12.9%	132	115	- 12.9%
Days on Market Until Sale	55	43	- 21.8%	55	43	- 21.8%
Median Sales Price*	\$558,000	\$475,000	- 14.9%	\$558,000	\$475,000	- 14.9%
Percent of List Price Received*	100.2%	100.1%	- 0.1%	100.2%	100.1%	- 0.1%
Inventory of Homes for Sale	391	431	+ 10.2%	--	--	--
Months Supply of Inventory	2.0	2.4	+ 20.0%	--	--	--

Adult Community

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	11	7	- 36.4%	11	7	- 36.4%
Closed Sales	2	6	+ 200.0%	2	6	+ 200.0%
Days on Market Until Sale	48	44	- 8.3%	48	44	- 8.3%
Median Sales Price*	\$387,000	\$509,500	+ 31.7%	\$387,000	\$509,500	+ 31.7%
Percent of List Price Received*	103.2%	100.1%	- 3.0%	103.2%	100.1%	- 3.0%
Inventory of Homes for Sale	7	11	+ 57.1%	--	--	--
Months Supply of Inventory	1.0	1.9	+ 90.0%	--	--	--

* 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

