

Local Market Update for August 2025

Provided by New Jersey REALTORS®



Bergen County

Bergen County

Single Family

	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	539	492	- 8.7%	4,969	5,014	+ 0.9%
Closed Sales	564	572	+ 1.4%	3,311	3,307	- 0.1%
Days on Market Until Sale	27	31	+ 14.8%	32	33	+ 3.1%
Median Sales Price*	\$788,500	\$880,000	+ 11.6%	\$765,000	\$850,000	+ 11.1%
Percent of List Price Received*	105.0%	104.0%	- 1.0%	104.4%	104.3%	- 0.1%
Inventory of Homes for Sale	934	958	+ 2.6%	--	--	--
Months Supply of Inventory	2.3	2.2	- 4.3%	--	--	--

Townhouse-Condo

	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	249	250	+ 0.4%	2,143	2,122	- 1.0%
Closed Sales	221	204	- 7.7%	1,504	1,424	- 5.3%
Days on Market Until Sale	31	86	+ 177.4%	42	93	+ 121.4%
Median Sales Price*	\$520,000	\$532,500	+ 2.4%	\$485,000	\$510,000	+ 5.2%
Percent of List Price Received*	101.3%	101.8%	+ 0.5%	101.0%	100.8%	- 0.2%
Inventory of Homes for Sale	439	493	+ 12.3%	--	--	--
Months Supply of Inventory	2.4	2.7	+ 12.5%	--	--	--

Adult Community

	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	8	11	+ 37.5%	59	64	+ 8.5%
Closed Sales	5	10	+ 100.0%	60	49	- 18.3%
Days on Market Until Sale	69	81	+ 17.4%	50	75	+ 50.0%
Median Sales Price*	\$320,000	\$782,500	+ 144.5%	\$427,000	\$569,000	+ 33.3%
Percent of List Price Received*	99.4%	103.9%	+ 4.5%	100.8%	102.4%	+ 1.6%
Inventory of Homes for Sale	6	12	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	2.1	+ 162.5%	--	--	--

* 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

