Local Market Update for September 2025

Provided by New Jersey REALTORS®



Bergen County

Bergen County

Single Family		September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change	
New Listings	694	621	- 10.5%	5,663	5,660	- 0.1%	
Closed Sales	465	448	- 3.7%	3,776	3,763	- 0.3%	
Days on Market Until Sale	28	31	+ 10.7%	32	32	0.0%	
Median Sales Price*	\$779,995	\$825,000	+ 5.8%	\$765,000	\$850,000	+ 11.1%	
Percent of List Price Received*	103.6%	102.4%	- 1.2%	104.3%	104.1%	- 0.2%	
Inventory of Homes for Sale	1,048	948	- 9.5%				
Months Supply of Inventory	2.5	2.2	- 12.0%				

Townhouse-Condo		September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change	
New Listings	252	324	+ 28.6%	2,395	2,452	+ 2.4%	
Closed Sales	198	190	- 4.0%	1,702	1,616	- 5.1%	
Days on Market Until Sale	42	84	+ 100.0%	42	92	+ 119.0%	
Median Sales Price*	\$451,250	\$499,500	+ 10.7%	\$480,000	\$507,500	+ 5.7%	
Percent of List Price Received*	100.7%	100.7%	0.0%	100.9%	100.8%	- 0.1%	
Inventory of Homes for Sale	452	556	+ 23.0%				
Months Supply of Inventory	2.5	3.1	+ 24.0%				

Adult Community		September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change	
New Listings	4	4	0.0%	63	67	+ 6.3%	
Closed Sales	4	3	- 25.0%	64	51	- 20.3%	
Days on Market Until Sale	35	146	+ 317.1%	49	79	+ 61.2%	
Median Sales Price*	\$447,500	\$1,295,000	+ 189.4%	\$429,000	\$600,000	+ 39.9%	
Percent of List Price Received*	97.7%	103.9%	+ 6.3%	100.6%	102.4%	+ 1.8%	
Inventory of Homes for Sale	5	12	+ 140.0%				
Months Supply of Inventory	0.7	2.2	+ 214.3%				

^{*} 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

