

Local Market Update for May 2025

Provided by New Jersey REALTORS®



Bergen County

Bergen County

Single Family

	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	802	764	- 4.7%	2,993	2,980	- 0.4%
Closed Sales	458	419	- 8.5%	1,678	1,675	- 0.2%
Days on Market Until Sale	31	28	- 9.7%	36	37	+ 2.8%
Median Sales Price*	\$825,000	\$850,000	+ 3.0%	\$735,000	\$825,000	+ 12.2%
Percent of List Price Received*	105.5%	105.1%	- 0.4%	103.5%	104.0%	+ 0.5%
Inventory of Homes for Sale	949	968	+ 2.0%	--	--	--
Months Supply of Inventory	2.3	2.3	0.0%	--	--	--

Townhouse-Condo

	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	313	316	+ 1.0%	1,323	1,266	- 4.3%
Closed Sales	227	204	- 10.1%	847	800	- 5.5%
Days on Market Until Sale	45	86	+ 91.1%	46	96	+ 108.7%
Median Sales Price*	\$495,000	\$482,500	- 2.5%	\$467,000	\$499,000	+ 6.9%
Percent of List Price Received*	100.6%	100.8%	+ 0.2%	100.6%	100.3%	- 0.3%
Inventory of Homes for Sale	431	449	+ 4.2%	--	--	--
Months Supply of Inventory	2.4	2.4	0.0%	--	--	--

Adult Community

	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	6	6	0.0%	44	39	- 11.4%
Closed Sales	8	6	- 25.0%	41	27	- 34.1%
Days on Market Until Sale	38	73	+ 92.1%	51	69	+ 35.3%
Median Sales Price*	\$439,500	\$691,500	+ 57.3%	\$439,000	\$449,000	+ 2.3%
Percent of List Price Received*	102.8%	101.2%	- 1.6%	100.7%	102.3%	+ 1.6%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	0.5	1.1	+ 120.0%	--	--	--

* 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

