

Local Market Update for April 2025

Provided by New Jersey REALTORS®



Essex County

Essex County

Single Family

	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	499	575	+ 15.2%	1,593	1,697	+ 6.5%
Closed Sales	247	264	+ 6.9%	847	849	+ 0.2%
Days on Market Until Sale	30	39	+ 30.0%	39	39	0.0%
Median Sales Price*	\$710,000	\$770,000	+ 8.5%	\$633,000	\$690,000	+ 9.0%
Percent of List Price Received*	110.6%	110.3%	- 0.3%	107.4%	108.5%	+ 1.0%
Inventory of Homes for Sale	824	737	- 10.6%	--	--	--
Months Supply of Inventory	2.9	2.6	- 10.3%	--	--	--

Townhouse-Condo

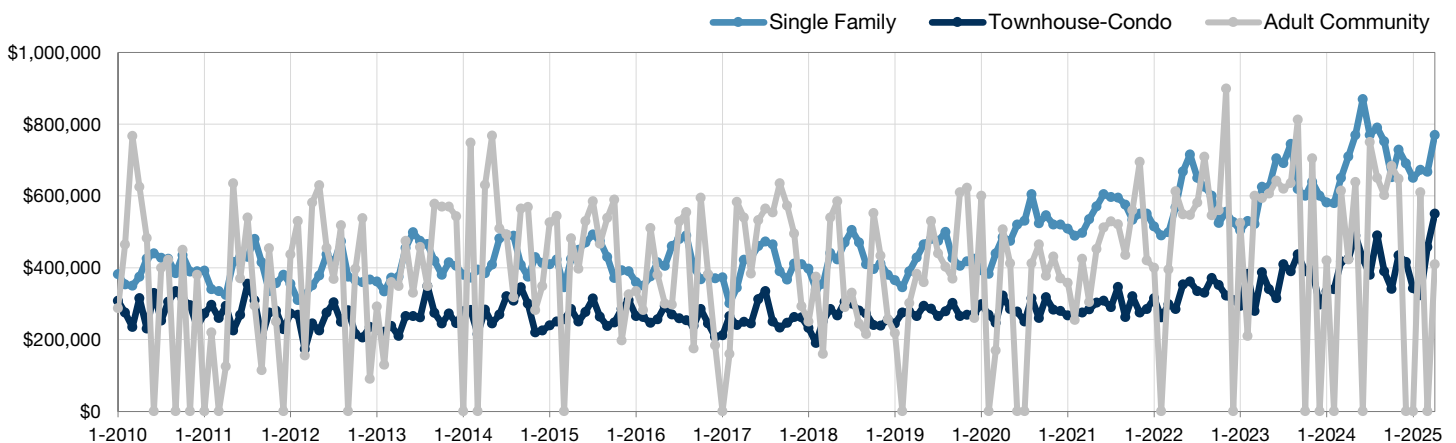
	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	110	117	+ 6.4%	364	442	+ 21.4%
Closed Sales	68	78	+ 14.7%	222	239	+ 7.7%
Days on Market Until Sale	25	67	+ 168.0%	35	66	+ 88.6%
Median Sales Price*	\$425,000	\$550,000	+ 29.4%	\$375,000	\$395,000	+ 5.3%
Percent of List Price Received*	107.5%	107.1%	- 0.4%	106.0%	105.3%	- 0.7%
Inventory of Homes for Sale	169	233	+ 37.9%	--	--	--
Months Supply of Inventory	2.3	3.1	+ 34.8%	--	--	--

Adult Community

	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	1	2	+ 100.0%	10	9	- 10.0%
Closed Sales	1	1	0.0%	4	3	- 25.0%
Days on Market Until Sale	22	24	+ 9.1%	18	29	+ 61.1%
Median Sales Price*	\$422,500	\$410,000	- 3.0%	\$436,250	\$610,000	+ 39.8%
Percent of List Price Received*	99.4%	98.8%	- 0.6%	102.9%	100.7%	- 2.1%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	4.0	3.5	- 12.5%	--	--	--

* 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



Current as of May 20, 2025. All data from the multiple listing services in the state of New Jersey. Margin of error for reported statewide numbers is +/- 4% at a 95% confidence level. Report © 2025 ShowingTime Plus, LLC.