Local Market Update for July 2026

Provided by New Jersey REALTORS®

Bergen County

Bergen County

Single Family

Key Metrics	July 2025	July 2026	Percent Change	Year to Date Thru 7-2025	Year to Date Thru 7-2026	Percent Change
New Listings	756	**786**	+ 4.0%	4,574	**4,681**	+ 2.3%
Closed Sales	546	**620**	+ 13.6%	2,756	**2,847**	+ 3.3%
Days on Market Until Sale	27	**26**	- 3.7%	33	**34**	+ 3.0%
Median Sales Price*	$875,000	**$949,500**	+ 8.5%	$850,000	**$882,000**	+ 3.8%
Percent of List Price Received*	104.7%	**104.6%**	- 0.1%	104.3%	**104.0%**	- 0.3%
Inventory of Homes for Sale	1,133	**1,120**	- 1.1%	--	**--**	--
Months Supply of Inventory	2.6	**2.6**	0.0%	--	**--**	--

Townhouse-Condo

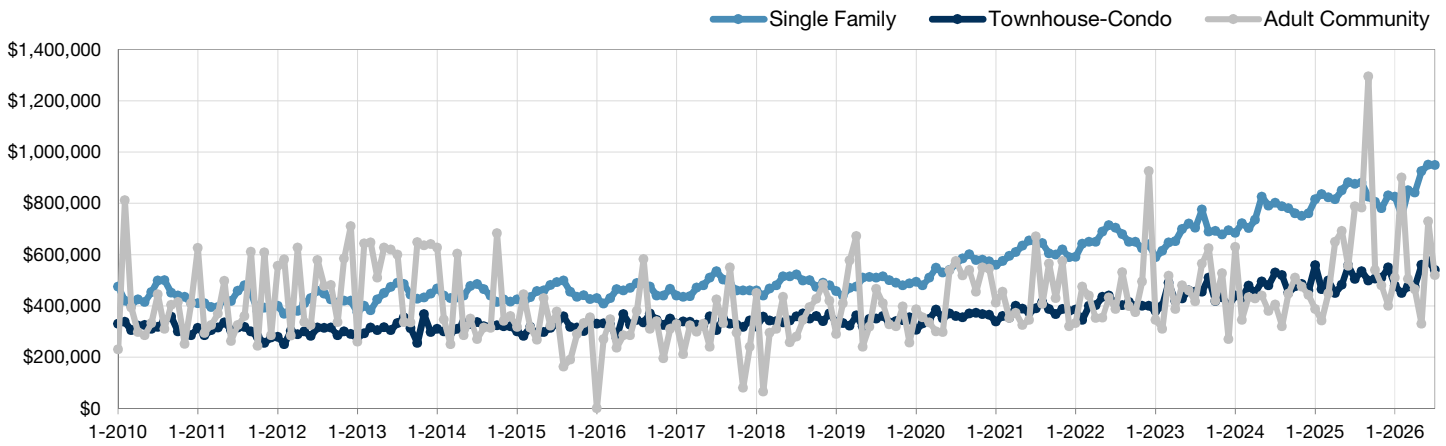
Key Metrics	July 2025	July 2026	Percent Change	Year to Date Thru 7-2025	Year to Date Thru 7-2026	Percent Change
New Listings	309	**314**	+ 1.6%	1,885	**2,142**	+ 13.6%
Closed Sales	218	**207**	- 5.0%	1,231	**1,145**	- 7.0%
Days on Market Until Sale	33	**40**	+ 21.2%	44	**43**	- 2.3%
Median Sales Price*	$505,000	**$540,000**	+ 6.9%	$505,000	**$517,750**	+ 2.5%
Percent of List Price Received*	101.4%	**99.9%**	- 1.5%	100.7%	**100.3%**	- 0.4%
Inventory of Homes for Sale	510	**636**	+ 24.7%	--	**--**	--
Months Supply of Inventory	2.8	**3.5**	+ 25.0%	--	**--**	--

Adult Community

Key Metrics	July 2025	July 2026	Percent Change	Year to Date Thru 7-2025	Year to Date Thru 7-2026	Percent Change
New Listings	6	**9**	+ 50.0%	52	**70**	+ 34.6%
Closed Sales	6	**15**	+ 150.0%	38	**53**	+ 39.5%
Days on Market Until Sale	26	**34**	+ 30.8%	31	**37**	+ 19.4%
Median Sales Price*	$787,500	**$520,000**	- 34.0%	$533,050	**$539,000**	+ 1.1%
Percent of List Price Received*	100.2%	**101.9%**	+ 1.7%	101.9%	**101.3%**	- 0.6%
Inventory of Homes for Sale	5	**16**	+ 220.0%	--	**--**	--
Months Supply of Inventory	0.8	**2.3**	+ 187.5%	--	**--**	--

* 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 August 09, 2026. 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 © 2026 ShowingTime Plus, LLC.