Local Market Update for July 2026

Provided by New Jersey REALTORS®

Passaic County

Passaic 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	320	**309**	- 3.4%	1,739	**1,843**	+ 6.0%
Closed Sales	211	**238**	+ 12.8%	1,044	**1,078**	+ 3.3%
Days on Market Until Sale	25	**35**	+ 40.0%	34	**36**	+ 5.9%
Median Sales Price*	$620,000	**$644,500**	+ 4.0%	$590,000	**$630,000**	+ 6.8%
Percent of List Price Received*	106.3%	**105.2%**	- 1.0%	105.3%	**104.8%**	- 0.5%
Inventory of Homes for Sale	467	**459**	- 1.7%	--	**--**	--
Months Supply of Inventory	2.8	**2.6**	- 7.1%	--	**--**	--

Townhouse-Condo

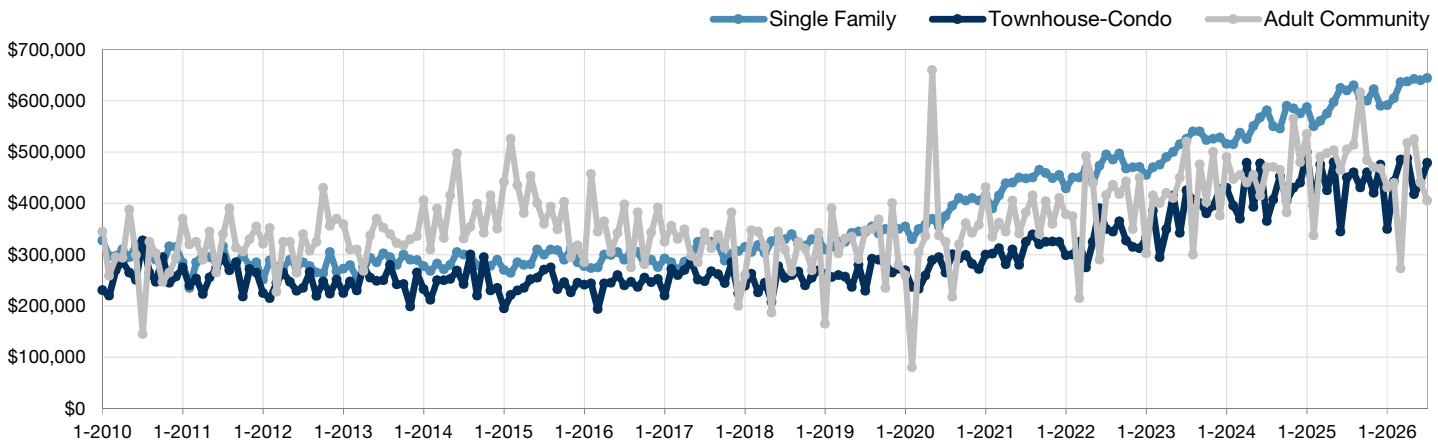
Key Metrics	July 2025	July 2026	Percent Change	Year to Date Thru 7-2025	Year to Date Thru 7-2026	Percent Change
New Listings	78	**100**	+ 28.2%	481	**529**	+ 10.0%
Closed Sales	55	**59**	+ 7.3%	325	**311**	- 4.3%
Days on Market Until Sale	20	**39**	+ 95.0%	27	**40**	+ 48.1%
Median Sales Price*	$450,000	**$479,000**	+ 6.4%	$425,000	**$435,000**	+ 2.4%
Percent of List Price Received*	105.1%	**100.8%**	- 4.1%	103.2%	**101.7%**	- 1.5%
Inventory of Homes for Sale	125	**134**	+ 7.2%	--	**--**	--
Months Supply of Inventory	2.7	**2.7**	0.0%	--	**--**	--

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	14	**15**	+ 7.1%	98	**106**	+ 8.2%
Closed Sales	17	**8**	- 52.9%	68	**72**	+ 5.9%
Days on Market Until Sale	25	**32**	+ 28.0%	27	**49**	+ 81.5%
Median Sales Price*	$505,000	**$405,000**	- 19.8%	$492,944	**$440,000**	- 10.7%
Percent of List Price Received*	101.4%	**99.8%**	- 1.6%	100.6%	**100.8%**	+ 0.2%
Inventory of Homes for Sale	22	**29**	+ 31.8%	--	**--**	--
Months Supply of Inventory	2.3	**2.7**	+ 17.4%	--	**--**	--

* 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.