Local Market Update for February 2026

Provided by New Jersey REALTORS®

Bergen County

Bergen County

Single Family

Key Metrics	February 2025	February 2026	Percent Change	Year to Date Thru 2-2025	Year to Date Thru 2-2026	Percent Change
New Listings	440	**336**	- 23.6%	892	**725**	- 18.7%
Closed Sales	241	**266**	+ 10.4%	608	**578**	- 4.9%
Days on Market Until Sale	41	**48**	+ 17.1%	42	**46**	+ 9.5%
Median Sales Price*	$835,300	**$750,000**	- 10.2%	$818,000	**$790,000**	- 3.4%
Percent of List Price Received*	102.7%	**101.2%**	- 1.5%	102.5%	**101.9%**	- 0.6%
Inventory of Homes for Sale	692	**605**	- 12.6%	--	**--**	--
Months Supply of Inventory	1.6	**1.4**	- 12.5%	--	**--**	--

Townhouse-Condo

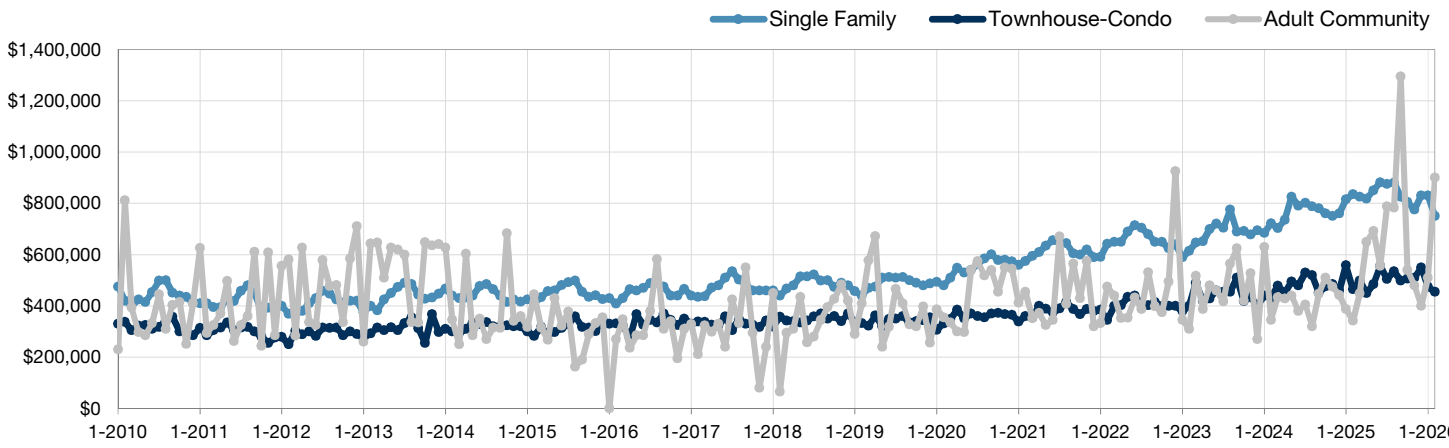
Key Metrics	February 2025	February 2026	Percent Change	Year to Date Thru 2-2025	Year to Date Thru 2-2026	Percent Change
New Listings	220	**200**	- 9.1%	454	**441**	- 2.9%
Closed Sales	145	**134**	- 7.6%	277	**252**	- 9.0%
Days on Market Until Sale	52	**51**	- 1.9%	53	**47**	- 11.3%
Median Sales Price*	$465,000	**$455,000**	- 2.2%	$509,500	**$462,500**	- 9.2%
Percent of List Price Received*	99.6%	**99.9%**	+ 0.3%	99.9%	**99.9%**	0.0%
Inventory of Homes for Sale	389	**423**	+ 8.7%	--	**--**	--
Months Supply of Inventory	2.0	**2.4**	+ 20.0%	--	**--**	--

Adult Community

Key Metrics	February 2025	February 2026	Percent Change	Year to Date Thru 2-2025	Year to Date Thru 2-2026	Percent Change
New Listings	9	**10**	+ 11.1%	20	**17**	- 15.0%
Closed Sales	4	**3**	- 25.0%	6	**9**	+ 50.0%
Days on Market Until Sale	32	**71**	+ 121.9%	37	**53**	+ 43.2%
Median Sales Price*	$342,000	**$901,000**	+ 163.5%	$342,000	**$565,000**	+ 65.2%
Percent of List Price Received*	100.1%	**102.1%**	+ 2.0%	101.2%	**100.8%**	- 0.4%
Inventory of Homes for Sale	11	**16**	+ 45.5%	--	**--**	--
Months Supply of Inventory	1.7	**2.7**	+ 58.8%	--	**--**	--

* 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 March 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.