

Local Market Update for August 2026

Provided by New Jersey REALTORS®



Bergen County

Bergen County

Single Family

	August			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	516	578	+ 12.0%	5,090	5,290	+ 3.9%
Closed Sales	578	548	- 5.2%	3,334	3,399	+ 1.9%
Days on Market Until Sale	31	30	- 3.2%	33	34	+ 3.0%
Median Sales Price*	\$880,250	\$925,000	+ 5.1%	\$850,000	\$899,000	+ 5.8%
Percent of List Price Received*	104.0%	104.1%	+ 0.1%	104.3%	104.1%	- 0.2%
Inventory of Homes for Sale	1,029	1,045	+ 1.6%	--	--	--
Months Supply of Inventory	2.4	2.4	0.0%	--	--	--

Townhouse-Condo

	August			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	254	290	+ 14.2%	2,139	2,436	+ 13.9%
Closed Sales	207	207	0.0%	1,438	1,362	- 5.3%
Days on Market Until Sale	42	45	+ 7.1%	43	43	0.0%
Median Sales Price*	\$535,000	\$530,000	- 0.9%	\$510,000	\$523,000	+ 2.5%
Percent of List Price Received*	101.7%	99.6%	- 2.1%	100.8%	100.1%	- 0.7%
Inventory of Homes for Sale	516	656	+ 27.1%	--	--	--
Months Supply of Inventory	2.9	3.7	+ 27.6%	--	--	--

Adult Community

	August			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	11	11	0.0%	63	81	+ 28.6%
Closed Sales	10	8	- 20.0%	48	61	+ 27.1%
Days on Market Until Sale	31	37	+ 19.4%	31	37	+ 19.4%
Median Sales Price*	\$782,500	\$566,000	- 27.7%	\$584,500	\$539,000	- 7.8%
Percent of List Price Received*	103.9%	100.6%	- 3.2%	102.3%	101.2%	- 1.1%
Inventory of Homes for Sale	12	20	+ 66.7%	--	--	--
Months Supply of Inventory	2.1	2.8	+ 33.3%	--	--	--

* 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

