

Local Market Update for December 2025

Provided by New Jersey REALTORS®



Bergen County

Bergen County

Single Family

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	239	247	+ 3.3%	6,922	6,945	+ 0.3%
Closed Sales	513	446	- 13.1%	5,129	5,073	- 1.1%
Days on Market Until Sale	34	36	+ 5.9%	32	33	+ 3.1%
Median Sales Price*	\$760,000	\$827,139	+ 8.8%	\$765,000	\$840,000	+ 9.8%
Percent of List Price Received*	103.1%	102.6%	- 0.5%	104.0%	103.7%	- 0.3%
Inventory of Homes for Sale	632	599	- 5.2%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--

Townhouse-Condo

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	132	156	+ 18.2%	3,024	3,128	+ 3.4%
Closed Sales	201	203	+ 1.0%	2,294	2,181	- 4.9%
Days on Market Until Sale	41	42	+ 2.4%	43	43	0.0%
Median Sales Price*	\$460,000	\$530,000	+ 15.2%	\$480,000	\$510,000	+ 6.3%
Percent of List Price Received*	100.9%	99.8%	- 1.1%	100.8%	100.7%	- 0.1%
Inventory of Homes for Sale	366	401	+ 9.6%	--	--	--
Months Supply of Inventory	1.9	2.2	+ 15.8%	--	--	--

Adult Community

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	2	9	+ 350.0%	79	91	+ 15.2%
Closed Sales	9	6	- 33.3%	83	67	- 19.3%
Days on Market Until Sale	20	55	+ 175.0%	47	33	- 29.8%
Median Sales Price*	\$442,084	\$399,500	- 9.6%	\$435,000	\$540,000	+ 24.1%
Percent of List Price Received*	105.8%	100.8%	- 4.7%	101.6%	102.9%	+ 1.3%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--

* 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

