

Local Market Update for March 2026

Provided by New Jersey REALTORS®



Bergen County

Bergen County

Single Family

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	619	622	+ 0.5%	1,511	1,358	- 10.1%
Closed Sales	300	317	+ 5.7%	908	899	- 1.0%
Days on Market Until Sale	38	47	+ 23.7%	40	47	+ 17.5%
Median Sales Price*	\$822,500	\$851,000	+ 3.5%	\$820,000	\$823,900	+ 0.5%
Percent of List Price Received*	103.6%	102.8%	- 0.8%	102.8%	102.2%	- 0.6%
Inventory of Homes for Sale	747	727	- 2.7%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--

Townhouse-Condo

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	258	329	+ 27.5%	711	777	+ 9.3%
Closed Sales	163	141	- 13.5%	440	395	- 10.2%
Days on Market Until Sale	52	50	- 3.8%	53	48	- 9.4%
Median Sales Price*	\$498,900	\$475,000	- 4.8%	\$505,000	\$465,000	- 7.9%
Percent of List Price Received*	100.2%	100.0%	- 0.2%	100.0%	100.0%	0.0%
Inventory of Homes for Sale	394	488	+ 23.9%	--	--	--
Months Supply of Inventory	2.1	2.7	+ 28.6%	--	--	--

Adult Community

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	7	7	0.0%	27	25	- 7.4%
Closed Sales	9	13	+ 44.4%	15	22	+ 46.7%
Days on Market Until Sale	15	28	+ 86.7%	24	38	+ 58.3%
Median Sales Price*	\$449,000	\$505,000	+ 12.5%	\$435,000	\$544,450	+ 25.2%
Percent of List Price Received*	101.7%	102.0%	+ 0.3%	101.5%	101.5%	0.0%
Inventory of Homes for Sale	11	13	+ 18.2%	--	--	--
Months Supply of Inventory	1.9	2.1	+ 10.5%	--	--	--

* 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

