Local Market Update for October 2025

Provided by New Jersey REALTORS®



Bergen County

Bergen County

Single Family		October			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change	
New Listings	607	594	- 2.1%	6,272	6,280	+ 0.1%	
Closed Sales	419	440	+ 5.0%	4,197	4,214	+ 0.4%	
Days on Market Until Sale	31	36	+ 16.1%	32	33	+ 3.1%	
Median Sales Price*	\$760,000	\$805,000	+ 5.9%	\$765,000	\$849,000	+ 11.0%	
Percent of List Price Received*	103.3%	102.7%	- 0.6%	104.2%	103.9%	- 0.3%	
Inventory of Homes for Sale	992	915	- 7.8%				
Months Supply of Inventory	2.3	2.1	- 8.7%				

Townhouse-Condo		October			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change	
New Listings	259	294	+ 13.5%	2,655	2,755	+ 3.8%	
Closed Sales	205	179	- 12.7%	1,908	1,801	- 5.6%	
Days on Market Until Sale	40	44	+ 10.0%	42	43	+ 2.4%	
Median Sales Price*	\$476,500	\$500,500	+ 5.0%	\$480,000	\$506,250	+ 5.5%	
Percent of List Price Received*	100.1%	100.5%	+ 0.4%	100.9%	100.8%	- 0.1%	
Inventory of Homes for Sale	438	509	+ 16.2%				
Months Supply of Inventory	2.3	2.8	+ 21.7%				

Adult Community		October			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change	
New Listings	8	10	+ 25.0%	71	77	+ 8.5%	
Closed Sales	7	5	- 28.6%	71	56	- 21.1%	
Days on Market Until Sale	21	23	+ 9.5%	51	31	- 39.2%	
Median Sales Price*	\$510,000	\$540,000	+ 5.9%	\$430,000	\$584,500	+ 35.9%	
Percent of List Price Received*	105.3%	110.5%	+ 4.9%	101.1%	103.1%	+ 2.0%	
Inventory of Homes for Sale	7	10	+ 42.9%				
Months Supply of Inventory	1.0	1.7	+ 70.0%				

^{*} 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

