Local Market Update for October 2025

Provided by New Jersey REALTORS®



Essex County

Essex County

| Single Family | | October | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|--------------|----------------|--|
| Key Metrics | 2024 | 2025 | Percent Change | Thru 10-2024 | Thru 10-2025 | Percent Change | |
| New Listings | 343 | 408 | + 19.0% | 3,971 | 4,226 | + 6.4% | |
| Closed Sales | 246 | 279 | + 13.4% | 2,721 | 2,778 | + 2.1% | |
| Days on Market Until Sale | 34 | 32 | - 5.9% | 31 | 32 | + 3.2% | |
| Median Sales Price* | \$653,500 | \$730,000 | + 11.7% | \$725,000 | \$765,000 | + 5.5% | |
| Percent of List Price Received* | 107.6% | 108.3% | + 0.7% | 109.4% | 109.2% | - 0.2% | |
| Inventory of Homes for Sale | 599 | 606 | + 1.2% | | | | |
| Months Supply of Inventory | 2.2 | 2.1 | - 4.5% | | | | |

| Townhouse-Condo | | October | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|--------------|----------------|--|
| Key Metrics | 2024 | 2025 | Percent Change | Thru 10-2024 | Thru 10-2025 | Percent Change | |
| New Listings | 113 | 105 | - 7.1% | 980 | 1,004 | + 2.4% | |
| Closed Sales | 78 | 78 | 0.0% | 687 | 707 | + 2.9% | |
| Days on Market Until Sale | 31 | 41 | + 32.3% | 33 | 37 | + 12.1% | |
| Median Sales Price* | \$345,500 | \$366,500 | + 6.1% | \$401,000 | \$395,000 | - 1.5% | |
| Percent of List Price Received* | 105.0% | 102.3% | - 2.6% | 106.2% | 104.9% | - 1.2% | |
| Inventory of Homes for Sale | 167 | 160 | - 4.2% | | | | |
| Months Supply of Inventory | 2.4 | 2.3 | - 4.2% | | | | |

| Adult Community | | October | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|--------------|----------------|--|
| Key Metrics | 2024 | 2025 | Percent Change | Thru 10-2024 | Thru 10-2025 | Percent Change | |
| New Listings | 5 | 2 | - 60.0% | 24 | 25 | + 4.2% | |
| Closed Sales | 4 | 2 | - 50.0% | 19 | 16 | - 15.8% | |
| Days on Market Until Sale | 19 | 42 | + 121.1% | 23 | 34 | + 47.8% | |
| Median Sales Price* | \$683,500 | \$717,500 | + 5.0% | \$625,000 | \$622,500 | - 0.4% | |
| Percent of List Price Received* | 106.5% | 111.9% | + 5.1% | 104.3% | 104.0% | - 0.3% | |
| Inventory of Homes for Sale | 3 | 5 | + 66.7% | | | | |
| Months Supply of Inventory | 1.4 | 2.4 | + 71.4% | | | | |

^{*} 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

