

Local Market Update for November 2025

Provided by New Jersey REALTORS®



Essex County

Essex County

Single Family

	November			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	265	263	- 0.8%	4,236	4,493	+ 6.1%
Closed Sales	273	238	- 12.8%	2,994	3,017	+ 0.8%
Days on Market Until Sale	35	31	- 11.4%	31	32	+ 3.2%
Median Sales Price*	\$730,000	\$768,500	+ 5.3%	\$725,000	\$765,000	+ 5.5%
Percent of List Price Received*	108.3%	107.3%	- 0.9%	109.3%	109.0%	- 0.3%
Inventory of Homes for Sale	550	536	- 2.5%	--	--	--
Months Supply of Inventory	2.0	1.9	- 5.0%	--	--	--

Townhouse-Condo

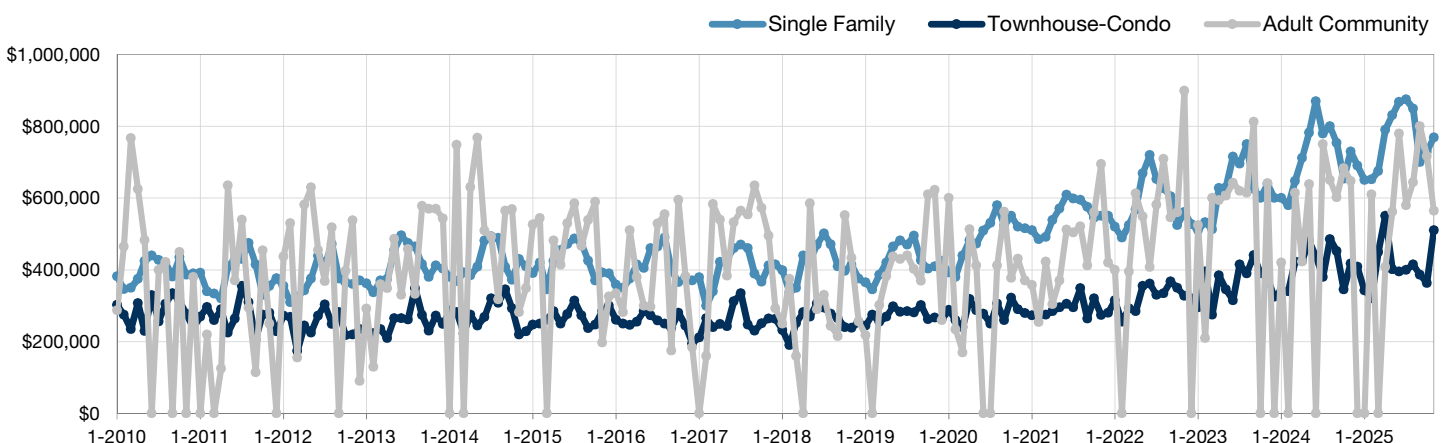
	November			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	79	61	- 22.8%	1,059	1,067	+ 0.8%
Closed Sales	74	41	- 44.6%	761	749	- 1.6%
Days on Market Until Sale	24	33	+ 37.5%	32	37	+ 15.6%
Median Sales Price*	\$417,500	\$510,000	+ 22.2%	\$403,000	\$400,000	- 0.7%
Percent of List Price Received*	106.3%	104.0%	- 2.2%	106.2%	104.8%	- 1.3%
Inventory of Homes for Sale	159	137	- 13.8%	--	--	--
Months Supply of Inventory	2.3	2.0	- 13.0%	--	--	--

Adult Community

	November			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	0	2	--	24	28	+ 16.7%
Closed Sales	2	3	+ 50.0%	21	19	- 9.5%
Days on Market Until Sale	11	38	+ 245.5%	22	34	+ 54.5%
Median Sales Price*	\$647,500	\$565,000	- 12.7%	\$639,000	\$610,000	- 4.5%
Percent of List Price Received*	96.2%	95.7%	- 0.5%	103.6%	102.7%	- 0.9%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
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



Current as of December 09, 2025. All data from the multiple listing services in the state of New Jersey. Margin of error for reported statewide numbers is +/- 4% at a 95% confidence level. Report © 2025 ShowingTime Plus, LLC.