

Local Market Update for August 2025

Provided by New Jersey REALTORS®



Essex County

Essex County

Single Family

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	298	309	+ 3.7%	3,180	3,347	+ 5.3%
Closed Sales	389	351	- 9.8%	2,253	2,229	- 1.1%
Days on Market Until Sale	27	29	+ 7.4%	31	32	+ 3.2%
Median Sales Price*	\$800,000	\$844,454	+ 5.6%	\$730,000	\$800,000	+ 9.6%
Percent of List Price Received*	110.3%	107.2%	- 2.8%	109.7%	109.7%	0.0%
Inventory of Homes for Sale	541	564	+ 4.3%	--	--	--
Months Supply of Inventory	2.0	2.0	0.0%	--	--	--

Townhouse-Condo

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	78	72	- 7.7%	745	800	+ 7.4%
Closed Sales	78	84	+ 7.7%	534	554	+ 3.7%
Days on Market Until Sale	31	58	+ 87.1%	33	61	+ 84.8%
Median Sales Price*	\$485,500	\$417,500	- 14.0%	\$405,000	\$400,000	- 1.2%
Percent of List Price Received*	105.9%	106.0%	+ 0.1%	106.7%	105.4%	- 1.2%
Inventory of Homes for Sale	149	151	+ 1.3%	--	--	--
Months Supply of Inventory	2.2	2.1	- 4.5%	--	--	--

Adult Community

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	2	3	+ 50.0%	19	19	0.0%
Closed Sales	1	3	+ 200.0%	13	13	0.0%
Days on Market Until Sale	7	70	+ 900.0%	24	51	+ 112.5%
Median Sales Price*	\$650,000	\$644,000	- 0.9%	\$639,000	\$610,000	- 4.5%
Percent of List Price Received*	104.8%	102.8%	- 1.9%	103.8%	102.9%	- 0.9%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	2.1	1.9	- 9.5%	--	--	--

* 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

