

# Local Market Update for April 2023

Provided by New Jersey REALTORS®



## Bergen County

Bergen County

### Single Family

Key Metrics	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	945	589	- 37.7%	3,117	2,183	- 30.0%
Closed Sales	543	343	- 36.8%	2,047	1,326	- 35.2%
Days on Market Until Sale	35	37	+ 5.7%	44	47	+ 6.8%
Median Sales Price*	\$650,000	\$650,000	0.0%	\$625,000	\$625,000	0.0%
Percent of List Price Received*	103.1%	102.6%	- 0.5%	101.7%	100.6%	- 1.1%
Inventory of Homes for Sale	1,414	932	- 34.1%	--	--	--
Months Supply of Inventory	2.1	1.9	- 9.5%	--	--	--

### Townhouse-Condo

Key Metrics	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	400	293	- 26.8%	1,331	1,037	- 22.1%
Closed Sales	225	170	- 24.4%	892	613	- 31.3%
Days on Market Until Sale	63	55	- 12.7%	65	55	- 15.4%
Median Sales Price*	\$400,000	\$411,500	+ 2.9%	\$390,000	\$415,000	+ 6.4%
Percent of List Price Received*	100.1%	99.4%	- 0.7%	99.0%	99.1%	+ 0.1%
Inventory of Homes for Sale	782	541	- 30.8%	--	--	--
Months Supply of Inventory	3.0	2.7	- 10.0%	--	--	--

### Adult Community

Key Metrics	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	16	8	- 50.0%	46	27	- 41.3%
Closed Sales	7	2	- 71.4%	19	14	- 26.3%
Days on Market Until Sale	51	40	- 21.6%	43	62	+ 44.2%
Median Sales Price*	\$353,000	\$387,500	+ 9.8%	\$373,000	\$387,500	+ 3.9%
Percent of List Price Received*	101.7%	99.0%	- 2.7%	100.5%	99.8%	- 0.7%
Inventory of Homes for Sale	17	25	+ 47.1%	--	--	--
Months Supply of Inventory	2.2	4.1	+ 86.4%	--	--	--

\* 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

