

# Local Market Update for November 2024

Provided by New Jersey REALTORS®



## Bergen County

Bergen County

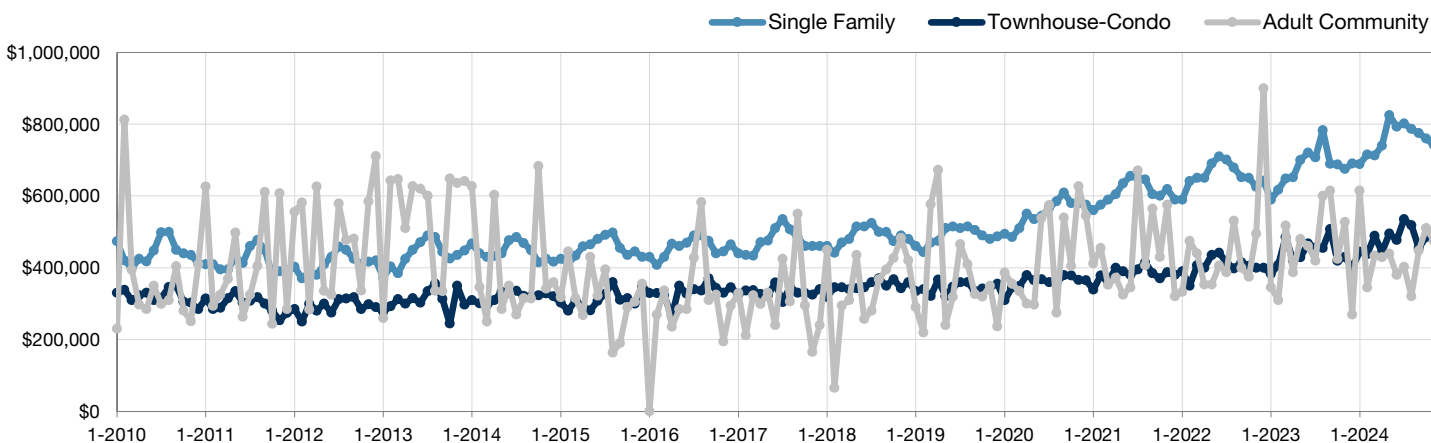
Single Family	November			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	433	409	- 5.5%	6,378	6,731	+ 5.5%
Closed Sales	363	414	+ 14.0%	4,810	4,658	- 3.2%
Days on Market Until Sale	32	36	+ 12.5%	35	30	- 14.3%
Median Sales Price*	\$675,000	\$742,500	+ 10.0%	\$686,000	\$765,000	+ 11.5%
Percent of List Price Received*	101.7%	102.5%	+ 0.8%	102.5%	104.1%	+ 1.6%
Inventory of Homes for Sale	1,058	905	- 14.5%	--	--	--
Months Supply of Inventory	2.4	2.1	- 12.5%	--	--	--

Townhouse-Condo	November			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	186	235	+ 26.3%	2,740	2,909	+ 6.2%
Closed Sales	155	180	+ 16.1%	2,032	2,106	+ 3.6%
Days on Market Until Sale	48	45	- 6.3%	48	42	- 12.5%
Median Sales Price*	\$430,000	\$485,000	+ 12.8%	\$441,000	\$485,000	+ 10.0%
Percent of List Price Received*	100.3%	100.3%	0.0%	100.1%	100.8%	+ 0.7%
Inventory of Homes for Sale	567	460	- 18.9%	--	--	--
Months Supply of Inventory	3.1	2.4	- 22.6%	--	--	--

Adult Community	November			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	4	5	+ 25.0%	82	76	- 7.3%
Closed Sales	6	3	- 50.0%	82	72	- 12.2%
Days on Market Until Sale	51	42	- 17.6%	62	46	- 25.8%
Median Sales Price*	\$527,500	\$475,000	- 10.0%	\$450,000	\$429,500	- 4.6%
Percent of List Price Received*	100.8%	101.4%	+ 0.6%	99.6%	101.6%	+ 2.0%
Inventory of Homes for Sale	14	8	- 42.9%	--	--	--
Months Supply of Inventory	2.0	1.2	- 40.0%	--	--	--

\* 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 20, 2024. 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 © 2024 ShowingTime Plus, LLC.