

Local Market Update for March 2025

Provided by New Jersey REALTORS®



Bergen County

Bergen County

Single Family

	March			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	573	598	+ 4.4%	1,501	1,472	- 1.9%
Closed Sales	324	306	- 5.6%	887	913	+ 2.9%
Days on Market Until Sale	42	39	- 7.1%	40	40	0.0%
Median Sales Price*	\$707,500	\$812,500	+ 14.8%	\$701,101	\$815,000	+ 16.2%
Percent of List Price Received*	102.7%	103.5%	+ 0.8%	102.3%	102.8%	+ 0.5%
Inventory of Homes for Sale	1,017	794	- 21.9%	--	--	--
Months Supply of Inventory	2.4	1.8	- 25.0%	--	--	--

Townhouse-Condo

	March			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	259	259	0.0%	720	710	- 1.4%
Closed Sales	157	162	+ 3.2%	438	437	- 0.2%
Days on Market Until Sale	48	100	+ 108.3%	46	100	+ 117.4%
Median Sales Price*	\$478,000	\$492,700	+ 3.1%	\$454,500	\$505,000	+ 11.1%
Percent of List Price Received*	99.8%	99.9%	+ 0.1%	100.0%	99.8%	- 0.2%
Inventory of Homes for Sale	512	406	- 20.7%	--	--	--
Months Supply of Inventory	2.8	2.1	- 25.0%	--	--	--

Adult Community

	March			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	7	6	- 14.3%	28	27	- 3.6%
Closed Sales	12	9	- 25.0%	21	15	- 28.6%
Days on Market Until Sale	42	56	+ 33.3%	59	62	+ 5.1%
Median Sales Price*	\$433,500	\$449,000	+ 3.6%	\$442,000	\$435,000	- 1.6%
Percent of List Price Received*	102.0%	101.7%	- 0.3%	100.9%	101.5%	+ 0.6%
Inventory of Homes for Sale	10	9	- 10.0%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--

* 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

