

Local Market Update for January 2023

Provided by New Jersey REALTORS®



Bergen County

Bergen County

Single Family

Key Metrics	January			Year to Date		
	2022	2023	Percent Change	Thru 1-2022	Thru 1-2023	Percent Change
New Listings	553	428	- 22.6%	553	428	- 22.6%
Closed Sales	564	320	- 43.3%	564	320	- 43.3%
Days on Market Until Sale	46	44	- 4.3%	46	44	- 4.3%
Median Sales Price*	\$590,000	\$591,050	+ 0.2%	\$590,000	\$591,050	+ 0.2%
Percent of List Price Received*	100.7%	99.5%	- 1.2%	100.7%	99.5%	- 1.2%
Inventory of Homes for Sale	1,199	845	- 29.5%	--	--	--
Months Supply of Inventory	1.8	1.6	- 11.1%	--	--	--

Townhouse-Condo

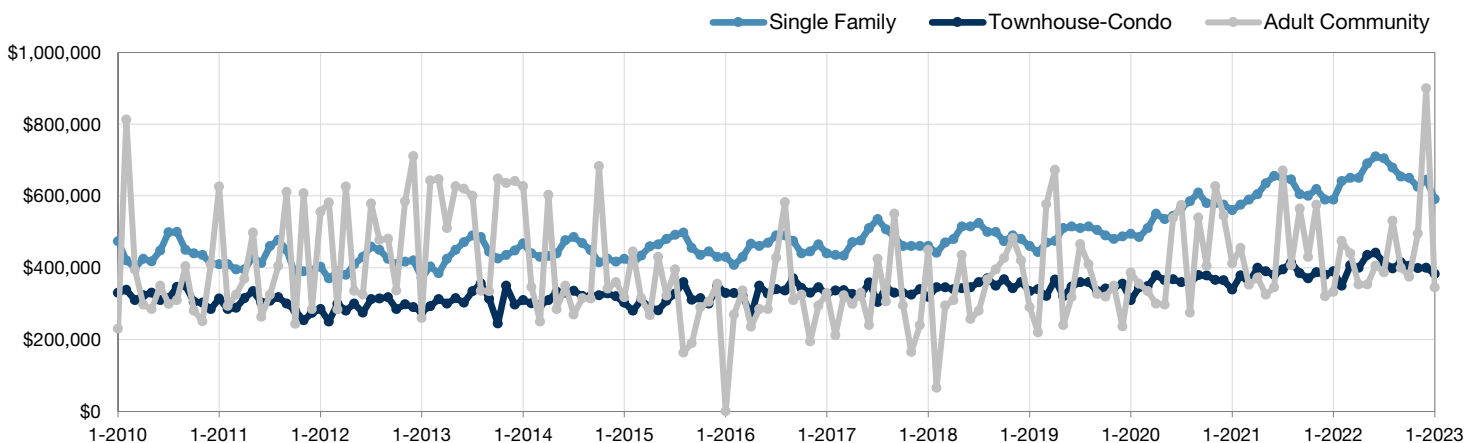
Key Metrics	January			Year to Date		
	2022	2023	Percent Change	Thru 1-2022	Thru 1-2023	Percent Change
New Listings	285	216	- 24.2%	285	216	- 24.2%
Closed Sales	221	136	- 38.5%	221	136	- 38.5%
Days on Market Until Sale	69	52	- 24.6%	69	52	- 24.6%
Median Sales Price*	\$390,000	\$382,500	- 1.9%	\$390,000	\$382,500	- 1.9%
Percent of List Price Received*	98.4%	98.3%	- 0.1%	98.4%	98.3%	- 0.1%
Inventory of Homes for Sale	708	500	- 29.4%	--	--	--
Months Supply of Inventory	2.6	2.3	- 11.5%	--	--	--

Adult Community

Key Metrics	January			Year to Date		
	2022	2023	Percent Change	Thru 1-2022	Thru 1-2023	Percent Change
New Listings	2	5	+ 150.0%	2	5	+ 150.0%
Closed Sales	5	5	0.0%	5	5	0.0%
Days on Market Until Sale	46	82	+ 78.3%	46	82	+ 78.3%
Median Sales Price*	\$333,000	\$345,000	+ 3.6%	\$333,000	\$345,000	+ 3.6%
Percent of List Price Received*	100.3%	97.1%	- 3.2%	100.3%	97.1%	- 3.2%
Inventory of Homes for Sale	5	16	+ 220.0%	--	--	--
Months Supply of Inventory	0.7	2.1	+ 200.0%	--	--	--

* 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



Local Market Update for February 2023

Provided by New Jersey REALTORS®



Bergen County

Bergen County

Single Family

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	645	440	- 31.8%	1,198	873	- 27.1%
Closed Sales	416	261	- 37.3%	980	581	- 40.7%
Days on Market Until Sale	55	59	+ 7.3%	50	51	+ 2.0%
Median Sales Price*	\$641,000	\$615,000	- 4.1%	\$610,000	\$605,000	- 0.8%
Percent of List Price Received*	100.6%	98.4%	- 2.2%	100.7%	99.0%	- 1.7%
Inventory of Homes for Sale	1,193	818	- 31.4%	--	--	--
Months Supply of Inventory	1.8	1.5	- 16.7%	--	--	--

Townhouse-Condo

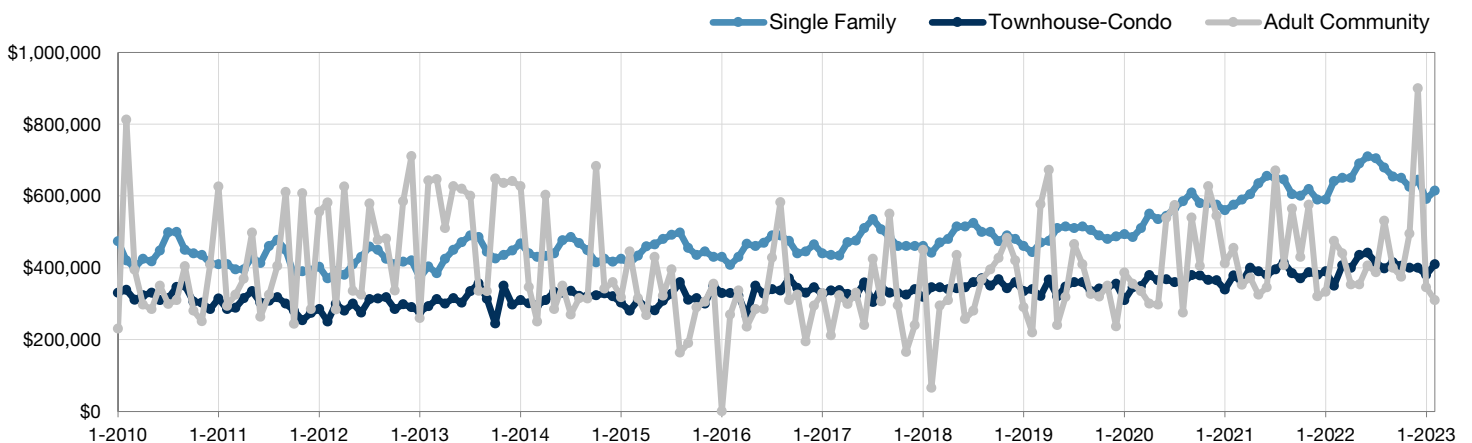
Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	294	226	- 23.1%	579	444	- 23.3%
Closed Sales	192	145	- 24.5%	413	282	- 31.7%
Days on Market Until Sale	70	58	- 17.1%	70	55	- 21.4%
Median Sales Price*	\$350,000	\$410,000	+ 17.1%	\$370,000	\$397,500	+ 7.4%
Percent of List Price Received*	98.2%	98.6%	+ 0.4%	98.3%	98.4%	+ 0.1%
Inventory of Homes for Sale	719	510	- 29.1%	--	--	--
Months Supply of Inventory	2.7	2.4	- 11.1%	--	--	--

Adult Community

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	5	4	- 20.0%	7	9	+ 28.6%
Closed Sales	3	3	0.0%	8	8	0.0%
Days on Market Until Sale	21	24	+ 14.3%	37	60	+ 62.2%
Median Sales Price*	\$475,000	\$310,000	- 34.7%	\$365,000	\$340,000	- 6.8%
Percent of List Price Received*	98.5%	106.9%	+ 8.5%	99.6%	100.8%	+ 1.2%
Inventory of Homes for Sale	7	18	+ 157.1%	--	--	--
Months Supply of Inventory	1.0	2.4	+ 140.0%	--	--	--

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Historical Median Sales Price by Property Type By Month



Local Market Update for March 2023

Provided by New Jersey REALTORS®



Bergen County

Bergen County

Single Family

Key Metrics	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	973	683	- 29.8%	2,171	1,568	- 27.8%
Closed Sales	523	395	- 24.5%	1,504	979	- 34.9%
Days on Market Until Sale	43	52	+ 20.9%	48	51	+ 6.3%
Median Sales Price*	\$650,000	\$645,000	- 0.8%	\$619,500	\$615,000	- 0.7%
Percent of List Price Received*	102.1%	101.0%	- 1.1%	101.1%	99.8%	- 1.3%
Inventory of Homes for Sale	1,280	899	- 29.8%	--	--	--
Months Supply of Inventory	1.9	1.8	- 5.3%	--	--	--

Townhouse-Condo

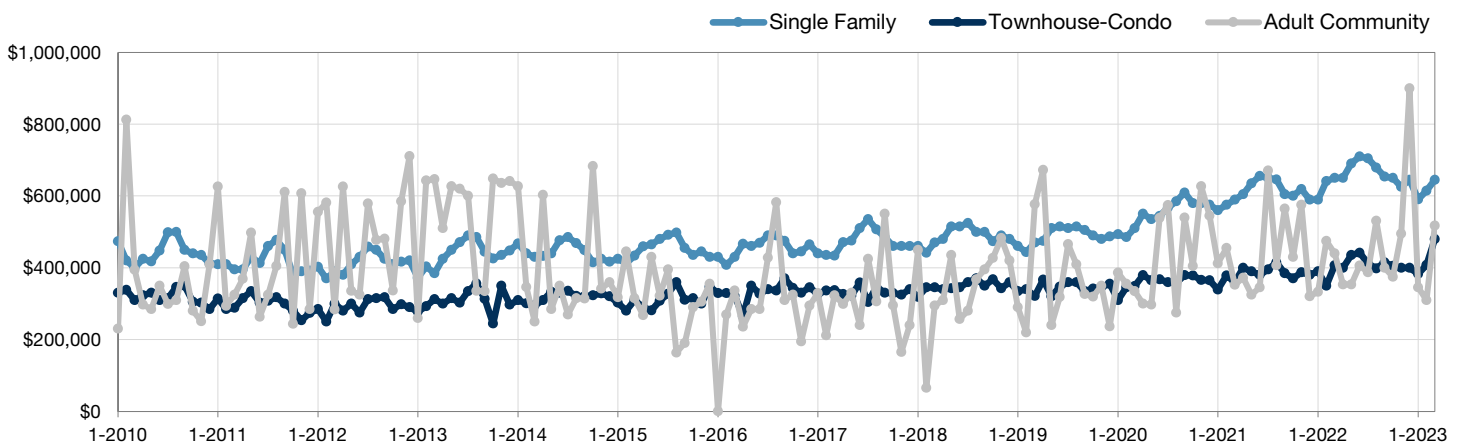
Key Metrics	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	353	295	- 16.4%	932	742	- 20.4%
Closed Sales	254	161	- 36.6%	667	443	- 33.6%
Days on Market Until Sale	61	53	- 13.1%	66	55	- 16.7%
Median Sales Price*	\$406,750	\$480,000	+ 18.0%	\$387,500	\$420,000	+ 8.4%
Percent of List Price Received*	99.3%	99.9%	+ 0.6%	98.7%	99.0%	+ 0.3%
Inventory of Homes for Sale	735	522	- 29.0%	--	--	--
Months Supply of Inventory	2.8	2.5	- 10.7%	--	--	--

Adult Community

Key Metrics	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	23	10	- 56.5%	30	19	- 36.7%
Closed Sales	4	4	0.0%	12	12	0.0%
Days on Market Until Sale	43	78	+ 81.4%	39	66	+ 69.2%
Median Sales Price*	\$440,000	\$517,500	+ 17.6%	\$393,500	\$377,797	- 4.0%
Percent of List Price Received*	100.3%	98.4%	- 1.9%	99.9%	100.0%	+ 0.1%
Inventory of Homes for Sale	15	21	+ 40.0%	--	--	--
Months Supply of Inventory	2.1	3.1	+ 47.6%	--	--	--

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Historical Median Sales Price by Property Type By Month



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

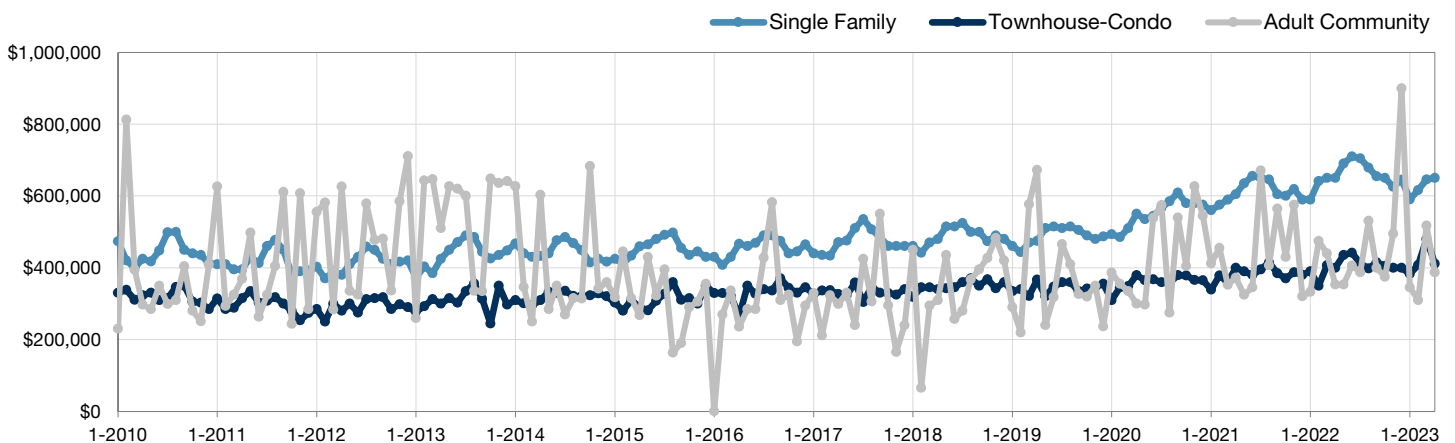
Key Metrics	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	400	293	- 26.8%	1,331	1,037	- 22.1%
Closed Sales	225	170	- 24.4%	892	613	- 31.3%
Days on Market Until Sale	63	55	- 12.7%	65	55	- 15.4%
Median Sales Price*	\$400,000	\$411,500	+ 2.9%	\$390,000	\$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%	--	--	--

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Historical Median Sales Price by Property Type By Month



Local Market Update for May 2023

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Bergen County

Bergen County

Single Family

Key Metrics	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
New Listings	1,036	702	- 32.2%	4,153	2,908	- 30.0%
Closed Sales	655	485	- 26.0%	2,702	1,809	- 33.0%
Days on Market Until Sale	33	34	+ 3.0%	41	44	+ 7.3%
Median Sales Price*	\$690,000	\$700,000	+ 1.4%	\$640,000	\$650,000	+ 1.6%
Percent of List Price Received*	103.9%	103.0%	- 0.9%	102.2%	101.2%	- 1.0%
Inventory of Homes for Sale	1,606	925	- 42.4%	--	--	--
Months Supply of Inventory	2.5	1.9	- 24.0%	--	--	--

Townhouse-Condo

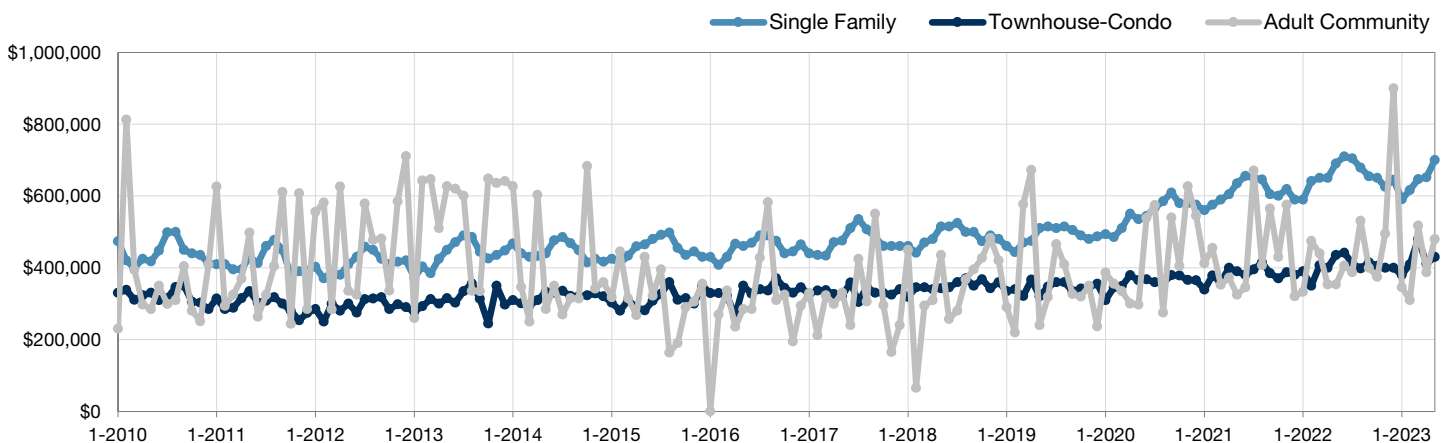
Key Metrics	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
New Listings	383	297	- 22.5%	1,714	1,339	- 21.9%
Closed Sales	254	213	- 16.1%	1,146	828	- 27.7%
Days on Market Until Sale	57	52	- 8.8%	64	54	- 15.6%
Median Sales Price*	\$435,000	\$430,000	- 1.1%	\$400,000	\$420,500	+ 5.1%
Percent of List Price Received*	100.2%	100.1%	- 0.1%	99.3%	99.4%	+ 0.1%
Inventory of Homes for Sale	817	539	- 34.0%	--	--	--
Months Supply of Inventory	3.2	2.7	- 15.6%	--	--	--

Adult Community

Key Metrics	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
New Listings	16	4	- 75.0%	62	31	- 50.0%
Closed Sales	4	11	+ 175.0%	23	25	+ 8.7%
Days on Market Until Sale	33	45	+ 36.4%	41	55	+ 34.1%
Median Sales Price*	\$353,500	\$480,000	+ 35.8%	\$360,000	\$450,000	+ 25.0%
Percent of List Price Received*	102.1%	98.8%	- 3.2%	100.8%	99.4%	- 1.4%
Inventory of Homes for Sale	23	18	- 21.7%	--	--	--
Months Supply of Inventory	2.8	3.0	+ 7.1%	--	--	--

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Historical Median Sales Price by Property Type By Month



Local Market Update for June 2023

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Bergen County

Bergen County

Single Family

Key Metrics	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	1,092	705	- 35.4%	5,245	3,640	- 30.6%
Closed Sales	777	596	- 23.3%	3,478	2,407	- 30.8%
Days on Market Until Sale	25	33	+ 32.0%	38	41	+ 7.9%
Median Sales Price*	\$710,000	\$720,000	+ 1.4%	\$650,000	\$670,000	+ 3.1%
Percent of List Price Received*	104.6%	104.2%	- 0.4%	102.7%	102.0%	- 0.7%
Inventory of Homes for Sale	1,786	908	- 49.2%	--	--	--
Months Supply of Inventory	2.8	1.9	- 32.1%	--	--	--

Townhouse-Condo

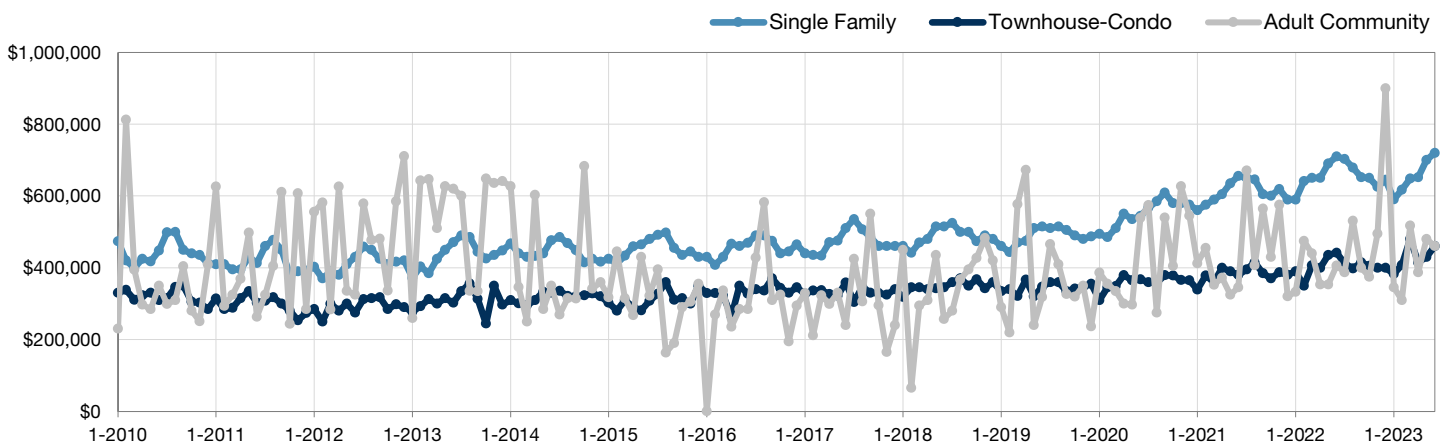
Key Metrics	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	375	298	- 20.5%	2,089	1,643	- 21.3%
Closed Sales	282	244	- 13.5%	1,428	1,071	- 25.0%
Days on Market Until Sale	37	47	+ 27.0%	58	52	- 10.3%
Median Sales Price*	\$441,500	\$460,000	+ 4.2%	\$405,000	\$430,000	+ 6.2%
Percent of List Price Received*	101.4%	100.7%	- 0.7%	99.7%	99.7%	0.0%
Inventory of Homes for Sale	857	545	- 36.4%	--	--	--
Months Supply of Inventory	3.4	2.8	- 17.6%	--	--	--

Adult Community

Key Metrics	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	8	5	- 37.5%	70	37	- 47.1%
Closed Sales	11	13	+ 18.2%	34	38	+ 11.8%
Days on Market Until Sale	22	94	+ 327.3%	35	68	+ 94.3%
Median Sales Price*	\$406,000	\$460,000	+ 13.3%	\$377,500	\$455,000	+ 20.5%
Percent of List Price Received*	104.7%	99.2%	- 5.3%	102.1%	99.3%	- 2.7%
Inventory of Homes for Sale	22	18	- 18.2%	--	--	--
Months Supply of Inventory	2.8	3.1	+ 10.7%	--	--	--

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Historical Median Sales Price by Property Type By Month



Local Market Update for July 2023

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Bergen County

These reports may be incomplete due to an MLS outage during the data collection period, and they will be updated once the data is available.

Single Family

Key Metrics	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	837	602	- 28.1%	6,082	4,273	- 29.7%
Closed Sales	716	568	- 20.7%	4,194	2,977	- 29.0%
Days on Market Until Sale	29	27	- 6.9%	36	39	+ 8.3%
Median Sales Price*	\$703,000	\$707,500	+ 0.6%	\$660,000	\$675,000	+ 2.3%
Percent of List Price Received*	102.6%	104.0%	+ 1.4%	102.7%	102.3%	- 0.4%
Inventory of Homes for Sale	1,835	965	- 47.4%	--	--	--
Months Supply of Inventory	2.9	2.1	- 27.6%	--	--	--

Townhouse-Condo

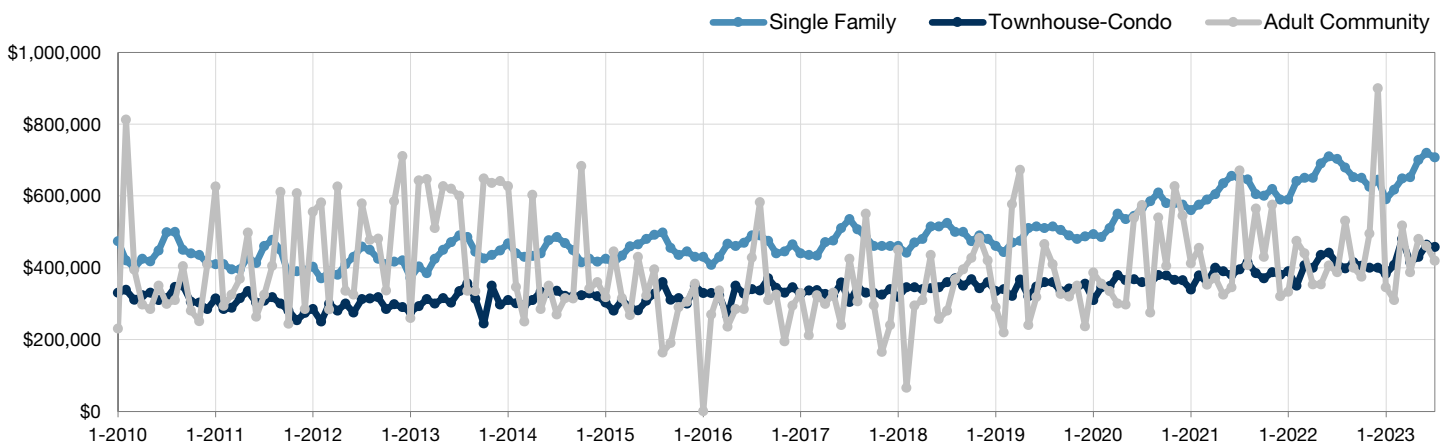
Key Metrics	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	340	241	- 29.1%	2,430	1,883	- 22.5%
Closed Sales	262	218	- 16.8%	1,690	1,288	- 23.8%
Days on Market Until Sale	44	37	- 15.9%	56	50	- 10.7%
Median Sales Price*	\$412,500	\$457,750	+ 11.0%	\$408,000	\$437,450	+ 7.2%
Percent of List Price Received*	99.7%	101.0%	+ 1.3%	99.7%	99.9%	+ 0.2%
Inventory of Homes for Sale	858	507	- 40.9%	--	--	--
Months Supply of Inventory	3.4	2.6	- 23.5%	--	--	--

Adult Community

Key Metrics	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	12	13	+ 8.3%	82	50	- 39.0%
Closed Sales	4	7	+ 75.0%	38	45	+ 18.4%
Days on Market Until Sale	22	80	+ 263.6%	34	70	+ 105.9%
Median Sales Price*	\$387,500	\$419,000	+ 8.1%	\$377,500	\$450,000	+ 19.2%
Percent of List Price Received*	97.5%	96.6%	- 0.9%	101.6%	98.9%	- 2.7%
Inventory of Homes for Sale	25	17	- 32.0%	--	--	--
Months Supply of Inventory	3.3	2.7	- 18.2%	--	--	--

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Historical Median Sales Price by Property Type By Month



Local Market Update for August 2023

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Bergen County

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Single Family

Key Metrics	August			Year to Date		
	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	671	524	- 21.9%	6,753	4,818	- 28.7%
Closed Sales	719	568	- 21.0%	4,914	3,546	- 27.8%
Days on Market Until Sale	32	28	- 12.5%	36	37	+ 2.8%
Median Sales Price*	\$679,000	\$785,000	+ 15.6%	\$660,500	\$688,700	+ 4.3%
Percent of List Price Received*	101.6%	103.5%	+ 1.9%	102.6%	102.5%	- 0.1%
Inventory of Homes for Sale	1,705	1,051	- 38.4%	--	--	--
Months Supply of Inventory	2.8	2.4	- 14.3%	--	--	--

Townhouse-Condo

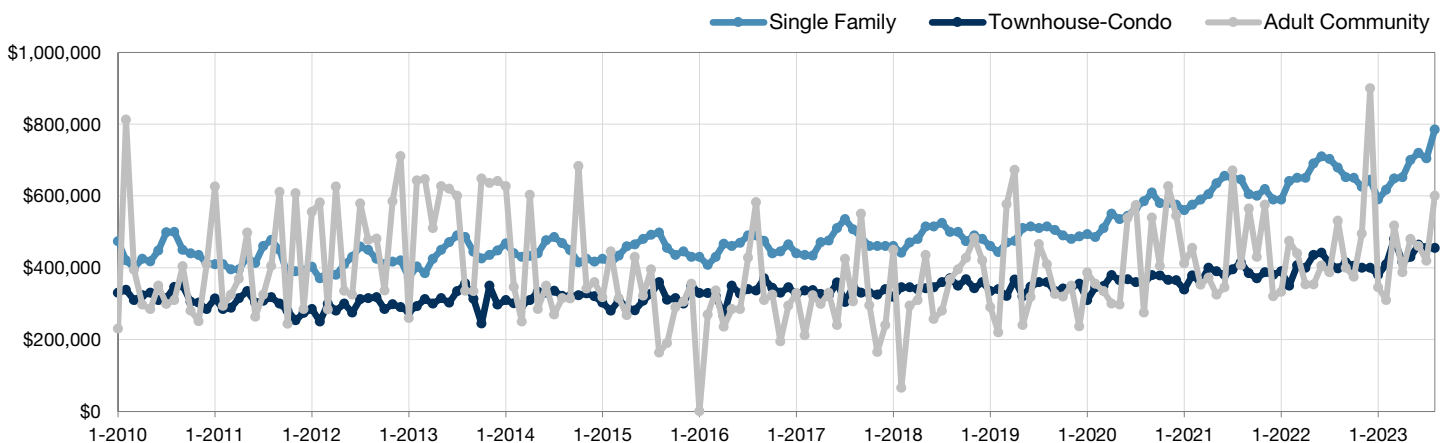
Key Metrics	August			Year to Date		
	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	320	205	- 35.9%	2,749	2,095	- 23.8%
Closed Sales	295	214	- 27.5%	1,985	1,504	- 24.2%
Days on Market Until Sale	47	40	- 14.9%	55	48	- 12.7%
Median Sales Price*	\$398,000	\$455,000	+ 14.3%	\$405,000	\$440,000	+ 8.6%
Percent of List Price Received*	99.5%	100.5%	+ 1.0%	99.7%	100.0%	+ 0.3%
Inventory of Homes for Sale	818	513	- 37.3%	--	--	--
Months Supply of Inventory	3.3	2.8	- 15.2%	--	--	--

Adult Community

Key Metrics	August			Year to Date		
	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	12	9	- 25.0%	94	59	- 37.2%
Closed Sales	8	8	0.0%	46	53	+ 15.2%
Days on Market Until Sale	24	49	+ 104.2%	32	67	+ 109.4%
Median Sales Price*	\$531,250	\$600,000	+ 12.9%	\$386,000	\$460,000	+ 19.2%
Percent of List Price Received*	100.6%	99.0%	- 1.6%	101.4%	98.9%	- 2.5%
Inventory of Homes for Sale	26	16	- 38.5%	--	--	--
Months Supply of Inventory	3.3	2.6	- 21.2%	--	--	--

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Historical Median Sales Price by Property Type By Month



Local Market Update for September 2023

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Bergen County

Bergen County

Single Family

Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	670	526	- 21.5%	7,425	5,370	- 27.7%
Closed Sales	609	473	- 22.3%	5,523	4,022	- 27.2%
Days on Market Until Sale	34	31	- 8.8%	36	36	0.0%
Median Sales Price*	\$652,000	\$689,000	+ 5.7%	\$660,000	\$688,700	+ 4.3%
Percent of List Price Received*	100.8%	102.7%	+ 1.9%	102.4%	102.5%	+ 0.1%
Inventory of Homes for Sale	1,664	957	- 42.5%	--	--	--
Months Supply of Inventory	2.8	2.2	- 21.4%	--	--	--

Townhouse-Condo

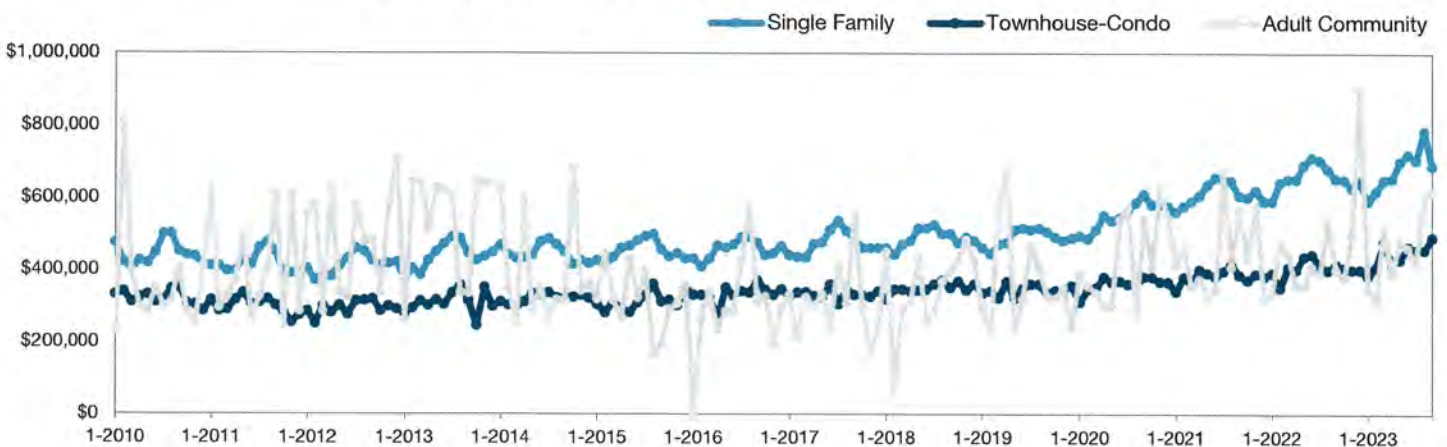
Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	277	218	- 21.3%	3,026	2,313	- 23.6%
Closed Sales	233	193	- 17.2%	2,218	1,698	- 23.4%
Days on Market Until Sale	43	48	+ 11.6%	53	48	- 9.4%
Median Sales Price*	\$415,000	\$490,000	+ 18.1%	\$410,000	\$450,000	+ 9.8%
Percent of List Price Received*	98.8%	100.3%	+ 1.5%	99.6%	100.0%	+ 0.4%
Inventory of Homes for Sale	788	477	- 39.5%	--	--	--
Months Supply of Inventory	3.2	2.6	- 18.8%	--	--	--

Adult Community

Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	5	8	+ 60.0%	99	67	- 32.3%
Closed Sales	10	8	- 20.0%	56	61	+ 8.9%
Days on Market Until Sale	34	45	+ 32.4%	32	64	+ 100.0%
Median Sales Price*	\$399,500	\$615,000	+ 53.9%	\$393,500	\$475,000	+ 20.7%
Percent of List Price Received*	100.8%	100.4%	- 0.4%	101.3%	99.1%	- 2.2%
Inventory of Homes for Sale	20	12	- 40.0%	--	--	--
Months Supply of Inventory	2.5	1.9	- 24.0%	--	--	--

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Historical Median Sales Price by Property Type By Month



Local Market Update for October 2023

Provided by New Jersey REALTORS®



Bergen County

Bergen County

Single Family

Key Metrics	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	571	517	- 9.5%	7,996	5,905	- 26.2%
Closed Sales	518	406	- 21.6%	6,041	4,431	- 26.7%
Days on Market Until Sale	38	32	- 15.8%	36	36	0.0%
Median Sales Price*	\$650,000	\$685,000	+ 5.4%	\$660,000	\$688,000	+ 4.2%
Percent of List Price Received*	100.2%	103.0%	+ 2.8%	102.2%	102.6%	+ 0.4%
Inventory of Homes for Sale	1,591	907	- 43.0%	--	--	--
Months Supply of Inventory	2.8	2.0	- 28.6%	--	--	--

Townhouse-Condo

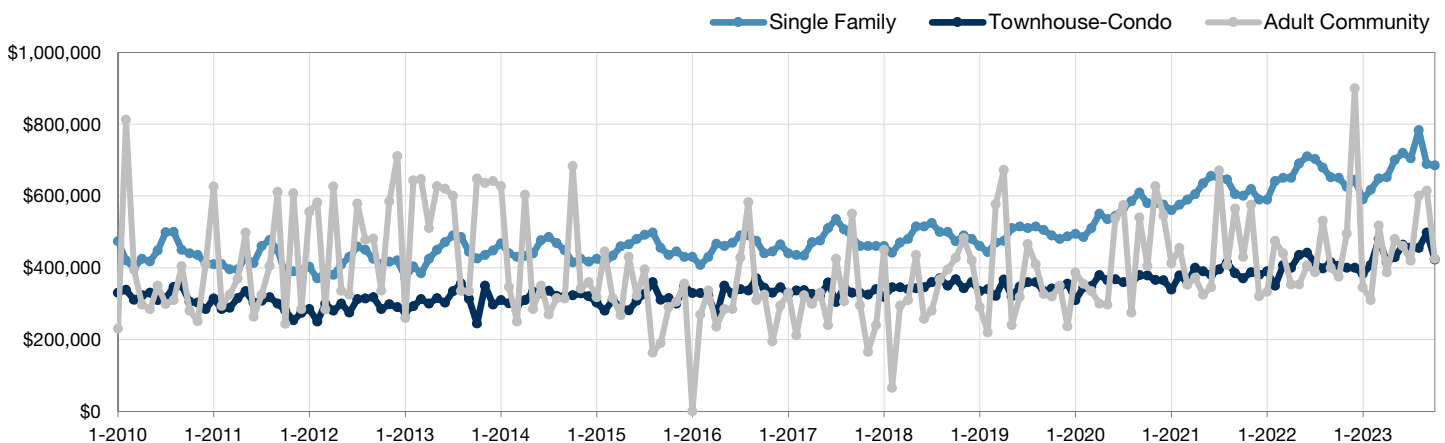
Key Metrics	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	232	219	- 5.6%	3,258	2,542	- 22.0%
Closed Sales	210	170	- 19.0%	2,428	1,868	- 23.1%
Days on Market Until Sale	49	45	- 8.2%	53	48	- 9.4%
Median Sales Price*	\$405,000	\$422,500	+ 4.3%	\$408,000	\$445,000	+ 9.1%
Percent of List Price Received*	98.5%	100.5%	+ 2.0%	99.5%	100.1%	+ 0.6%
Inventory of Homes for Sale	789	473	- 40.1%	--	--	--
Months Supply of Inventory	3.4	2.6	- 23.5%	--	--	--

Adult Community

Key Metrics	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	6	10	+ 66.7%	105	77	- 26.7%
Closed Sales	5	15	+ 200.0%	61	76	+ 24.6%
Days on Market Until Sale	37	56	+ 51.4%	33	62	+ 87.9%
Median Sales Price*	\$375,000	\$425,000	+ 13.3%	\$392,000	\$450,000	+ 14.8%
Percent of List Price Received*	99.5%	101.3%	+ 1.8%	101.2%	99.5%	- 1.7%
Inventory of Homes for Sale	25	17	- 32.0%	--	--	--
Months Supply of Inventory	3.4	2.6	- 23.5%	--	--	--

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Historical Median Sales Price by Property Type By Month



Local Market Update for November 2023

Provided by New Jersey REALTORS®



Bergen County

Bergen County

Single Family

Key Metrics	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	453	421	- 7.1%	8,447	6,345	- 24.9%
Closed Sales	488	361	- 26.0%	6,528	4,802	- 26.4%
Days on Market Until Sale	39	32	- 17.9%	36	35	- 2.8%
Median Sales Price*	\$625,000	\$675,000	+ 8.0%	\$655,000	\$686,000	+ 4.7%
Percent of List Price Received*	100.0%	101.7%	+ 1.7%	102.0%	102.5%	+ 0.5%
Inventory of Homes for Sale	1,449	837	- 42.2%	--	--	--
Months Supply of Inventory	2.6	1.9	- 26.9%	--	--	--

Townhouse-Condo

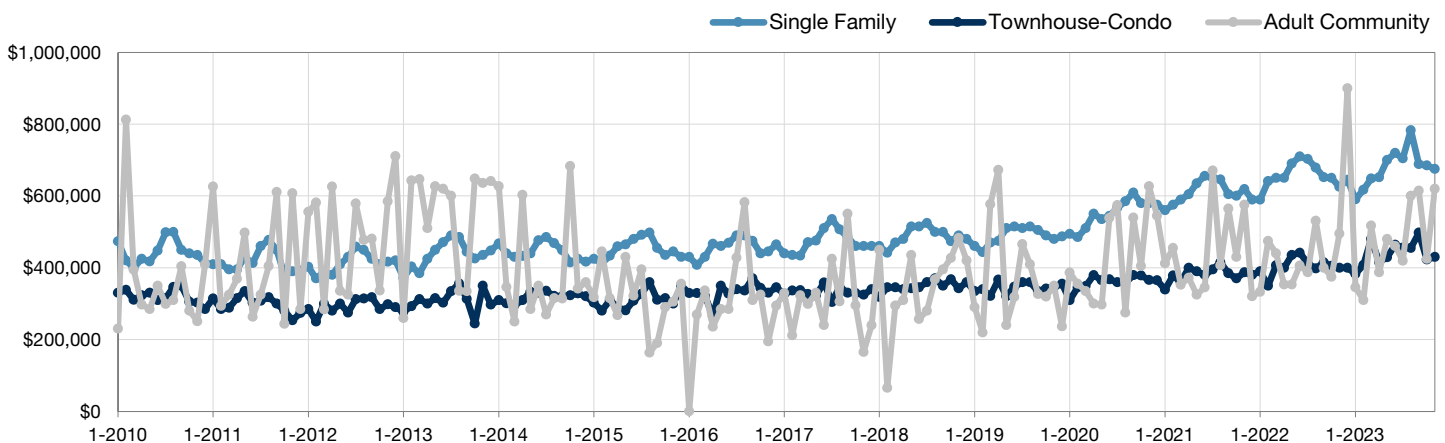
Key Metrics	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	217	181	- 16.6%	3,478	2,729	- 21.5%
Closed Sales	186	157	- 15.6%	2,614	2,026	- 22.5%
Days on Market Until Sale	55	48	- 12.7%	53	48	- 9.4%
Median Sales Price*	\$400,000	\$430,000	+ 7.5%	\$405,000	\$440,000	+ 8.6%
Percent of List Price Received*	98.2%	100.3%	+ 2.1%	99.4%	100.1%	+ 0.7%
Inventory of Homes for Sale	764	447	- 41.5%	--	--	--
Months Supply of Inventory	3.4	2.4	- 29.4%	--	--	--

Adult Community

Key Metrics	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	7	3	- 57.1%	112	80	- 28.6%
Closed Sales	18	5	- 72.2%	79	81	+ 2.5%
Days on Market Until Sale	45	48	+ 6.7%	36	62	+ 72.2%
Median Sales Price*	\$495,000	\$620,000	+ 25.3%	\$414,000	\$450,000	+ 8.7%
Percent of List Price Received*	99.2%	100.9%	+ 1.7%	100.7%	99.6%	- 1.1%
Inventory of Homes for Sale	24	13	- 45.8%	--	--	--
Months Supply of Inventory	3.2	1.9	- 40.6%	--	--	--

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Historical Median Sales Price by Property Type By Month



Local Market Update for December 2023

Provided by New Jersey REALTORS®



Bergen County

Bergen County

Single Family

Key Metrics	December			Year to Date		
	2022	2023	Percent Change	Thru 12-2022	Thru 12-2023	Percent Change
New Listings	240	205	- 14.6%	8,693	6,565	- 24.5%
Closed Sales	491	408	- 16.9%	7,019	5,212	- 25.7%
Days on Market Until Sale	39	30	- 23.1%	36	35	- 2.8%
Median Sales Price*	\$645,000	\$690,000	+ 7.0%	\$655,000	\$686,500	+ 4.8%
Percent of List Price Received*	99.4%	102.5%	+ 3.1%	101.8%	102.5%	+ 0.7%
Inventory of Homes for Sale	1,135	651	- 42.6%	--	--	--
Months Supply of Inventory	2.1	1.5	- 28.6%	--	--	--

Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	Percent Change	Thru 12-2022	Thru 12-2023	Percent Change
New Listings	131	115	- 12.2%	3,604	2,849	- 20.9%
Closed Sales	171	152	- 11.1%	2,785	2,182	- 21.7%
Days on Market Until Sale	63	45	- 28.6%	54	48	- 11.1%
Median Sales Price*	\$400,000	\$400,000	0.0%	\$405,000	\$440,000	+ 8.6%
Percent of List Price Received*	98.8%	99.8%	+ 1.0%	99.4%	100.1%	+ 0.7%
Inventory of Homes for Sale	652	363	- 44.3%	--	--	--
Months Supply of Inventory	3.0	2.0	- 33.3%	--	--	--

Adult Community

Key Metrics	December			Year to Date		
	2022	2023	Percent Change	Thru 12-2022	Thru 12-2023	Percent Change
New Listings	4	3	- 25.0%	116	85	- 26.7%
Closed Sales	4	5	+ 25.0%	83	87	+ 4.8%
Days on Market Until Sale	55	54	- 1.8%	36	61	+ 69.4%
Median Sales Price*	\$900,000	\$270,000	- 70.0%	\$425,000	\$440,000	+ 3.5%
Percent of List Price Received*	99.6%	97.5%	- 2.1%	100.7%	99.5%	- 1.2%
Inventory of Homes for Sale	24	11	- 54.2%	--	--	--
Months Supply of Inventory	3.2	1.6	- 50.0%	--	--	--

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Historical Median Sales Price by Property Type By Month

