

# Local Market Update for January 2024

Provided by New Jersey REALTORS®



## Bergen County

Bergen County

### Single Family

Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	452	420	- 7.1%	452	420	- 7.1%
Closed Sales	322	309	- 4.0%	322	309	- 4.0%
Days on Market Until Sale	44	36	- 18.2%	44	36	- 18.2%
Median Sales Price*	\$590,050	\$690,000	+ 16.9%	\$590,050	\$690,000	+ 16.9%
Percent of List Price Received*	99.5%	102.8%	+ 3.3%	99.5%	102.8%	+ 3.3%
Inventory of Homes for Sale	1,092	763	- 30.1%	--	--	--
Months Supply of Inventory	2.0	1.8	- 10.0%	--	--	--

### Townhouse-Condo

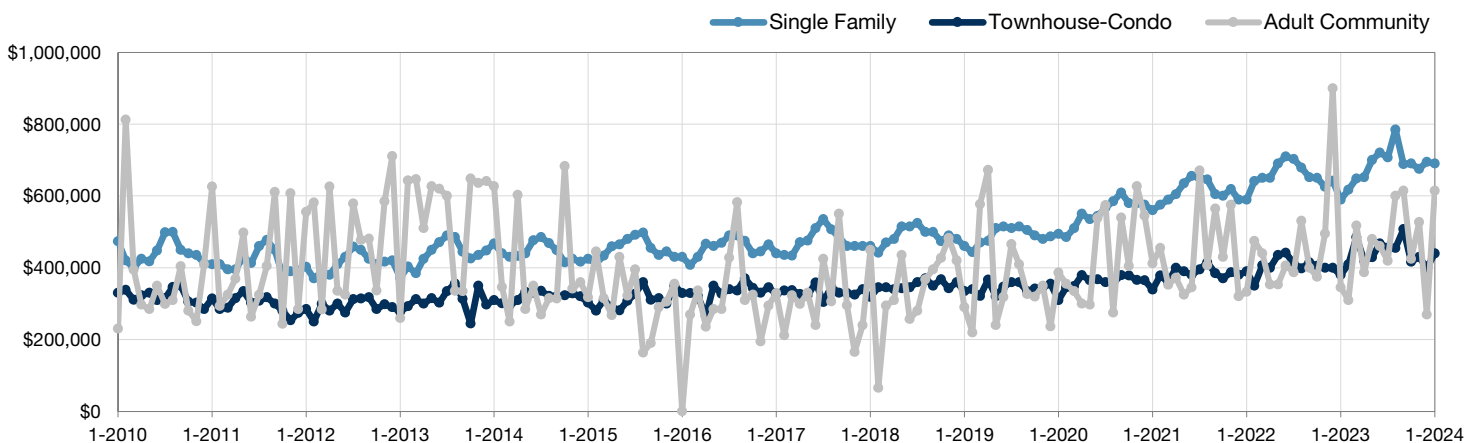
Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	222	223	+ 0.5%	222	223	+ 0.5%
Closed Sales	137	151	+ 10.2%	137	151	+ 10.2%
Days on Market Until Sale	52	43	- 17.3%	52	43	- 17.3%
Median Sales Price*	\$380,000	\$440,000	+ 15.8%	\$380,000	\$440,000	+ 15.8%
Percent of List Price Received*	98.3%	100.5%	+ 2.2%	98.3%	100.5%	+ 2.2%
Inventory of Homes for Sale	636	385	- 39.5%	--	--	--
Months Supply of Inventory	3.0	2.1	- 30.0%	--	--	--

### Adult Community

Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	5	12	+ 140.0%	5	12	+ 140.0%
Closed Sales	5	5	0.0%	5	5	0.0%
Days on Market Until Sale	82	133	+ 62.2%	82	133	+ 62.2%
Median Sales Price*	\$345,000	\$615,000	+ 78.3%	\$345,000	\$615,000	+ 78.3%
Percent of List Price Received*	97.1%	100.1%	+ 3.1%	97.1%	100.1%	+ 3.1%
Inventory of Homes for Sale	21	15	- 28.6%	--	--	--
Months Supply of Inventory	2.8	2.1	- 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



# Local Market Update for February 2024

Provided by New Jersey REALTORS®



## Bergen County

Bergen County

### Single Family

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	473	446	- 5.7%	925	873	- 5.6%
Closed Sales	265	251	- 5.3%	587	559	- 4.8%
Days on Market Until Sale	59	40	- 32.2%	51	38	- 25.5%
Median Sales Price*	\$617,500	\$720,000	+ 16.6%	\$605,000	\$700,000	+ 15.7%
Percent of List Price Received*	98.4%	101.4%	+ 3.0%	99.0%	102.2%	+ 3.2%
Inventory of Homes for Sale	1,060	779	- 26.5%	--	--	--
Months Supply of Inventory	2.0	1.8	- 10.0%	--	--	--

### Townhouse-Condo

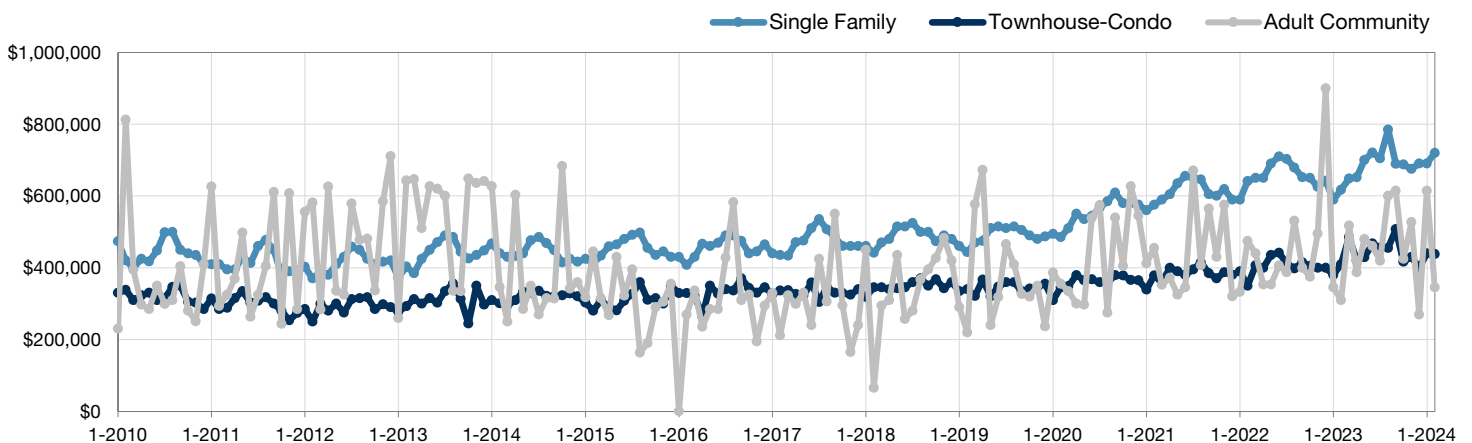
Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	233	224	- 3.9%	455	453	- 0.4%
Closed Sales	145	134	- 7.6%	282	285	+ 1.1%
Days on Market Until Sale	58	49	- 15.5%	55	45	- 18.2%
Median Sales Price*	\$410,000	\$438,000	+ 6.8%	\$397,500	\$440,000	+ 10.7%
Percent of List Price Received*	98.6%	99.7%	+ 1.1%	98.4%	100.1%	+ 1.7%
Inventory of Homes for Sale	633	396	- 37.4%	--	--	--
Months Supply of Inventory	3.0	2.1	- 30.0%	--	--	--

### Adult Community

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	4	10	+ 150.0%	9	21	+ 133.3%
Closed Sales	3	3	0.0%	8	8	0.0%
Days on Market Until Sale	24	11	- 54.2%	60	88	+ 46.7%
Median Sales Price*	\$310,000	\$345,000	+ 11.3%	\$340,000	\$454,500	+ 33.7%
Percent of List Price Received*	106.9%	99.4%	- 7.0%	100.8%	99.8%	- 1.0%
Inventory of Homes for Sale	22	15	- 31.8%	--	--	--
Months Supply of Inventory	3.0	2.0	- 33.3%	--	--	--

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### Historical Median Sales Price by Property Type By Month



# Local Market Update for March 2024

Provided by New Jersey REALTORS®



## Bergen County

Bergen County

### Single Family

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	716	531	- 25.8%	1,641	1,421	- 13.4%
Closed Sales	398	321	- 19.3%	985	882	- 10.5%
Days on Market Until Sale	52	41	- 21.2%	51	39	- 23.5%
Median Sales Price*	\$648,450	<b>\$710,000</b>	+ 9.5%	\$615,000	<b>\$700,551</b>	+ 13.9%
Percent of List Price Received*	101.0%	<b>102.7%</b>	+ 1.7%	99.8%	<b>102.4%</b>	+ 2.6%
Inventory of Homes for Sale	1,113	790	- 29.0%	--	--	--
Months Supply of Inventory	2.2	1.9	- 13.6%	--	--	--

### Townhouse-Condo

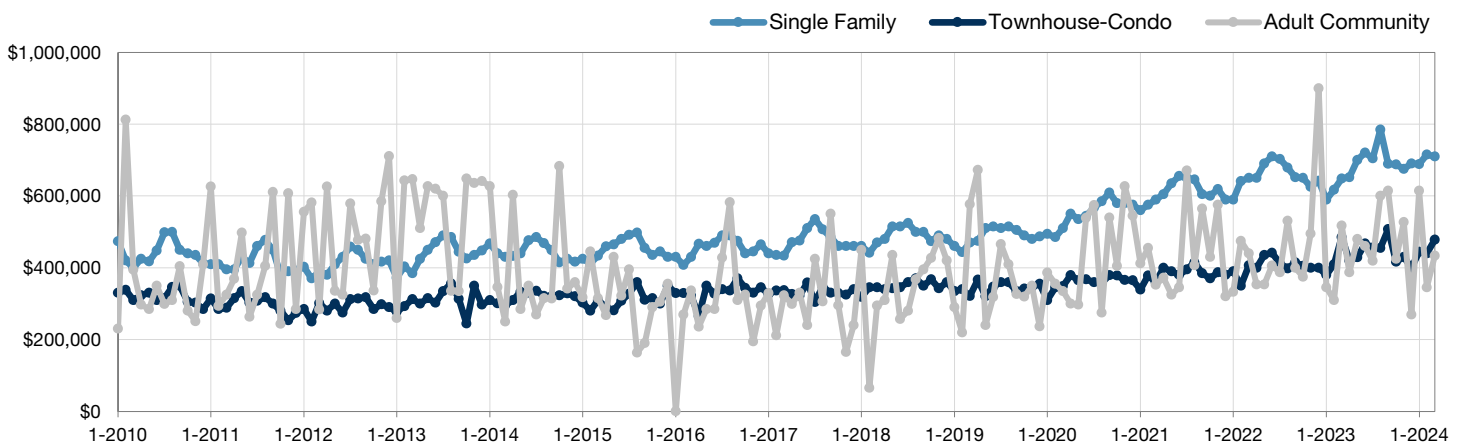
Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	297	255	- 14.1%	752	715	- 4.9%
Closed Sales	162	157	- 3.1%	444	442	- 0.5%
Days on Market Until Sale	52	49	- 5.8%	54	46	- 14.8%
Median Sales Price*	\$485,000	<b>\$478,000</b>	- 1.4%	\$420,000	<b>\$459,500</b>	+ 9.4%
Percent of List Price Received*	100.1%	<b>99.7%</b>	- 0.4%	99.0%	<b>100.0%</b>	+ 1.0%
Inventory of Homes for Sale	629	399	- 36.6%	--	--	--
Months Supply of Inventory	3.1	2.2	- 29.0%	--	--	--

### Adult Community

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	10	6	- 40.0%	19	27	+ 42.1%
Closed Sales	4	12	+ 200.0%	12	20	+ 66.7%
Days on Market Until Sale	78	42	- 46.2%	66	60	- 9.1%
Median Sales Price*	\$517,500	<b>\$433,500</b>	- 16.2%	\$377,797	<b>\$440,500</b>	+ 16.6%
Percent of List Price Received*	98.4%	<b>102.0%</b>	+ 3.7%	100.0%	<b>101.1%</b>	+ 1.1%
Inventory of Homes for Sale	25	9	- 64.0%	--	--	--
Months Supply of Inventory	3.7	1.1	- 70.3%	--	--	--

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### Historical Median Sales Price by Property Type By Month



# Local Market Update for April 2024

Provided by New Jersey REALTORS®



## Bergen County

Bergen County

### Single Family

Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	612	<b>694</b>	+ 13.4%	2,253	<b>2,136</b>	- 5.2%
Closed Sales	342	<b>345</b>	+ 0.9%	1,327	<b>1,226</b>	- 7.6%
Days on Market Until Sale	37	<b>29</b>	- 21.6%	47	<b>36</b>	- 23.4%
Median Sales Price*	\$652,500	<b>\$736,000</b>	+ 12.8%	\$625,000	<b>\$711,000</b>	+ 13.8%
Percent of List Price Received*	102.7%	<b>104.0%</b>	+ 1.3%	100.6%	<b>102.8%</b>	+ 2.2%
Inventory of Homes for Sale	1,129	<b>901</b>	- 20.2%	--	--	--
Months Supply of Inventory	2.3	<b>2.1</b>	- 8.7%	--	--	--

### Townhouse-Condo

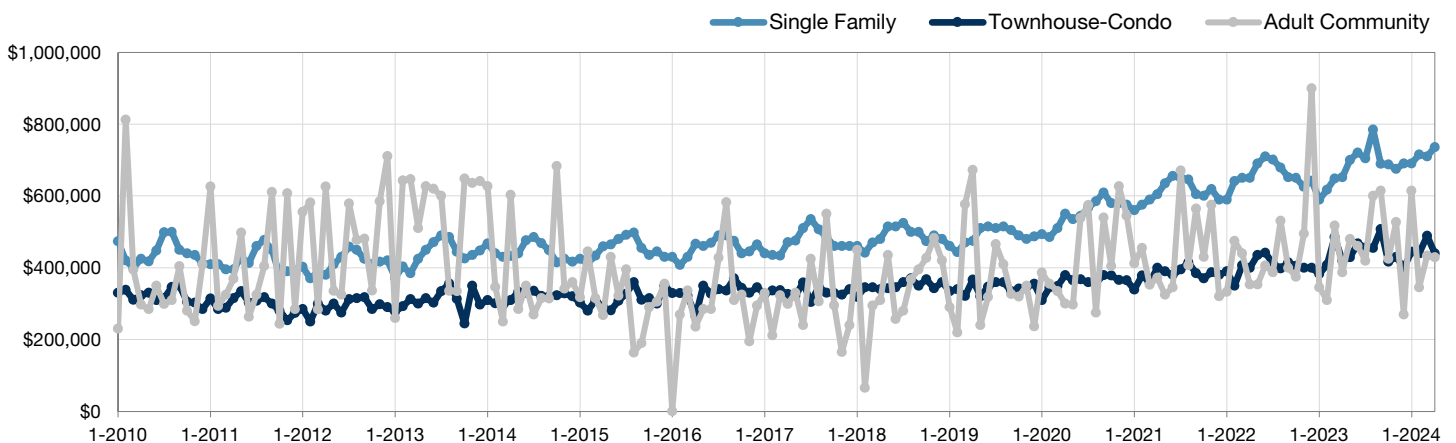
Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	298	<b>292</b>	- 2.0%	1,050	<b>1,011</b>	- 3.7%
Closed Sales	174	<b>186</b>	+ 6.9%	618	<b>629</b>	+ 1.8%
Days on Market Until Sale	55	<b>46</b>	- 16.4%	54	<b>47</b>	- 13.0%
Median Sales Price*	\$420,000	<b>\$440,000</b>	+ 4.8%	\$420,000	<b>\$450,000</b>	+ 7.1%
Percent of List Price Received*	99.3%	<b>101.9%</b>	+ 2.6%	99.1%	<b>100.5%</b>	+ 1.4%
Inventory of Homes for Sale	653	<b>409</b>	- 37.4%	--	--	--
Months Supply of Inventory	3.3	<b>2.2</b>	- 33.3%	--	--	--

### Adult Community

Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	9	<b>10</b>	+ 11.1%	28	<b>38</b>	+ 35.7%
Closed Sales	2	<b>11</b>	+ 450.0%	14	<b>31</b>	+ 121.4%
Days on Market Until Sale	40	<b>40</b>	0.0%	62	<b>53</b>	- 14.5%
Median Sales Price*	\$387,500	<b>\$429,000</b>	+ 10.7%	\$387,500	<b>\$439,000</b>	+ 13.3%
Percent of List Price Received*	99.0%	<b>99.9%</b>	+ 0.9%	99.8%	<b>100.7%</b>	+ 0.9%
Inventory of Homes for Sale	28	<b>12</b>	- 57.1%	--	--	--
Months Supply of Inventory	4.6	<b>1.5</b>	- 67.4%	--	--	--

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### Historical Median Sales Price by Property Type By Month



# Local Market Update for May 2024

Provided by New Jersey REALTORS®



## Bergen County

Bergen County

### Single Family

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	723	<b>786</b>	+ 8.7%	2,977	<b>2,952</b>	- 0.8%
Closed Sales	488	<b>456</b>	- 6.6%	1,815	<b>1,685</b>	- 7.2%
Days on Market Until Sale	34	<b>30</b>	- 11.8%	44	<b>34</b>	- 22.7%
Median Sales Price*	\$700,000	<b>\$825,000</b>	+ 17.9%	\$650,000	<b>\$735,000</b>	+ 13.1%
Percent of List Price Received*	103.0%	<b>105.5%</b>	+ 2.4%	101.2%	<b>103.5%</b>	+ 2.3%
Inventory of Homes for Sale	1,148	<b>1,010</b>	- 12.0%	--	--	--
Months Supply of Inventory	2.4	<b>2.4</b>	0.0%	--	--	--

### Townhouse-Condo

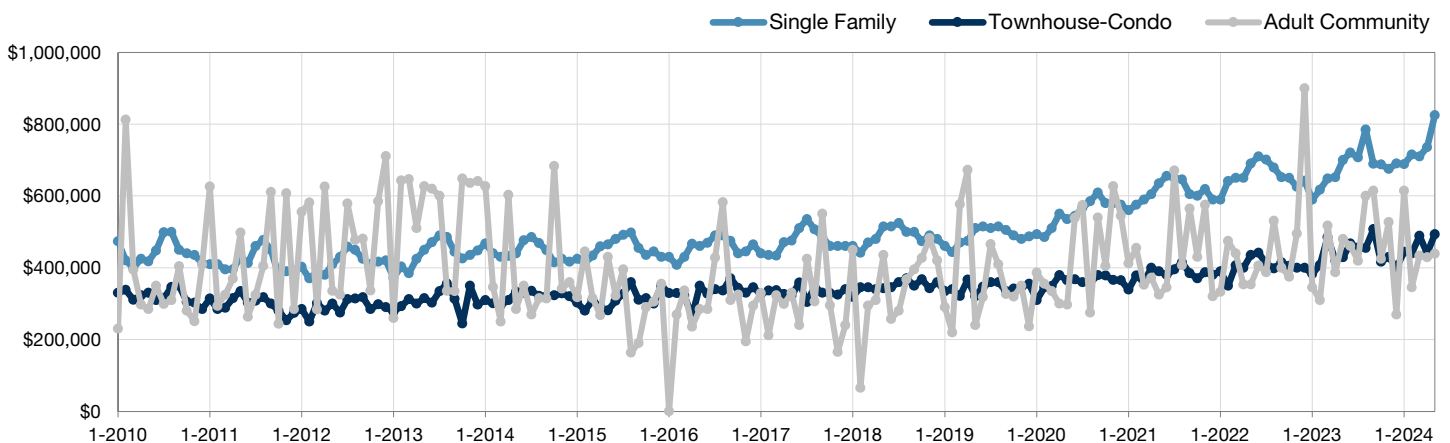
Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	301	<b>309</b>	+ 2.7%	1,350	<b>1,327</b>	- 1.7%
Closed Sales	215	<b>225</b>	+ 4.7%	833	<b>857</b>	+ 2.9%
Days on Market Until Sale	52	<b>44</b>	- 15.4%	54	<b>46</b>	- 14.8%
Median Sales Price*	\$429,000	<b>\$493,000</b>	+ 14.9%	\$425,000	<b>\$467,000</b>	+ 9.9%
Percent of List Price Received*	100.0%	<b>100.4%</b>	+ 0.4%	99.4%	<b>100.5%</b>	+ 1.1%
Inventory of Homes for Sale	634	<b>449</b>	- 29.2%	--	--	--
Months Supply of Inventory	3.2	<b>2.4</b>	- 25.0%	--	--	--

### Adult Community

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	4	<b>7</b>	+ 75.0%	32	<b>44</b>	+ 37.5%
Closed Sales	11	<b>7</b>	- 36.4%	25	<b>38</b>	+ 52.0%
Days on Market Until Sale	45	<b>43</b>	- 4.4%	55	<b>51</b>	- 7.3%
Median Sales Price*	\$480,000	<b>\$439,000</b>	- 8.5%	\$450,000	<b>\$439,000</b>	- 2.4%
Percent of List Price Received*	98.8%	<b>103.2%</b>	+ 4.5%	99.4%	<b>101.2%</b>	+ 1.8%
Inventory of Homes for Sale	22	<b>5</b>	- 77.3%	--	--	--
Months Supply of Inventory	3.7	<b>0.6</b>	- 83.8%	--	--	--

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### Historical Median Sales Price by Property Type By Month



# Local Market Update for June 2024

Provided by New Jersey REALTORS®



## Bergen County

Bergen County

### Single Family

Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	729	730	+ 0.1%	3,705	3,714	+ 0.2%
Closed Sales	600	528	- 12.0%	2,415	2,215	- 8.3%
Days on Market Until Sale	33	27	- 18.2%	41	33	- 19.5%
Median Sales Price*	\$720,500	<b>\$792,500</b>	+ 10.0%	\$670,000	<b>\$750,000</b>	+ 11.9%
Percent of List Price Received*	104.2%	<b>105.7%</b>	+ 1.4%	101.9%	<b>104.1%</b>	+ 2.2%
Inventory of Homes for Sale	1,133	<b>1,060</b>	- 6.4%	--	--	--
Months Supply of Inventory	2.4	<b>2.6</b>	+ 8.3%	--	--	--

### Townhouse-Condo

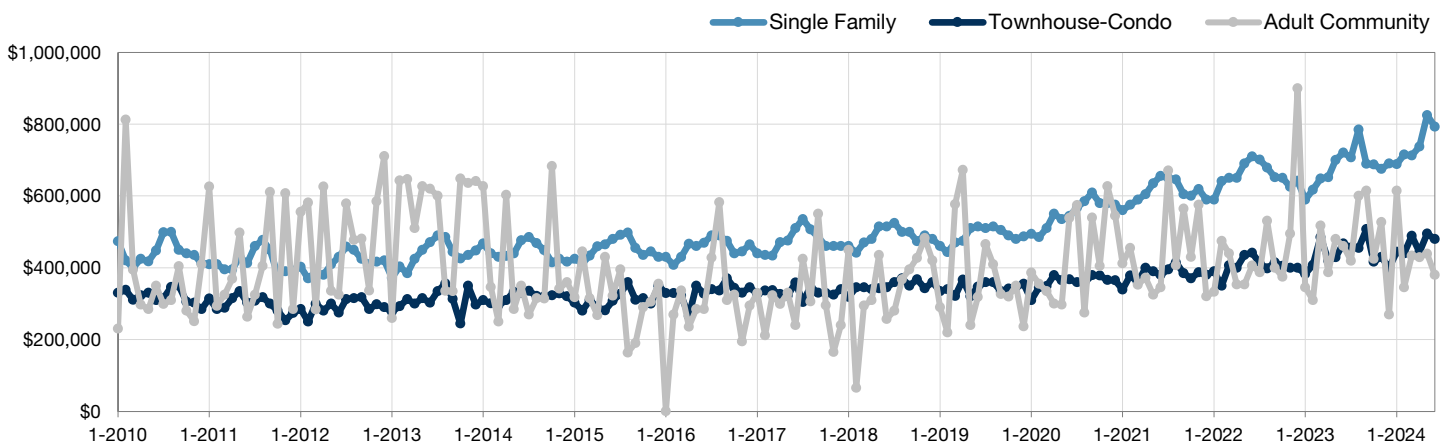
Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	300	271	- 9.7%	1,651	1,603	- 2.9%
Closed Sales	241	200	- 17.0%	1,074	1,058	- 1.5%
Days on Market Until Sale	47	42	- 10.6%	52	45	- 13.5%
Median Sales Price*	\$467,500	<b>\$480,000</b>	+ 2.7%	\$430,900	<b>\$471,500</b>	+ 9.4%
Percent of List Price Received*	100.7%	<b>101.6%</b>	+ 0.9%	99.7%	<b>100.7%</b>	+ 1.0%
Inventory of Homes for Sale	642	<b>465</b>	- 27.6%	--	--	--
Months Supply of Inventory	3.3	<b>2.5</b>	- 24.2%	--	--	--

### Adult Community

Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	5	1	- 80.0%	37	45	+ 21.6%
Closed Sales	13	9	- 30.8%	38	47	+ 23.7%
Days on Market Until Sale	94	30	- 68.1%	68	47	- 30.9%
Median Sales Price*	\$460,000	<b>\$380,000</b>	- 17.4%	\$455,000	<b>\$429,000</b>	- 5.7%
Percent of List Price Received*	99.2%	<b>101.6%</b>	+ 2.4%	99.3%	<b>101.2%</b>	+ 1.9%
Inventory of Homes for Sale	19	5	- 73.7%	--	--	--
Months Supply of Inventory	3.3	<b>0.6</b>	- 81.8%	--	--	--

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### Historical Median Sales Price by Property Type By Month



# Local Market Update for July 2024

Provided by New Jersey REALTORS®



## Bergen County

Bergen County

### Single Family

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	615	696	+ 13.2%	4,321	4,438	+ 2.7%
Closed Sales	570	548	- 3.9%	2,985	2,766	- 7.3%
Days on Market Until Sale	27	27	0.0%	39	32	- 17.9%
Median Sales Price*	\$707,500	\$804,000	+ 13.6%	\$675,000	\$760,000	+ 12.6%
Percent of List Price Received*	103.9%	105.3%	+ 1.3%	102.3%	104.3%	+ 2.0%
Inventory of Homes for Sale	1,180	1,094	- 7.3%	--	--	--
Months Supply of Inventory	2.5	2.6	+ 4.0%	--	--	--

### Townhouse-Condo

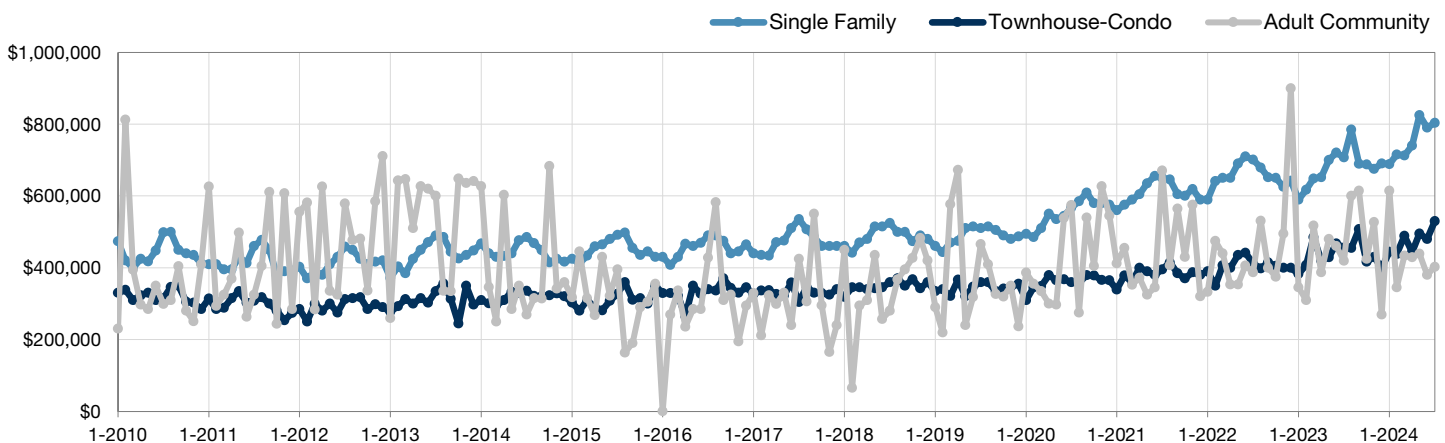
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	250	295	+ 18.0%	1,901	1,900	- 0.1%
Closed Sales	219	238	+ 8.7%	1,293	1,295	+ 0.2%
Days on Market Until Sale	37	36	- 2.7%	50	44	- 12.0%
Median Sales Price*	\$455,500	\$530,000	+ 16.4%	\$440,000	\$480,000	+ 9.1%
Percent of List Price Received*	101.0%	101.7%	+ 0.7%	99.9%	100.9%	+ 1.0%
Inventory of Homes for Sale	621	489	- 21.3%	--	--	--
Months Supply of Inventory	3.2	2.7	- 15.6%	--	--	--

### Adult Community

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	13	6	- 53.8%	50	51	+ 2.0%
Closed Sales	7	6	- 14.3%	45	53	+ 17.8%
Days on Market Until Sale	80	58	- 27.5%	70	48	- 31.4%
Median Sales Price*	\$419,000	\$402,500	- 3.9%	\$450,000	\$429,000	- 4.7%
Percent of List Price Received*	96.6%	104.1%	+ 7.8%	98.9%	101.6%	+ 2.7%
Inventory of Homes for Sale	17	6	- 64.7%	--	--	--
Months Supply of Inventory	2.7	0.8	- 70.4%	--	--	--

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### Historical Median Sales Price by Property Type By Month



Current as of August 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.

# Local Market Update for August 2024

Provided by New Jersey REALTORS®



## Bergen County

Bergen County

### Single Family

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	546	531	- 2.7%	4,866	4,989	+ 2.5%
Closed Sales	577	569	- 1.4%	3,562	3,339	- 6.3%
Days on Market Until Sale	28	25	- 10.7%	37	30	- 18.9%
Median Sales Price*	\$782,000	\$780,000	- 0.3%	\$688,700	\$765,000	+ 11.1%
Percent of List Price Received*	103.5%	105.2%	+ 1.6%	102.5%	104.5%	+ 2.0%
Inventory of Homes for Sale	1,161	976	- 15.9%	--	--	--
Months Supply of Inventory	2.6	2.3	- 11.5%	--	--	--

### Townhouse-Condo

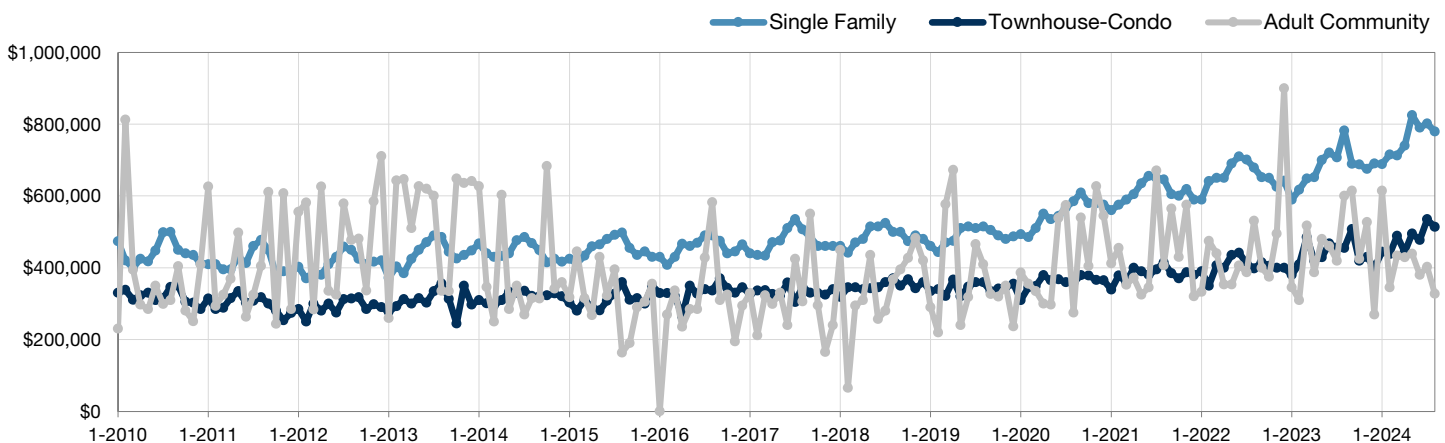
Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	209	250	+ 19.6%	2,110	2,153	+ 2.0%
Closed Sales	215	217	+ 0.9%	1,508	1,514	+ 0.4%
Days on Market Until Sale	41	31	- 24.4%	48	42	- 12.5%
Median Sales Price*	\$455,000	\$513,500	+ 12.9%	\$442,500	\$485,000	+ 9.6%
Percent of List Price Received*	100.6%	101.2%	+ 0.6%	100.0%	100.9%	+ 0.9%
Inventory of Homes for Sale	586	457	- 22.0%	--	--	--
Months Supply of Inventory	3.1	2.5	- 19.4%	--	--	--

### Adult Community

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	9	8	- 11.1%	59	60	+ 1.7%
Closed Sales	8	6	- 25.0%	53	59	+ 11.3%
Days on Market Until Sale	49	83	+ 69.4%	67	52	- 22.4%
Median Sales Price*	\$600,000	\$327,500	- 45.4%	\$460,000	\$425,000	- 7.6%
Percent of List Price Received*	99.0%	98.3%	- 0.7%	98.9%	101.2%	+ 2.3%
Inventory of Homes for Sale	11	6	- 45.5%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--

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### Historical Median Sales Price by Property Type By Month



Current as of September 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.



# Local Market Update for September 2024

Provided by New Jersey REALTORS®



## Bergen County

Bergen County

### Single Family

Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	534	689	+ 29.0%	5,403	5,688	+ 5.3%
Closed Sales	472	471	- 0.2%	4,035	3,813	- 5.5%
Days on Market Until Sale	30	27	- 10.0%	36	30	- 16.7%
Median Sales Price*	\$689,500	\$775,000	+ 12.4%	\$689,000	\$765,000	+ 11.0%
Percent of List Price Received*	102.7%	103.6%	+ 0.9%	102.5%	104.3%	+ 1.8%
Inventory of Homes for Sale	1,140	1,100	- 3.5%	--	--	--
Months Supply of Inventory	2.6	2.6	0.0%	--	--	--

### Townhouse-Condo

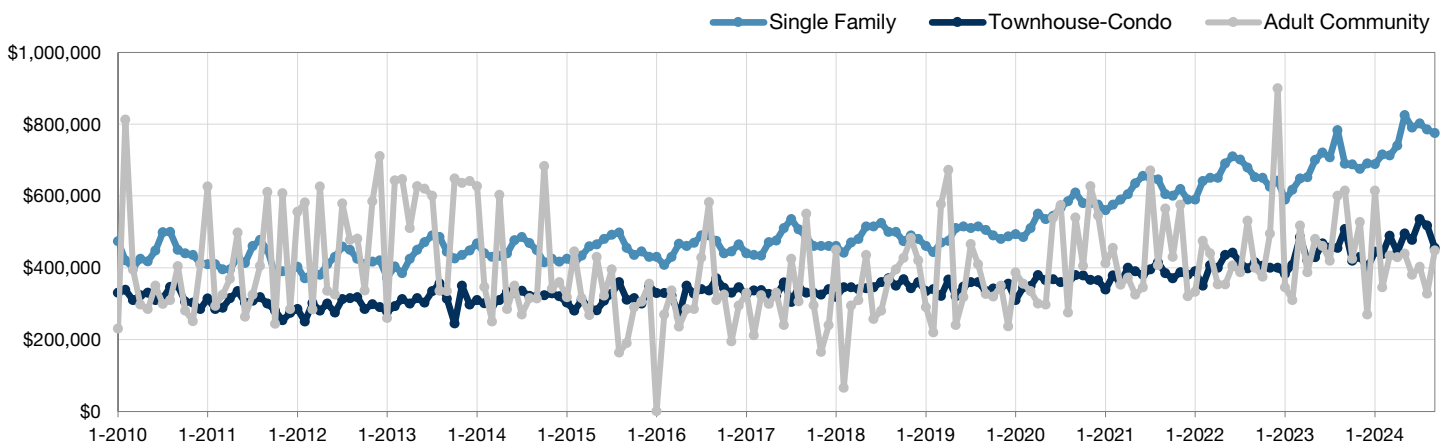
Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	224	258	+ 15.2%	2,332	2,410	+ 3.3%
Closed Sales	194	202	+ 4.1%	1,702	1,717	+ 0.9%
Days on Market Until Sale	48	42	- 12.5%	48	42	- 12.5%
Median Sales Price*	\$507,500	\$455,000	- 10.3%	\$450,000	\$481,500	+ 7.0%
Percent of List Price Received*	100.3%	100.7%	+ 0.4%	100.0%	100.9%	+ 0.9%
Inventory of Homes for Sale	586	473	- 19.3%	--	--	--
Months Supply of Inventory	3.2	2.5	- 21.9%	--	--	--

### Adult Community

Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	9	4	- 55.6%	68	64	- 5.9%
Closed Sales	8	4	- 50.0%	61	63	+ 3.3%
Days on Market Until Sale	45	35	- 22.2%	64	51	- 20.3%
Median Sales Price*	\$615,000	\$447,500	- 27.2%	\$475,000	\$429,000	- 9.7%
Percent of List Price Received*	100.4%	97.7%	- 2.7%	99.1%	101.0%	+ 1.9%
Inventory of Homes for Sale	15	5	- 66.7%	--	--	--
Months Supply of Inventory	2.4	0.7	- 70.8%	--	--	--

\* 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 October 2024

Provided by New Jersey REALTORS®



## Bergen County

Bergen County

### Single Family

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	540	602	+ 11.5%	5,941	6,308	+ 6.2%
Closed Sales	412	423	+ 2.7%	4,447	4,239	- 4.7%
Days on Market Until Sale	32	29	- 9.4%	36	30	- 16.7%
Median Sales Price*	\$687,500	\$760,000	+ 10.5%	\$689,000	\$765,000	+ 11.0%
Percent of List Price Received*	102.9%	103.3%	+ 0.4%	102.6%	104.2%	+ 1.6%
Inventory of Homes for Sale	1,112	1,040	- 6.5%	--	--	--
Months Supply of Inventory	2.5	2.4	- 4.0%	--	--	--

### Townhouse-Condo

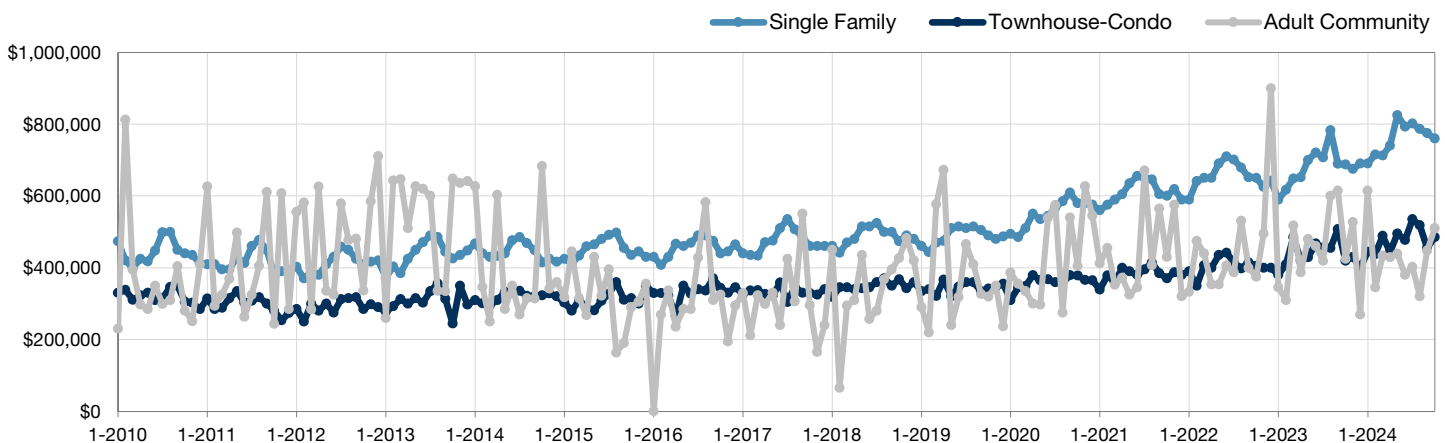
Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	223	258	+ 15.7%	2,556	2,671	+ 4.5%
Closed Sales	175	205	+ 17.1%	1,877	1,924	+ 2.5%
Days on Market Until Sale	45	39	- 13.3%	48	42	- 12.5%
Median Sales Price*	\$419,000	\$485,000	+ 15.8%	\$445,000	\$485,000	+ 9.0%
Percent of List Price Received*	100.4%	100.2%	- 0.2%	100.1%	100.8%	+ 0.7%
Inventory of Homes for Sale	595	450	- 24.4%	--	--	--
Months Supply of Inventory	3.2	2.3	- 28.1%	--	--	--

### Adult Community

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	10	8	- 20.0%	78	71	- 9.0%
Closed Sales	15	7	- 53.3%	76	69	- 9.2%
Days on Market Until Sale	56	20	- 64.3%	62	46	- 25.8%
Median Sales Price*	\$425,000	\$510,000	+ 20.0%	\$450,000	\$429,000	- 4.7%
Percent of List Price Received*	101.3%	105.3%	+ 3.9%	99.5%	101.6%	+ 2.1%
Inventory of Homes for Sale	19	7	- 63.2%	--	--	--
Months Supply of Inventory	2.9	1.0	- 65.5%	--	--	--

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### Historical Median Sales Price by Property Type By Month



# Local Market Update for November 2024

Provided by New Jersey REALTORS®



## Bergen County

Bergen County

### Single Family

Key Metrics	November			Year to Date		
	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

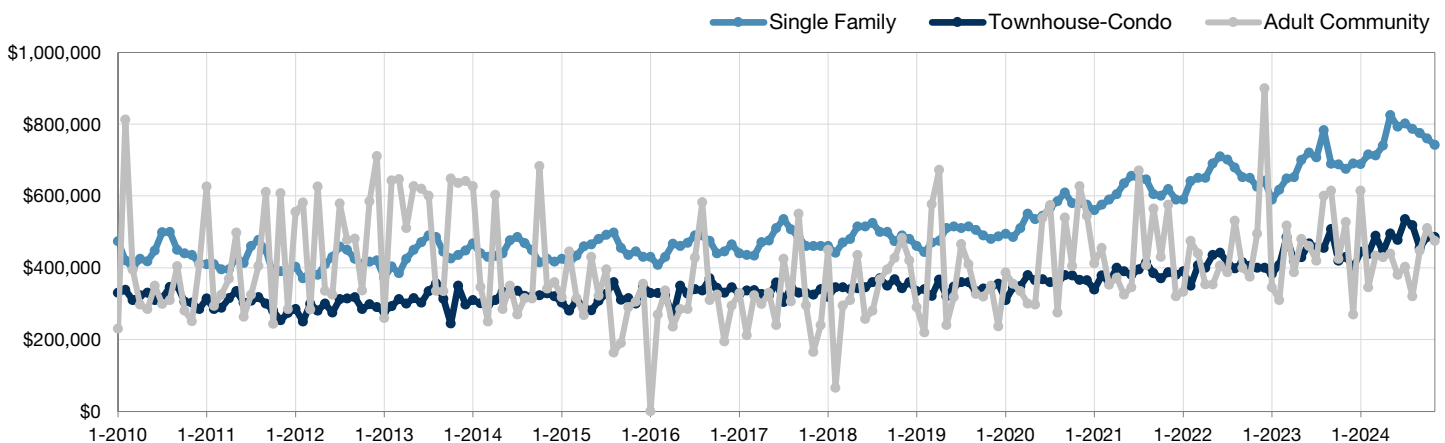
Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	186	235	+ 26.3%	2,740	2,909	+ 6.2%
Closed Sales	155	180	+ 16.1%	2,032	2,106	+ 3.6%
Days on Market Until Sale	48	45	- 6.3%	48	42	- 12.5%
Median Sales Price*	\$430,000	\$485,000	+ 12.8%	\$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

Key Metrics	November			Year to Date		
	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%	--	--	--

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### Historical Median Sales Price by Property Type By Month



# Local Market Update for December 2024

Provided by New Jersey REALTORS®



## Bergen County

Bergen County

### Single Family

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	221	220	- 0.5%	6,609	6,969	+ 5.4%
Closed Sales	407	490	+ 20.4%	5,242	5,158	- 1.6%
Days on Market Until Sale	31	34	+ 9.7%	36	32	- 11.1%
Median Sales Price*	\$690,000	\$755,000	+ 9.4%	\$685,500	\$765,000	+ 11.6%
Percent of List Price Received*	102.5%	103.2%	+ 0.7%	102.5%	104.0%	+ 1.5%
Inventory of Homes for Sale	925	659	- 28.8%	--	--	--
Months Supply of Inventory	2.1	1.5	- 28.6%	--	--	--

### Townhouse-Condo

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	115	130	+ 13.0%	2,839	3,052	+ 7.5%
Closed Sales	153	197	+ 28.8%	2,207	2,309	+ 4.6%
Days on Market Until Sale	45	60	+ 33.3%	48	43	- 10.4%
Median Sales Price*	\$400,000	\$465,000	+ 16.3%	\$435,999	\$480,000	+ 10.1%
Percent of List Price Received*	99.8%	100.9%	+ 1.1%	100.0%	100.8%	+ 0.8%
Inventory of Homes for Sale	492	387	- 21.3%	--	--	--
Months Supply of Inventory	2.7	2.0	- 25.9%	--	--	--

### Adult Community

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	3	1	- 66.7%	89	79	- 11.2%
Closed Sales	5	9	+ 80.0%	88	83	- 5.7%
Days on Market Until Sale	54	34	- 37.0%	60	45	- 25.0%
Median Sales Price*	\$270,000	\$442,084	+ 63.7%	\$444,500	\$435,000	- 2.1%
Percent of List Price Received*	97.5%	105.8%	+ 8.5%	99.7%	101.6%	+ 1.9%
Inventory of Homes for Sale	13	5	- 61.5%	--	--	--
Months Supply of Inventory	1.8	0.8	- 55.6%	--	--	--

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### Historical Median Sales Price by Property Type By Month

