

Local Market Update for February 2025

Provided by New Jersey REALTORS®



Bergen County

Bergen County

Single Family

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	476	420	- 11.8%	928	866	- 6.7%
Closed Sales	256	239	- 6.6%	563	603	+ 7.1%
Days on Market Until Sale	42	41	- 2.4%	39	41	+ 5.1%
Median Sales Price*	\$720,000	\$816,000	+ 13.3%	\$699,999	\$820,000	+ 17.1%
Percent of List Price Received*	101.3%	102.8%	+ 1.5%	102.1%	102.5%	+ 0.4%
Inventory of Homes for Sale	1,019	744	- 27.0%	--	--	--
Months Supply of Inventory	2.4	1.7	- 29.2%	--	--	--

Townhouse-Condo

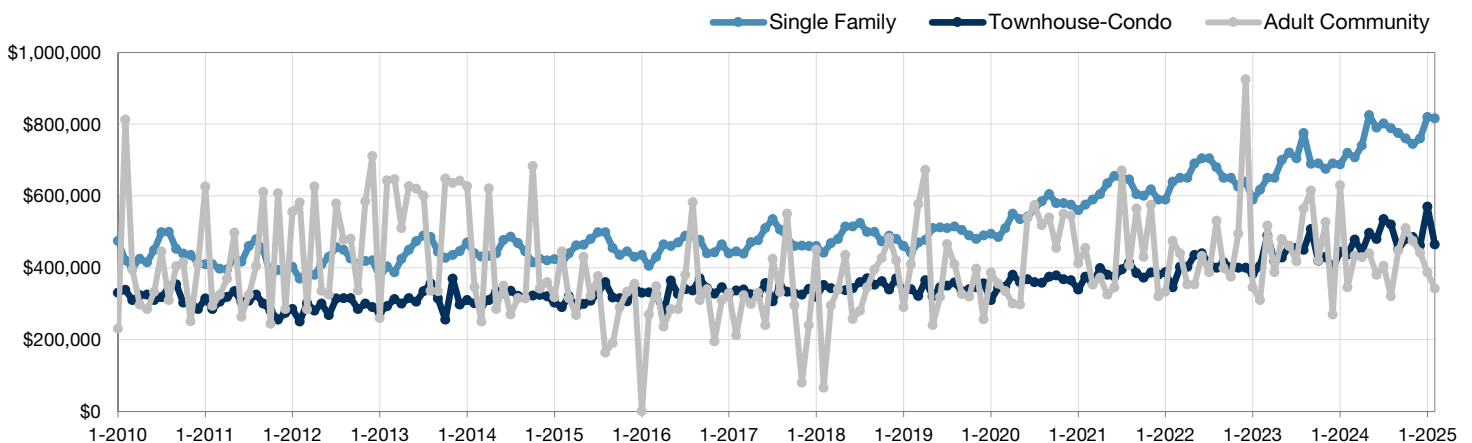
Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	226	218	- 3.5%	461	447	- 3.0%
Closed Sales	133	147	+ 10.5%	281	275	- 2.1%
Days on Market Until Sale	48	101	+ 110.4%	45	101	+ 124.4%
Median Sales Price*	\$436,000	\$465,000	+ 6.7%	\$440,000	\$510,000	+ 15.9%
Percent of List Price Received*	99.7%	99.6%	- 0.1%	100.2%	99.8%	- 0.4%
Inventory of Homes for Sale	520	402	- 22.7%	--	--	--
Months Supply of Inventory	2.8	2.1	- 25.0%	--	--	--

Adult Community

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	10	9	- 10.0%	21	21	0.0%
Closed Sales	3	4	+ 33.3%	9	6	- 33.3%
Days on Market Until Sale	11	66	+ 500.0%	81	71	- 12.3%
Median Sales Price*	\$345,000	\$342,000	- 0.9%	\$470,000	\$342,000	- 27.2%
Percent of List Price Received*	99.4%	100.1%	+ 0.7%	99.5%	101.2%	+ 1.7%
Inventory of Homes for Sale	16	11	- 31.3%	--	--	--
Months Supply of Inventory	2.1	1.7	- 19.0%	--	--	--

* 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 March 20, 2025. 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 © 2025 ShowingTime Plus, LLC.