

Local Market Update for April 2018

Provided by New Jersey REALTORS®



Bergen County

Bergen County

Single Family

Key Metrics	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
New Listings	1,250	1,356	+ 8.5%	4,277	4,241	- 0.8%
Closed Sales	445	563	+ 26.5%	1,762	1,791	+ 1.6%
Days on Market Until Sale	72	63	- 12.5%	78	72	- 7.7%
Median Sales Price*	\$471,000	\$480,000	+ 1.9%	\$445,000	\$467,375	+ 5.0%
Percent of List Price Received*	97.6%	98.2%	+ 0.6%	97.2%	97.5%	+ 0.3%
Inventory of Homes for Sale	3,506	2,874	- 18.0%	--	--	--
Months Supply of Inventory	5.9	4.7	- 20.3%	--	--	--

Townhouse-Condo

Key Metrics	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
New Listings	397	421	+ 6.0%	1,459	1,450	- 0.6%
Closed Sales	180	221	+ 22.8%	716	679	- 5.2%
Days on Market Until Sale	81	72	- 11.1%	90	77	- 14.4%
Median Sales Price*	\$327,000	\$340,000	+ 4.0%	\$329,998	\$338,000	+ 2.4%
Percent of List Price Received*	96.0%	97.0%	+ 1.0%	95.7%	96.8%	+ 1.1%
Inventory of Homes for Sale	1,254	1,029	- 17.9%	--	--	--
Months Supply of Inventory	6.1	4.8	- 21.3%	--	--	--

Adult Community

Key Metrics	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
New Listings	6	8	+ 33.3%	43	31	- 27.9%
Closed Sales	7	8	+ 14.3%	19	18	- 5.3%
Days on Market Until Sale	56	110	+ 96.4%	59	98	+ 66.1%
Median Sales Price*	\$299,000	\$309,950	+ 3.7%	\$312,000	\$262,450	- 15.9%
Percent of List Price Received*	100.5%	97.1%	- 3.4%	99.6%	96.7%	- 2.9%
Inventory of Homes for Sale	37	33	- 10.8%	--	--	--
Months Supply of Inventory	6.6	5.9	- 10.6%	--	--	--

* 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

