

Local Market Update for June 2025

Provided by New Jersey REALTORS®



Essex County

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Single Family

Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	440	472	+ 7.3%	2,455	2,622	+ 6.8%
Closed Sales	325	369	+ 13.5%	1,449	1,494	+ 3.1%
Days on Market Until Sale	25	25	0.0%	34	33	- 2.9%
Median Sales Price*	\$870,000	\$860,000	- 1.1%	\$700,000	\$770,500	+ 10.1%
Percent of List Price Received*	112.7%	111.7%	- 0.9%	109.6%	110.0%	+ 0.4%
Inventory of Homes for Sale	592	639	+ 7.9%	--	--	--
Months Supply of Inventory	2.2	2.3	+ 4.5%	--	--	--

Townhouse-Condo

Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	115	136	+ 18.3%	561	630	+ 12.3%
Closed Sales	91	69	- 24.2%	385	381	- 1.0%
Days on Market Until Sale	28	57	+ 103.6%	33	63	+ 90.9%
Median Sales Price*	\$440,000	\$395,000	- 10.2%	\$400,000	\$395,000	- 1.3%
Percent of List Price Received*	107.0%	105.0%	- 1.9%	106.4%	105.5%	- 0.8%
Inventory of Homes for Sale	145	190	+ 31.0%	--	--	--
Months Supply of Inventory	2.1	2.6	+ 23.8%	--	--	--

Adult Community

Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	2	1	- 50.0%	14	14	0.0%
Closed Sales	0	2	--	9	9	0.0%
Days on Market Until Sale	0	24	--	27	33	+ 22.2%
Median Sales Price*	\$0	\$780,000	--	\$575,000	\$610,000	+ 6.1%
Percent of List Price Received*	0.0%	117.6%	--	101.9%	103.6%	+ 1.7%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.5	2.0	+ 300.0%	--	--	--

* 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

