

# Local Market Update for July 2025

Provided by New Jersey REALTORS®



## Essex County

Essex County

### Single Family

	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	427	406	- 4.9%	2,882	3,029	+ 5.1%
Closed Sales	415	382	- 8.0%	1,864	1,876	+ 0.6%
Days on Market Until Sale	26	28	+ 7.7%	32	32	0.0%
Median Sales Price*	\$780,000	\$878,000	+ 12.6%	\$720,000	\$785,000	+ 9.0%
Percent of List Price Received*	109.4%	110.6%	+ 1.1%	109.6%	110.1%	+ 0.5%
Inventory of Homes for Sale	617	622	+ 0.8%	--	--	--
Months Supply of Inventory	2.2	2.2	0.0%	--	--	--

### Townhouse-Condo

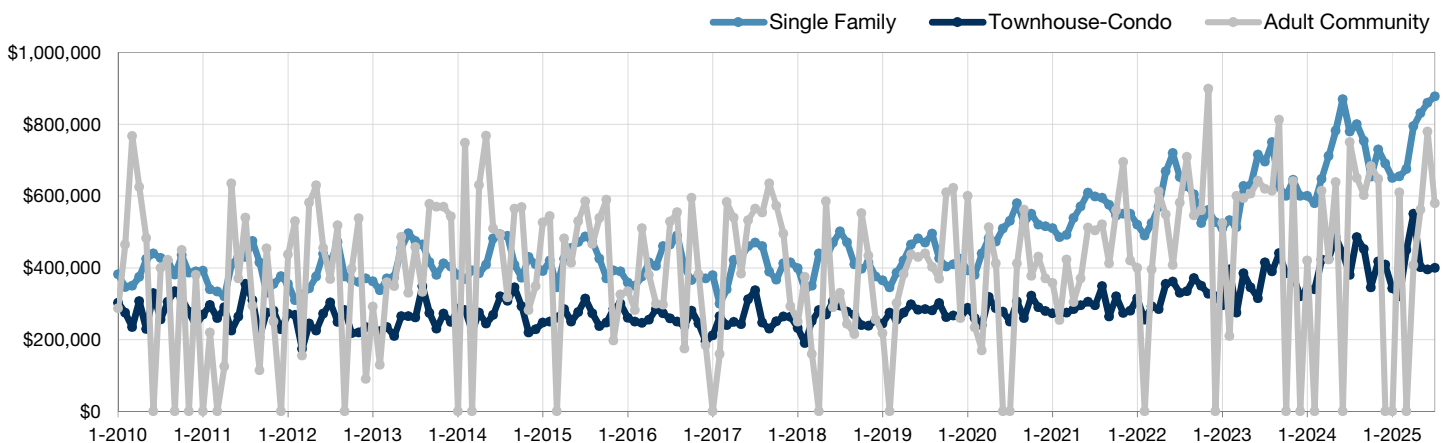
	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	106	105	- 0.9%	667	733	+ 9.9%
Closed Sales	71	89	+ 25.4%	456	470	+ 3.1%
Days on Market Until Sale	29	53	+ 82.8%	33	61	+ 84.8%
Median Sales Price*	\$380,000	\$400,000	+ 5.3%	\$400,000	\$395,000	- 1.3%
Percent of List Price Received*	109.3%	104.3%	- 4.6%	106.8%	105.3%	- 1.4%
Inventory of Homes for Sale	153	163	+ 6.5%	--	--	--
Months Supply of Inventory	2.2	2.2	0.0%	--	--	--

### Adult Community

	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	3	1	- 66.7%	17	15	- 11.8%
Closed Sales	3	1	- 66.7%	12	10	- 16.7%
Days on Market Until Sale	23	155	+ 573.9%	26	45	+ 73.1%
Median Sales Price*	\$750,000	\$580,000	- 22.7%	\$615,412	\$595,000	- 3.3%
Percent of List Price Received*	109.1%	96.8%	- 11.3%	103.7%	102.9%	- 0.8%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--

\* 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 August 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.