

Local Market Update for December 2025

Provided by New Jersey REALTORS®



Essex County

Essex County

Single Family

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	179	170	- 5.0%	4,415	4,673	+ 5.8%
Closed Sales	292	309	+ 5.8%	3,286	3,330	+ 1.3%
Days on Market Until Sale	34	35	+ 2.9%	32	32	0.0%
Median Sales Price*	\$690,000	\$730,000	+ 5.8%	\$720,000	\$764,500	+ 6.2%
Percent of List Price Received*	107.2%	107.1%	- 0.1%	109.1%	108.8%	- 0.3%
Inventory of Homes for Sale	452	401	- 11.3%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--

Townhouse-Condo

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	36	41	+ 13.9%	1,095	1,108	+ 1.2%
Closed Sales	82	71	- 13.4%	843	821	- 2.6%
Days on Market Until Sale	41	35	- 14.6%	33	37	+ 12.1%
Median Sales Price*	\$408,280	\$400,000	- 2.0%	\$403,000	\$400,000	- 0.7%
Percent of List Price Received*	104.4%	103.0%	- 1.3%	106.0%	104.7%	- 1.2%
Inventory of Homes for Sale	112	110	- 1.8%	--	--	--
Months Supply of Inventory	1.6	1.6	0.0%	--	--	--

Adult Community

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	1	1	0.0%	25	29	+ 16.0%
Closed Sales	0	4	--	21	23	+ 9.5%
Days on Market Until Sale	0	27	--	22	33	+ 50.0%
Median Sales Price*	\$0	\$527,500	--	\$639,000	\$610,000	- 4.5%
Percent of List Price Received*	0.0%	100.3%	--	103.6%	102.3%	- 1.3%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.5	0.9	+ 80.0%	--	--	--

* 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

