

Local Market Update for December 2025

Provided by New Jersey REALTORS®



Essex County

Essex County

Single Family

	December			Year to Date		
Key Metrics	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

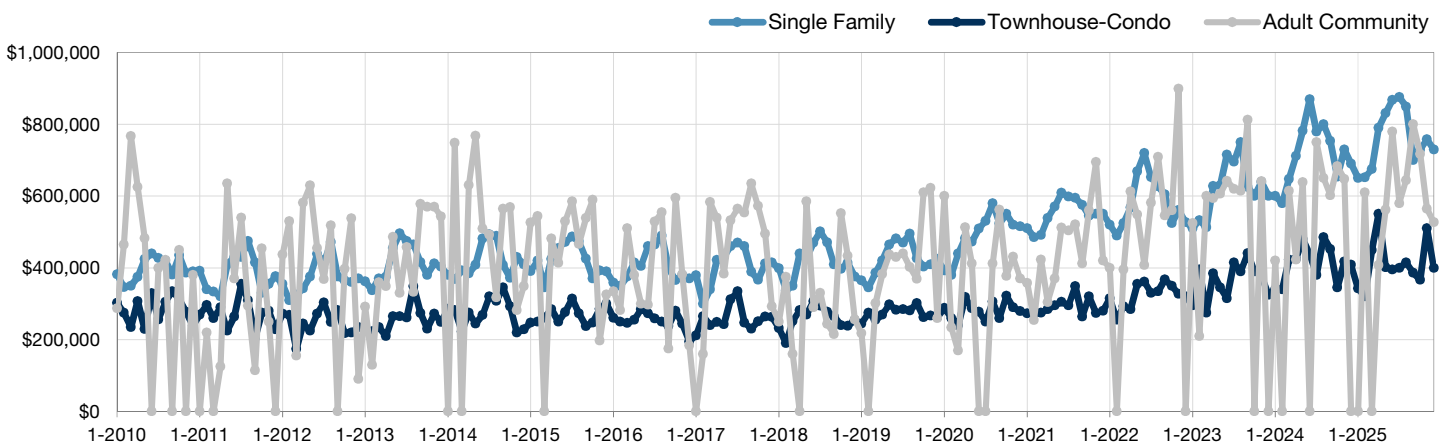
	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	36	41	+ 13.9%	1,095	1,108	+ 1.2%
Closed Sales	82	71	- 13.4%	843	821	- 2.6%
Days on Market Until Sale	41	35	- 14.6%	33	37	+ 12.1%
Median Sales Price*	\$408,280	\$400,000	- 2.0%	\$403,000	\$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

	December			Year to Date		
Key Metrics	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



Current as of January 09, 2026. 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 © 2026 ShowingTime Plus, LLC.