

Local Market Update for January 2026

Provided by New Jersey REALTORS®



Essex County

Essex County

Single Family

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	310	317	+ 2.3%	310	317	+ 2.3%
Closed Sales	197	196	- 0.5%	197	196	- 0.5%
Days on Market Until Sale	38	42	+ 10.5%	38	42	+ 10.5%
Median Sales Price*	\$650,000	\$640,018	- 1.5%	\$650,000	\$640,018	- 1.5%
Percent of List Price Received*	107.3%	104.8%	- 2.3%	107.3%	104.8%	- 2.3%
Inventory of Homes for Sale	483	485	+ 0.4%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--

Townhouse-Condo

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	95	85	- 10.5%	95	85	- 10.5%
Closed Sales	54	58	+ 7.4%	54	58	+ 7.4%
Days on Market Until Sale	43	45	+ 4.7%	43	45	+ 4.7%
Median Sales Price*	\$342,500	\$380,500	+ 11.1%	\$342,500	\$380,500	+ 11.1%
Percent of List Price Received*	101.9%	100.8%	- 1.1%	101.9%	100.8%	- 1.1%
Inventory of Homes for Sale	142	136	- 4.2%	--	--	--
Months Supply of Inventory	2.0	2.0	0.0%	--	--	--

Adult Community

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	3	1	- 66.7%	3	1	- 66.7%
Closed Sales	0	2	--	0	2	--
Days on Market Until Sale	0	19	--	0	19	--
Median Sales Price*	\$0	\$845,000	--	\$0	\$845,000	--
Percent of List Price Received*	0.0%	115.0%	--	0.0%	115.0%	--
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

