

Local Market Update for February 2026

Provided by New Jersey REALTORS®



Essex County

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Single Family

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	343	269	- 21.6%	653	585	- 10.4%
Closed Sales	174	157	- 9.8%	371	353	- 4.9%
Days on Market Until Sale	47	43	- 8.5%	42	42	0.0%
Median Sales Price*	\$652,500	\$687,500	+ 5.4%	\$650,000	\$668,000	+ 2.8%
Percent of List Price Received*	104.8%	106.9%	+ 2.0%	106.1%	105.7%	- 0.4%
Inventory of Homes for Sale	520	462	- 11.2%	--	--	--
Months Supply of Inventory	1.9	1.6	- 15.8%	--	--	--

Townhouse-Condo

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	90	81	- 10.0%	185	166	- 10.3%
Closed Sales	41	30	- 26.8%	95	88	- 7.4%
Days on Market Until Sale	47	46	- 2.1%	45	45	0.0%
Median Sales Price*	\$320,000	\$392,500	+ 22.7%	\$331,000	\$387,500	+ 17.1%
Percent of List Price Received*	102.5%	102.8%	+ 0.3%	102.2%	101.4%	- 0.8%
Inventory of Homes for Sale	148	127	- 14.2%	--	--	--
Months Supply of Inventory	2.1	1.9	- 9.5%	--	--	--

Adult Community

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	3	2	- 33.3%	6	3	- 50.0%
Closed Sales	2	0	- 100.0%	2	2	0.0%
Days on Market Until Sale	15	0	- 100.0%	15	19	+ 26.7%
Median Sales Price*	\$610,000	\$0	- 100.0%	\$610,000	\$845,000	+ 38.5%
Percent of List Price Received*	101.7%	0.0%	- 100.0%	101.7%	115.0%	+ 13.1%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	2.5	1.4	- 44.0%	--	--	--

* 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

