

Local Market Update for March 2026

Provided by New Jersey REALTORS®



Essex County

Essex County

Single Family

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	447	435	- 2.7%	1,101	1,025	- 6.9%
Closed Sales	213	211	- 0.9%	585	565	- 3.4%
Days on Market Until Sale	34	38	+ 11.8%	39	41	+ 5.1%
Median Sales Price*	\$660,000	\$750,220	+ 13.7%	\$658,500	\$700,000	+ 6.3%
Percent of List Price Received*	110.8%	109.1%	- 1.5%	107.8%	107.0%	- 0.7%
Inventory of Homes for Sale	568	518	- 8.8%	--	--	--
Months Supply of Inventory	2.1	1.9	- 9.5%	--	--	--

Townhouse-Condo

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	117	123	+ 5.1%	302	291	- 3.6%
Closed Sales	58	56	- 3.4%	153	145	- 5.2%
Days on Market Until Sale	35	39	+ 11.4%	41	43	+ 4.9%
Median Sales Price*	\$452,500	\$380,000	- 16.0%	\$355,000	\$385,000	+ 8.5%
Percent of List Price Received*	107.5%	103.1%	- 4.1%	104.2%	102.1%	- 2.0%
Inventory of Homes for Sale	175	162	- 7.4%	--	--	--
Months Supply of Inventory	2.4	2.4	0.0%	--	--	--

Adult Community

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	2	3	+ 50.0%	8	6	- 25.0%
Closed Sales	0	3	--	2	5	+ 150.0%
Days on Market Until Sale	0	14	--	15	16	+ 6.7%
Median Sales Price*	\$0	\$831,000	--	\$610,000	\$831,000	+ 36.2%
Percent of List Price Received*	0.0%	108.7%	--	101.7%	111.2%	+ 9.3%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	1.4	2.1	+ 50.0%	--	--	--

* 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

