

Local Market Update for April 2026

Provided by New Jersey REALTORS®



Essex County

Essex County

Single Family

| Key Metrics | April | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2025 | 2026 | Percent Change | Thru 4-2025 | Thru 4-2026 | Percent Change |
| New Listings | 550 | 566 | + 2.9% | 1,651 | 1,592 | - 3.6% |
| Closed Sales | 264 | 215 | - 18.6% | 849 | 779 | - 8.2% |
| Days on Market Until Sale | 39 | 34 | - 12.8% | 39 | 39 | 0.0% |
| Median Sales Price* | \$782,500 | \$799,999 | + 2.2% | \$690,000 | \$722,500 | + 4.7% |
| Percent of List Price Received* | 110.0% | 110.2% | + 0.2% | 108.5% | 107.9% | - 0.6% |
| Inventory of Homes for Sale | 703 | 636 | - 9.5% | -- | -- | -- |
| Months Supply of Inventory | 2.5 | 2.3 | - 8.0% | -- | -- | -- |

Townhouse-Condo

| Key Metrics | April | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2025 | 2026 | Percent Change | Thru 4-2025 | Thru 4-2026 | Percent Change |
| New Listings | 111 | 122 | + 9.9% | 413 | 419 | + 1.5% |
| Closed Sales | 74 | 72 | - 2.7% | 227 | 218 | - 4.0% |
| Days on Market Until Sale | 43 | 32 | - 25.6% | 42 | 40 | - 4.8% |
| Median Sales Price* | \$527,500 | \$452,150 | - 14.3% | \$389,000 | \$400,000 | + 2.8% |
| Percent of List Price Received* | 107.4% | 104.7% | - 2.5% | 105.3% | 102.9% | - 2.3% |
| Inventory of Homes for Sale | 197 | 176 | - 10.7% | -- | -- | -- |
| Months Supply of Inventory | 2.8 | 2.5 | - 10.7% | -- | -- | -- |

Adult Community

| Key Metrics | April | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2025 | 2026 | Percent Change | Thru 4-2025 | Thru 4-2026 | Percent Change |
| New Listings | 3 | 2 | - 33.3% | 11 | 8 | - 27.3% |
| Closed Sales | 2 | 1 | - 50.0% | 4 | 6 | + 50.0% |
| Days on Market Until Sale | 18 | 14 | - 22.2% | 16 | 16 | 0.0% |
| Median Sales Price* | \$407,500 | \$902,000 | + 121.3% | \$510,000 | \$853,500 | + 67.4% |
| Percent of List Price Received* | 98.8% | 106.1% | + 7.4% | 100.2% | 110.4% | + 10.2% |
| Inventory of Homes for Sale | 5 | 2 | - 60.0% | -- | -- | -- |
| Months Supply of Inventory | 2.4 | 1.0 | - 58.3% | -- | -- | -- |

* 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

