

Local Market Update for June 2026

Provided by New Jersey REALTORS®



Essex County

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Single Family	June			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	476	524	+ 10.1%	2,636	2,666	+ 1.1%
Closed Sales	371	361	- 2.7%	1,533	1,440	- 6.1%
Days on Market Until Sale	25	23	- 8.0%	33	33	0.0%
Median Sales Price*	\$875,000	\$961,000	+ 9.8%	\$765,000	\$800,000	+ 4.6%
Percent of List Price Received*	111.8%	112.2%	+ 0.4%	110.0%	109.9%	- 0.1%
Inventory of Homes for Sale	720	659	- 8.5%	--	--	--
Months Supply of Inventory	2.6	2.3	- 11.5%	--	--	--

Townhouse-Condo	June			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	135	132	- 2.2%	625	678	+ 8.5%
Closed Sales	69	95	+ 37.7%	387	385	- 0.5%
Days on Market Until Sale	30	32	+ 6.7%	38	37	- 2.6%
Median Sales Price*	\$395,000	\$560,000	+ 41.8%	\$395,000	\$452,150	+ 14.5%
Percent of List Price Received*	105.0%	104.3%	- 0.7%	105.5%	103.7%	- 1.7%
Inventory of Homes for Sale	193	199	+ 3.1%	--	--	--
Months Supply of Inventory	2.7	2.8	+ 3.7%	--	--	--

Adult Community	June			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	1	2	+ 100.0%	14	11	- 21.4%
Closed Sales	2	1	- 50.0%	9	9	0.0%
Days on Market Until Sale	8	29	+ 262.5%	14	16	+ 14.3%
Median Sales Price*	\$780,000	\$775,000	- 0.6%	\$610,000	\$831,000	+ 36.2%
Percent of List Price Received*	117.6%	103.3%	- 12.2%	103.6%	109.2%	+ 5.4%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	2.0	0.5	- 75.0%	--	--	--

* 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

