

Local Market Update for August 2026

Provided by New Jersey REALTORS®



Essex County

Essex County

Single Family

	August			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	313	346	+ 10.5%	3,363	3,469	+ 3.2%
Closed Sales	351	374	+ 6.6%	2,268	2,218	- 2.2%
Days on Market Until Sale	29	31	+ 6.9%	32	32	0.0%
Median Sales Price*	\$849,564	\$877,500	+ 3.3%	\$790,000	\$830,000	+ 5.1%
Percent of List Price Received*	107.2%	108.9%	+ 1.6%	109.7%	110.1%	+ 0.4%
Inventory of Homes for Sale	638	633	- 0.8%	--	--	--
Months Supply of Inventory	2.3	2.3	0.0%	--	--	--

Townhouse-Condo

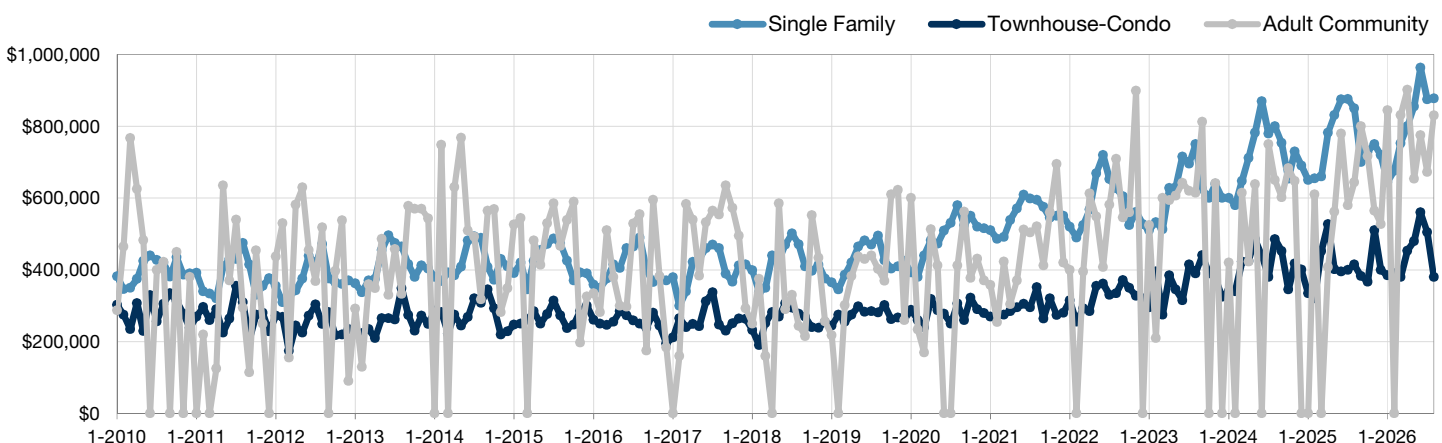
	August			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	70	99	+ 41.4%	799	885	+ 10.8%
Closed Sales	85	83	- 2.4%	561	551	- 1.8%
Days on Market Until Sale	34	33	- 2.9%	36	38	+ 5.6%
Median Sales Price*	\$415,000	\$380,000	- 8.4%	\$400,000	\$450,000	+ 12.5%
Percent of List Price Received*	106.0%	104.0%	- 1.9%	105.4%	103.5%	- 1.8%
Inventory of Homes for Sale	148	187	+ 26.4%	--	--	--
Months Supply of Inventory	2.0	2.8	+ 40.0%	--	--	--

Adult Community

	August			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	2	1	- 50.0%	19	15	- 21.1%
Closed Sales	3	1	- 66.7%	13	14	+ 7.7%
Days on Market Until Sale	60	21	- 65.0%	33	16	- 51.5%
Median Sales Price*	\$644,000	\$830,000	+ 28.9%	\$610,000	\$810,000	+ 32.8%
Percent of List Price Received*	102.8%	103.9%	+ 1.1%	102.9%	107.9%	+ 4.9%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.9	1.0	- 47.4%	--	--	--

* 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



Current as of September 09, 2026. All data from the multiple listing services in the state of New Jersey. Margin of error for reported statewide numbers is +/- 4% at a 95% confidence level. Report © 2026 ShowingTime Plus, LLC.