

Local Market Update for September 2026

Provided by New Jersey REALTORS®



Essex County

Essex County

Single Family

	September			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	458	514	+ 12.2%	3,821	3,982	+ 4.2%
Closed Sales	267	257	- 3.7%	2,535	2,475	- 2.4%
Days on Market Until Sale	37	32	- 13.5%	32	32	0.0%
Median Sales Price*	\$700,000	\$750,000	+ 7.1%	\$775,000	\$818,000	+ 5.5%
Percent of List Price Received*	106.2%	106.3%	+ 0.1%	109.3%	109.7%	+ 0.4%
Inventory of Homes for Sale	711	770	+ 8.3%	--	--	--
Months Supply of Inventory	2.5	2.8	+ 12.0%	--	--	--

Townhouse-Condo

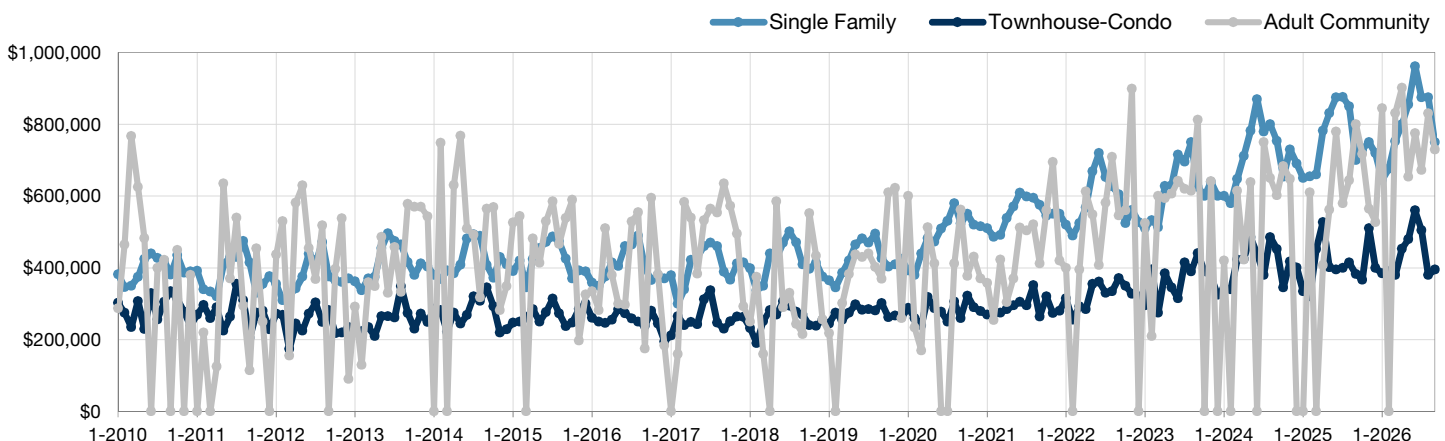
	September			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	101	98	- 3.0%	901	982	+ 9.0%
Closed Sales	75	67	- 10.7%	636	618	- 2.8%
Days on Market Until Sale	40	41	+ 2.5%	37	38	+ 2.7%
Median Sales Price*	\$383,000	\$395,000	+ 3.1%	\$397,625	\$440,000	+ 10.7%
Percent of List Price Received*	103.8%	103.8%	0.0%	105.2%	103.5%	- 1.6%
Inventory of Homes for Sale	159	208	+ 30.8%	--	--	--
Months Supply of Inventory	2.2	3.1	+ 40.9%	--	--	--

Adult Community

	September			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	4	0	- 100.0%	23	15	- 34.8%
Closed Sales	1	1	0.0%	14	15	+ 7.1%
Days on Market Until Sale	25	6	- 76.0%	32	16	- 50.0%
Median Sales Price*	\$800,000	\$730,000	- 8.8%	\$610,000	\$800,000	+ 31.1%
Percent of List Price Received*	102.7%	112.3%	+ 9.3%	102.9%	108.2%	+ 5.2%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	3.3	0.9	- 72.7%	--	--	--

* 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 October 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.