

Monthly Indicators



For residential real estate activity in Allendale, Alpine, Bergenfield, Bogota, Carlstadt, Cliffside Park, Closter, Cresskill, Demarest, Dumont, East Rutherford, Edgewater, Elmwood Park, Englewood, Englewood Cliffs, Emerson, Fair Lawn, Fairview, Fort Lee, Franklin Lakes, Garfield, Glen Rock, Hackensack, Harrington Park, Hasbrouck Heights, Haworth, Hillsdale, HoHoKus, Leonia, Little Ferry, Lodi, Lyndhurst, Mahwah, Maywood, Midland Park, Montvale, Moonachie, New Milford, North Arlington, Northvale, Norwood, Oakland, Old Tappan, Oradell, Palisades Park, Paramus, Park Ridge, Ramsey, Ridgefield, Ridgefield Park, Ridgewood, River Edge, Rivervale, Rockleigh, Rochelle Park, Rutherford, Saddle Brook, Saddle River, South Hackensack, Teaneck, Tenafly, Teterboro, Upper Saddle River, Waldwick, Wallington, Washington Township, Westwood, Woodcliff Lake, Wood-Ridge, Wyckoff in Bergen County, as well as in East Newark, Harrison and Kearny in Hudson County. Percent changes are calculated using rounded figures.

May 2025

U.S. existing-home sales dipped 0.5% month-over-month and 2.0% year-over-year to a seasonally adjusted annual rate of 4.00 million units, according to the National Association of REALTORS® (NAR). Sales increased in the Midwest, decreased in the West and Northeast, and were unchanged in the South. Year-over-year, sales were down in every region except the Northeast.

- Single Family Closed Sales decreased 9.1 percent to 371.
- Townhouse-Condo Closed Sales decreased 8.4 percent to 196.
- Adult Communities Closed Sales remained flat at 6.

- Single Family Median Sales Price was up 3.1 percent to \$810,000.
- Townhouse-Condo Median Sales Price was down 2.0 percent to \$475,000.
- Adult Communities Median Sales Price was up 55.7 percent to \$691,500.

There were 1.45 million units actively for sale heading into May, a 9.0% increase from the previous month and a 20.8% improvement from the same time last year, for a 4.4-month supply at the current sales pace, according to NAR. The median existing-home price edged up 1.8% year-over-year to \$414,000 as of last measure, the 22nd consecutive month of annual price increases and a new record high for the month.

Monthly Snapshot

- 8.8% **+ 1.2%** **+ 3.1%**

One-Year Change in Closed Sales All Properties	One-Year Change in Homes for Sale All Properties	One-Year Change in Median Sales Price All Properties
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Single Family Market Overview	2
Townhouse-Condo Market Overview	3
Adult Community Market Overview	4
New Listings	5
Pending Sales	6
Closed Sales	7
Median Sales Price	8
Average Sales Price	9
Percent of List Price Received	10
Days on Market Until Sale	11
Housing Affordability Index	12
Inventory of Homes for Sale	13
Months Supply of Inventory	14
Total Market Overview	15



Single Family Market Overview



Key metrics for **Single Family Properties Only**, excluding Manufactured Housing, for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	5-2024	5-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		734	692	- 5.7%	2,726	2,709	- 0.6%
Pending Sales		492	502	+ 2.0%	1,876	1,824	- 2.8%
Closed Sales		408	371	- 9.1%	1,528	1,509	- 1.2%
Median Sales Price		\$785,500	\$810,000	+ 3.1%	\$720,000	\$800,000	+ 11.1%
Average Sales Price		\$1,028,593	\$1,068,435	+ 3.9%	\$923,818	\$1,058,534	+ 14.6%
Pct. of List Price Received		105.1%	104.4%	- 0.7%	103.3%	103.5%	+ 0.2%
Days on Market Until Sale		33	29	- 12.1%	37	38	+ 2.7%
Housing Affordability Index		57	56	- 1.8%	62	57	- 8.1%
Inventory of Homes for Sale		877	883	+ 0.7%	--	--	--
Months Supply of Inventory		2.3	2.3	0.0%	--	--	--

Townhouse-Condo Market Overview



Key metrics for **Townhouses and Condominiums Only** for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	5-2024	5-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		304	295	- 3.0%	1,264	1,195	- 5.5%
Pending Sales		199	185	- 7.0%	928	848	- 8.6%
Closed Sales		214	196	- 8.4%	812	755	- 7.0%
Median Sales Price		\$484,750	\$475,000	- 2.0%	\$459,500	\$480,000	+ 4.5%
Average Sales Price		\$627,468	\$578,357	- 7.8%	\$583,011	\$600,812	+ 3.1%
Pct. of List Price Received		100.5%	100.7%	+ 0.2%	100.5%	100.2%	- 0.3%
Days on Market Until Sale		43	87	+ 102.3%	46	98	+ 113.0%
Housing Affordability Index		93	112	+ 20.4%	98	111	+ 13.3%
Inventory of Homes for Sale		408	416	+ 2.0%	--	--	--
Months Supply of Inventory		2.3	2.4	+ 4.3%	--	--	--

Adult Community Market Overview



Key metrics for properties in **Adult Communities Only** for the report month and for year-to-date (YTD) starting from the first of the year.

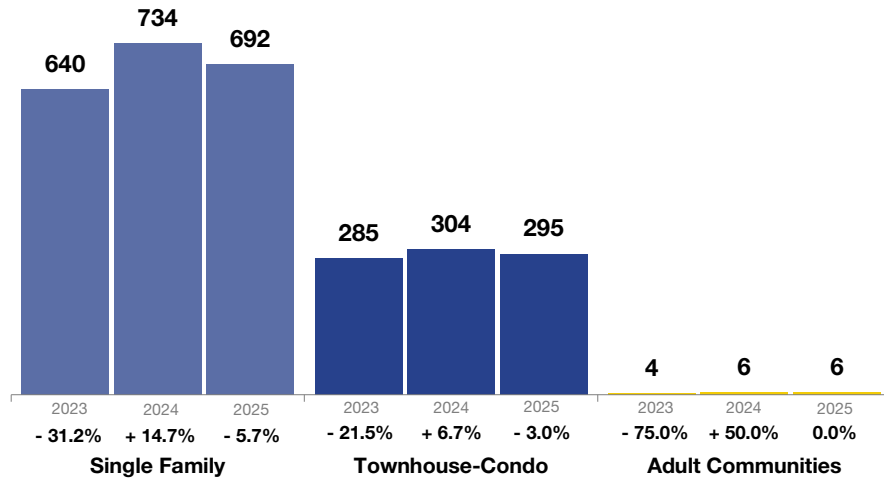
Key Metrics	Historical Sparklines	5-2024	5-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		6	6	0.0%	41	35	- 14.6%
Pending Sales		9	7	- 22.2%	42	32	- 23.8%
Closed Sales		6	6	0.0%	38	25	- 34.2%
Median Sales Price		\$444,000	\$691,500	+ 55.7%	\$439,500	\$440,000	+ 0.1%
Average Sales Price		\$415,500	\$898,617	+ 116.3%	\$500,105	\$631,871	+ 26.3%
Pct. of List Price Received		102.9%	101.2%	- 1.7%	100.9%	102.1%	+ 1.2%
Days on Market Until Sale		44	73	+ 65.9%	51	71	+ 39.2%
Housing Affordability Index		118	77	- 34.7%	119	121	+ 1.7%
Inventory of Homes for Sale		5	6	+ 20.0%	--	--	--
Months Supply of Inventory		0.6	1.2	+ 100.0%	--	--	--

New Listings

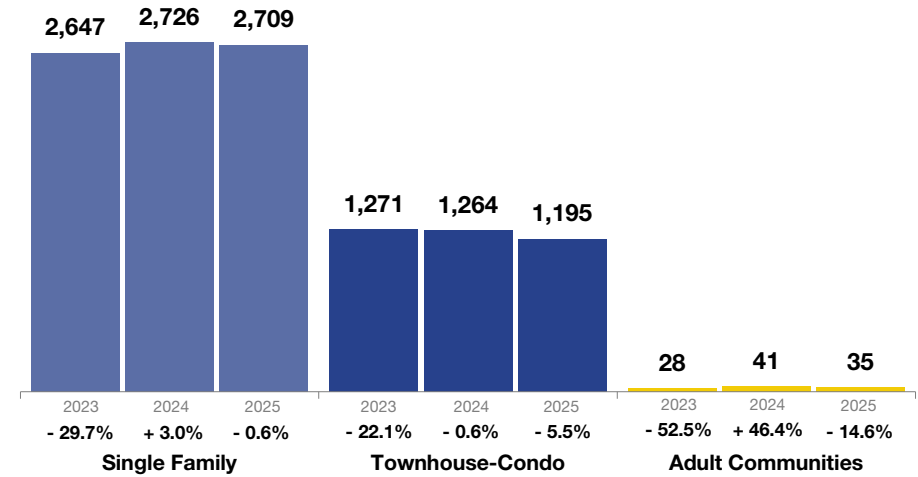
A count of the properties that have been newly listed on the market in a given month.



May

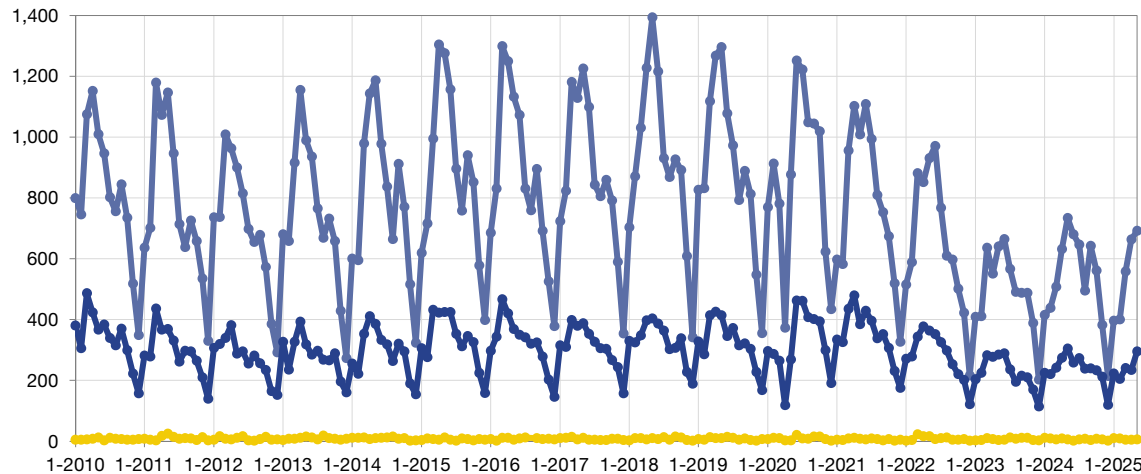


Year to Date



Historical New Listings by Month

Single Family Townhouse-Condo Adult Communities



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

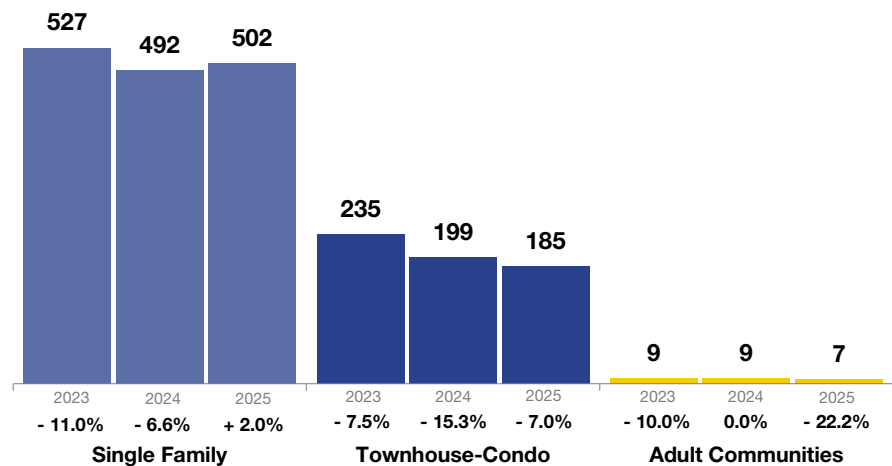
	Single Family	Townhouse-Condo	Adult Communities
June 2024	680	258	1
July 2024	646	273	6
August 2024	495	238	8
September 2024	642	239	4
October 2024	561	233	8
November 2024	382	212	6
December 2024	214	119	2
January 2025	396	222	10
February 2025	400	204	9
March 2025	558	240	5
April 2025	663	234	5
May 2025	692	295	6
12-Month Avg.	527	231	6

Pending Sales

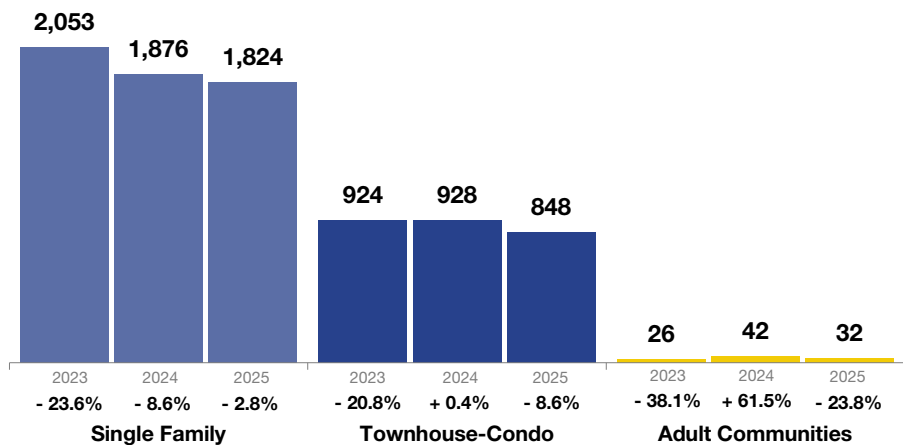
A count of the properties on which offers have been accepted in a given month.



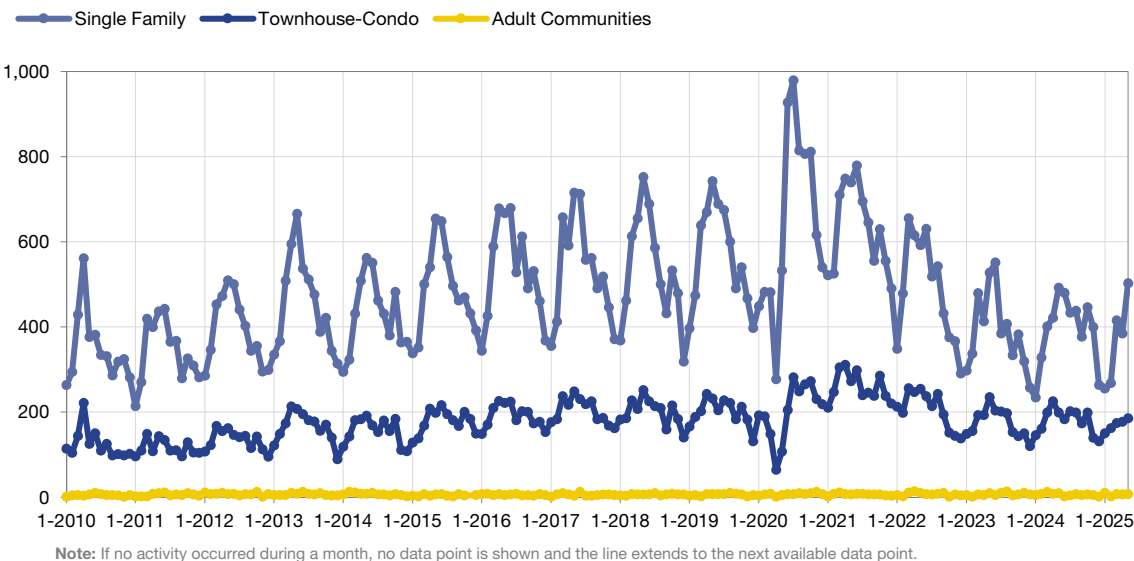
May



Year to Date



Historical Pending Sales by Month



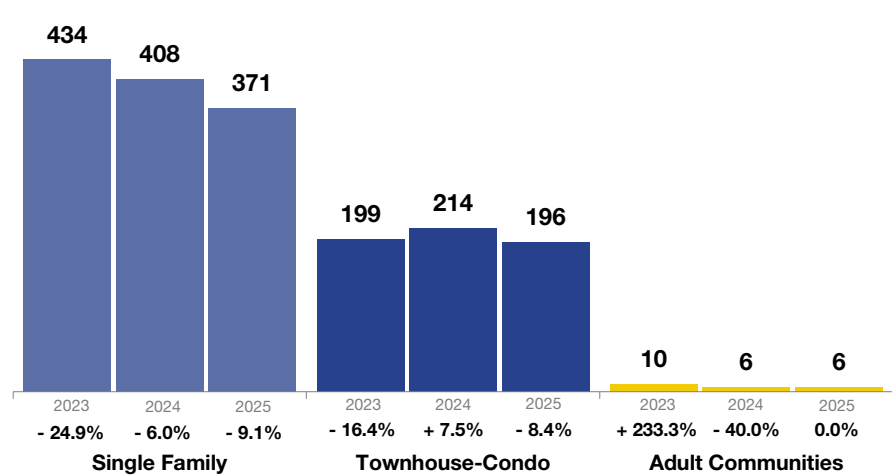
	Single Family	Townhouse-Condo	Adult Communities
June 2024	480	183	2
July 2024	433	202	4
August 2024	438	199	7
September 2024	377	173	5
October 2024	446	199	6
November 2024	399	139	5
December 2024	263	131	1
January 2025	255	150	10
February 2025	268	162	2
March 2025	415	174	7
April 2025	384	177	6
May 2025	502	185	7
12-Month Avg.	388	173	5

Closed Sales

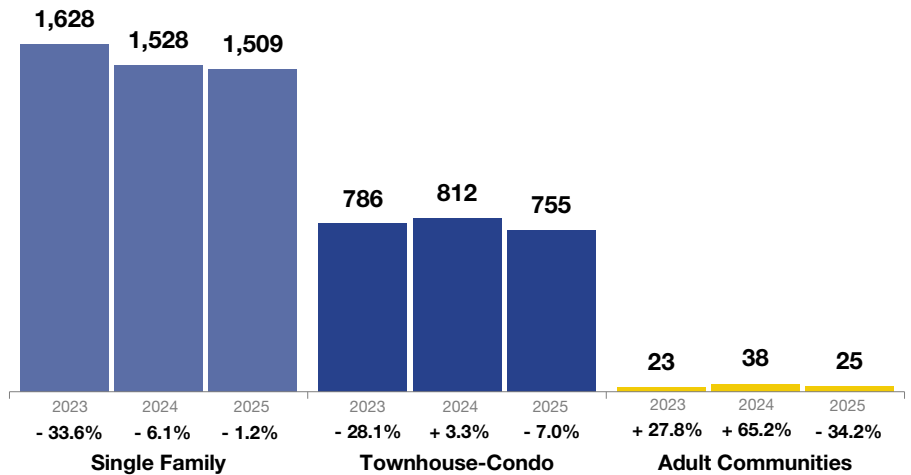
A count of the actual sales that closed in a given month.



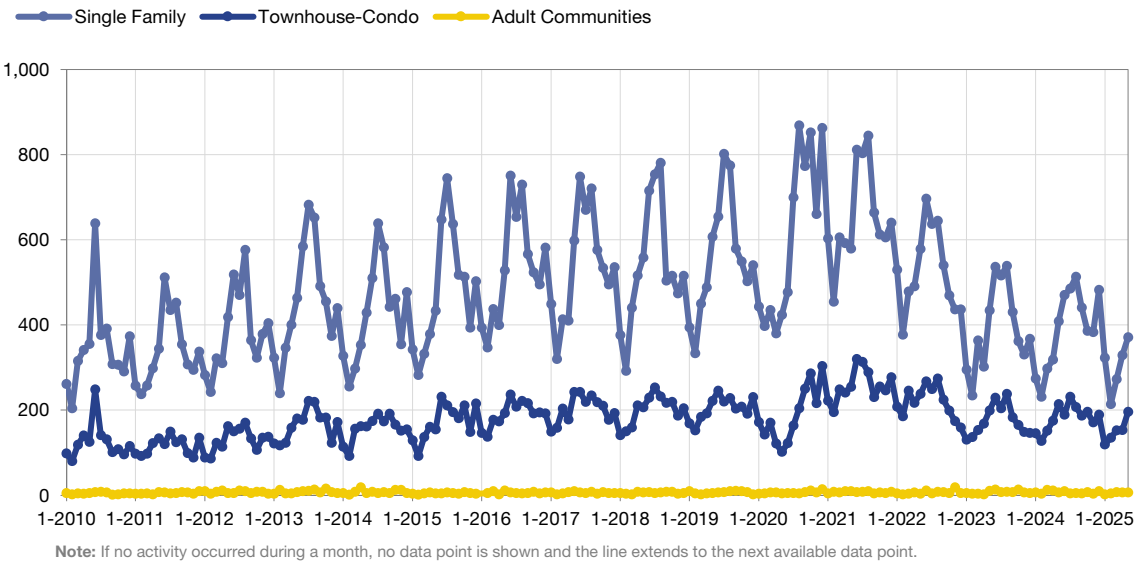
May



Year to Date



Historical Closed Sales by Month



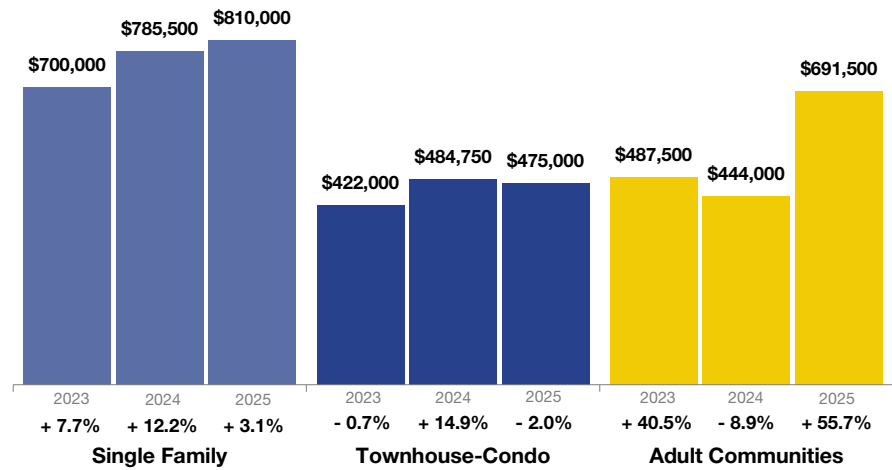
	Single Family	Townhouse-Condo	Adult Communities
June 2024	470	189	9
July 2024	485	231	4
August 2024	513	207	5
September 2024	441	187	4
October 2024	386	196	7
November 2024	383	171	3
December 2024	482	189	9
January 2025	323	119	2
February 2025	214	135	4
March 2025	272	152	7
April 2025	329	153	6
May 2025	371	196	6
12-Month Avg.	389	177	6

Median Sales Price

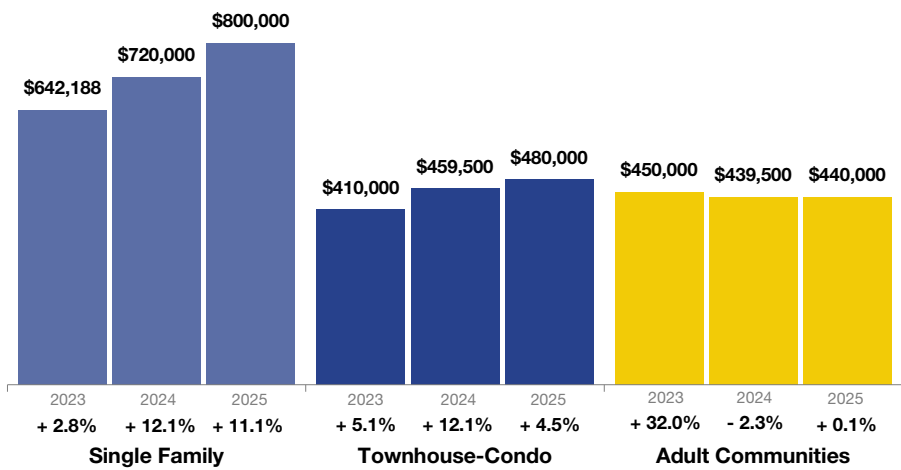


Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

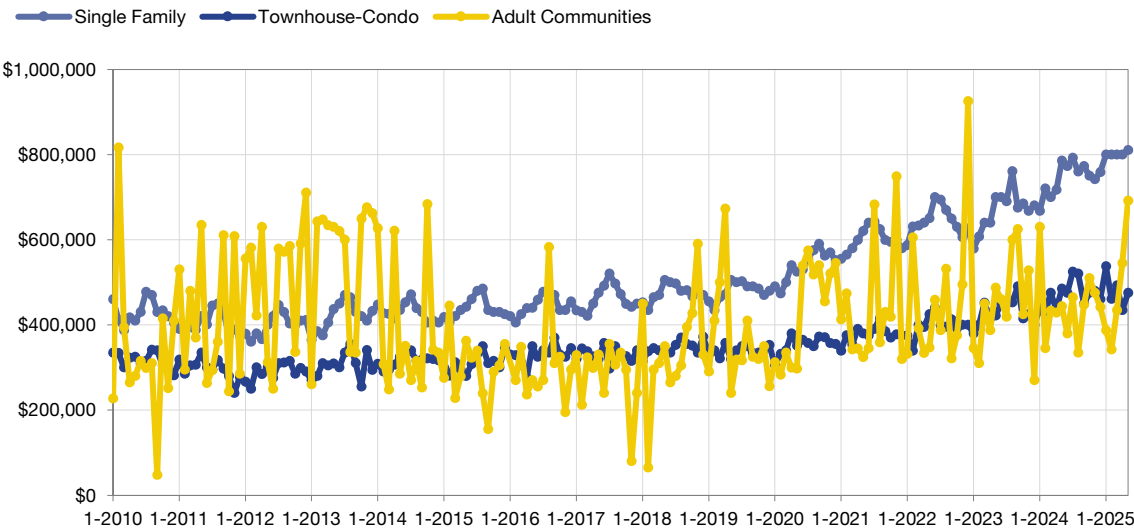
May



Year to Date



Historical Median Sales Price by Month



	Single Family	Townhouse-Condo	Adult Communities
June 2024	\$773,000	\$475,000	\$380,000
July 2024	\$792,000	\$525,000	\$465,000
August 2024	\$760,000	\$520,000	\$335,000
September 2024	\$773,000	\$450,000	\$447,500
October 2024	\$750,000	\$475,000	\$510,000
November 2024	\$742,000	\$480,000	\$475,000
December 2024	\$758,500	\$460,000	\$442,084
January 2025	\$800,000	\$537,500	\$387,000
February 2025	\$800,000	\$461,000	\$342,000
March 2025	\$800,000	\$492,700	\$435,000
April 2025	\$800,000	\$435,000	\$544,950
May 2025	\$810,000	\$475,000	\$691,500
12-Month Med.*	\$775,000	\$480,000	\$437,500

* Median Sales Price for all properties from June 2024 through May 2025. This is not the average of the individual figures above.

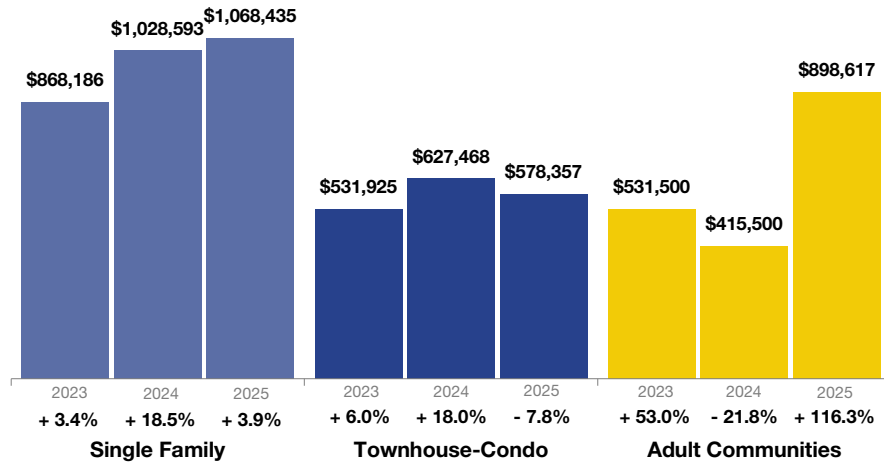
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Average Sales Price

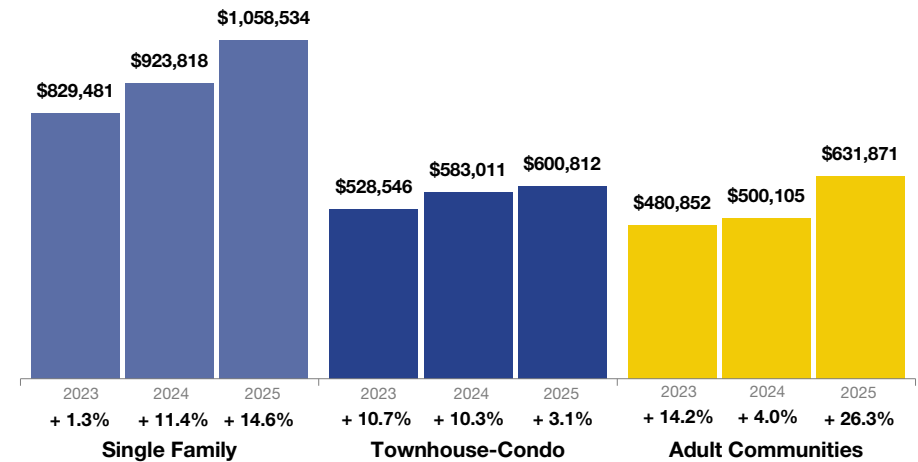
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



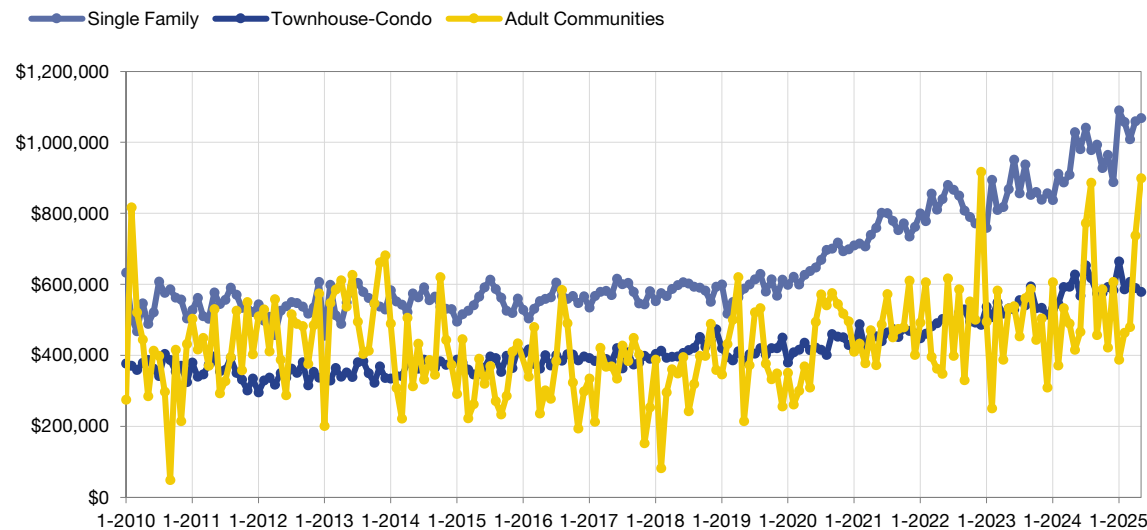
May



Year to Date



Historical Average Sales Price by Month



	Single Family	Townhouse-Condo	Adult Communities
June 2024	\$980,583	\$567,137	\$465,654
July 2024	\$1,040,997	\$653,371	\$772,500
August 2024	\$977,693	\$616,838	\$886,000
September 2024	\$993,467	\$575,122	\$456,250
October 2024	\$927,001	\$575,870	\$586,038
November 2024	\$964,351	\$591,596	\$421,333
December 2024	\$887,824	\$582,913	\$606,545
January 2025	\$1,089,582	\$663,827	\$387,000
February 2025	\$1,057,427	\$585,340	\$463,045
March 2025	\$1,008,914	\$606,245	\$479,143
April 2025	\$1,058,629	\$589,231	\$737,483
May 2025	\$1,068,435	\$578,357	\$898,617
12-Month Avg.*	\$997,629	\$598,195	\$608,452

* Avg. Sales Price for all properties from June 2024 through May 2025. This is not the average of the individual figures above.

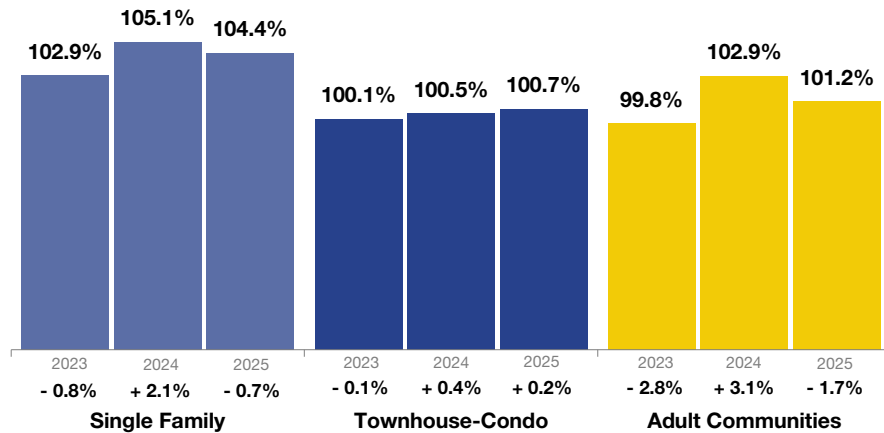
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Percent of List Price Received

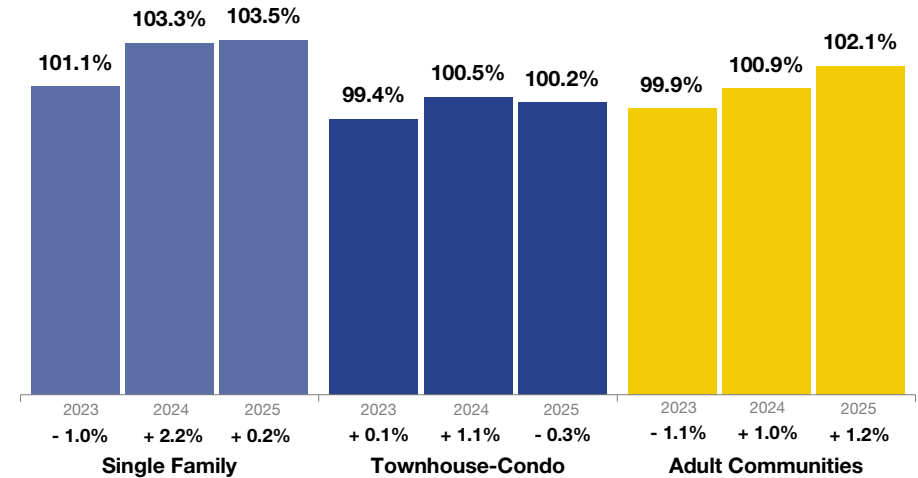


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

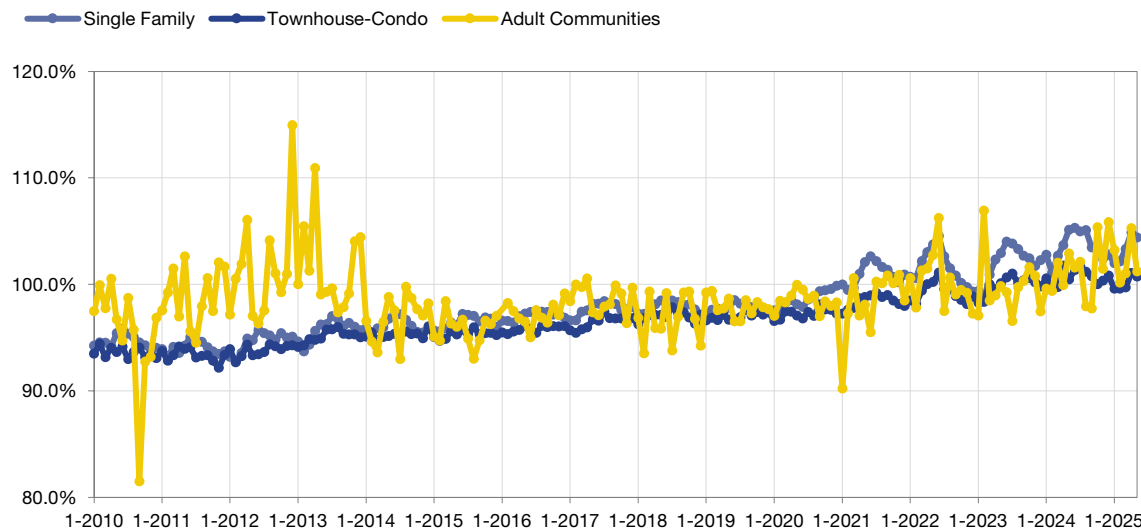
May



Year to Date



Historical Percent of List Price Received by Month



	Single Family	Townhouse-Condo	Adult Communities
June 2024	105.3%	101.3%	101.6%
July 2024	105.0%	101.7%	102.1%
August 2024	105.1%	101.2%	97.9%
September 2024	103.5%	100.8%	97.7%
October 2024	103.1%	100.0%	105.3%
November 2024	102.4%	100.3%	101.4%
December 2024	102.8%	100.8%	105.8%
January 2025	102.0%	99.6%	103.2%
February 2025	102.1%	99.6%	100.1%
March 2025	103.3%	99.7%	101.0%
April 2025	104.9%	101.0%	105.3%
May 2025	104.4%	100.7%	101.2%
12-Month Avg.*	103.8%	100.7%	102.3%

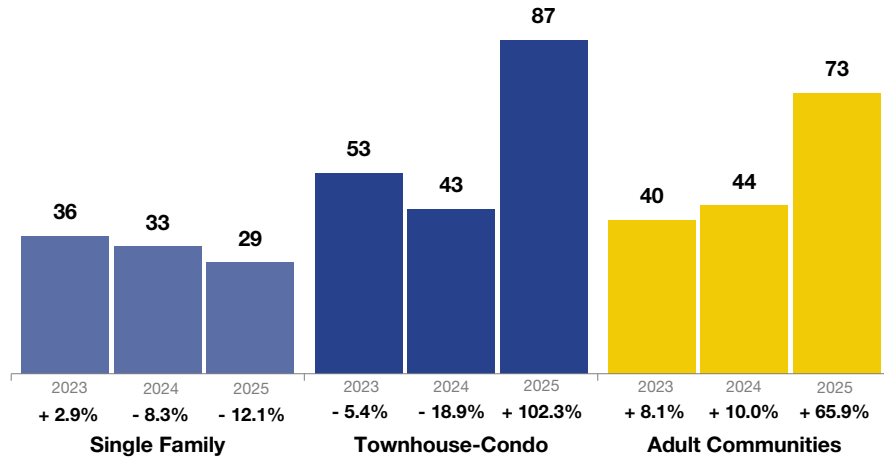
* Pct. of List Price Received for all properties from June 2024 through May 2025. This is not the average of the individual figures above.

Days on Market Until Sale

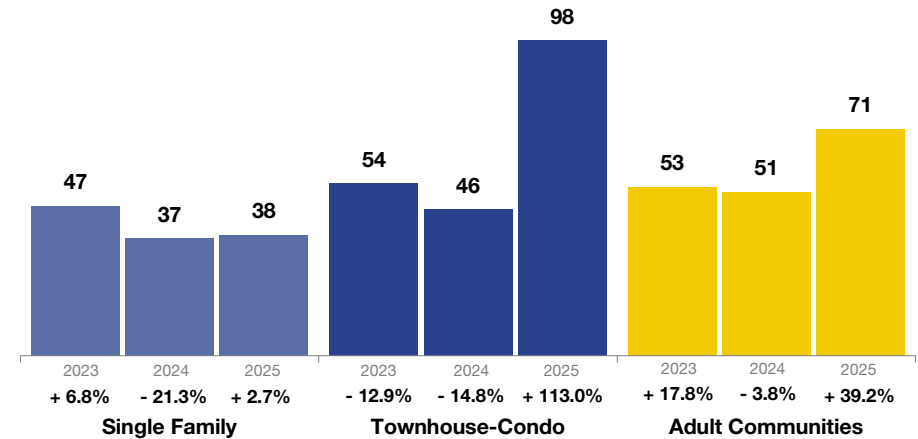


Average number of days between when a property is listed and when an offer is accepted in a given month.

May

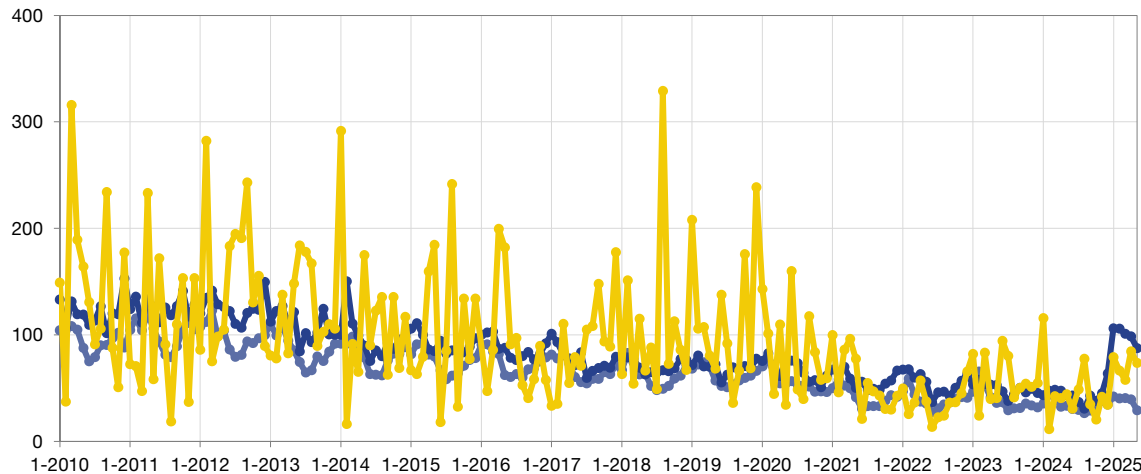


Year to Date



Historical Days on Market Until Sale by Month

Single Family Townhouse-Condo Adult Communities



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
June 2024	30	43	30
July 2024	29	37	49
August 2024	26	30	77
September 2024	29	43	35
October 2024	32	38	20
November 2024	38	45	42
December 2024	34	63	34
January 2025	42	106	79
February 2025	40	106	66
March 2025	40	101	57
April 2025	39	98	84
May 2025	29	87	73
12-Month Avg.*	33	62	51

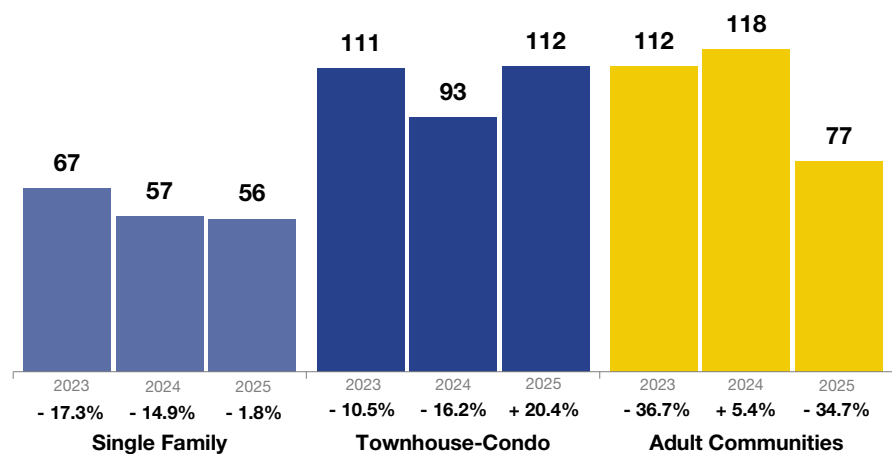
* Days on Market for all properties from June 2024 through May 2025. This is not the average of the individual figures above.

Housing Affordability Index

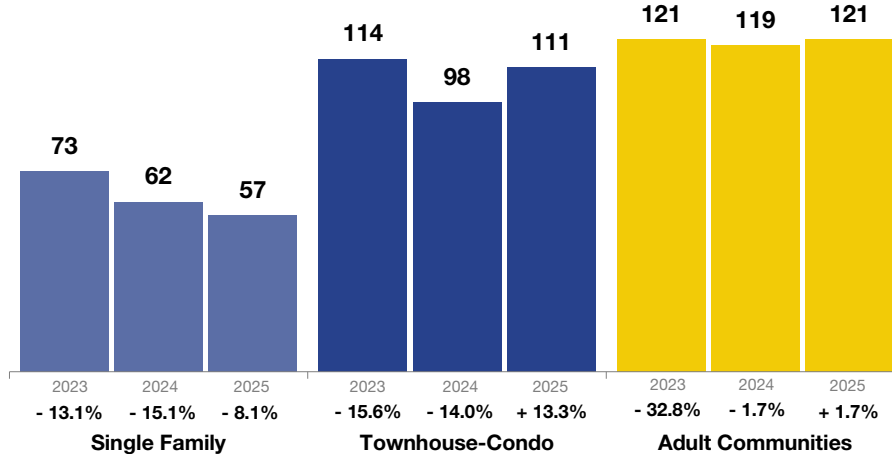


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

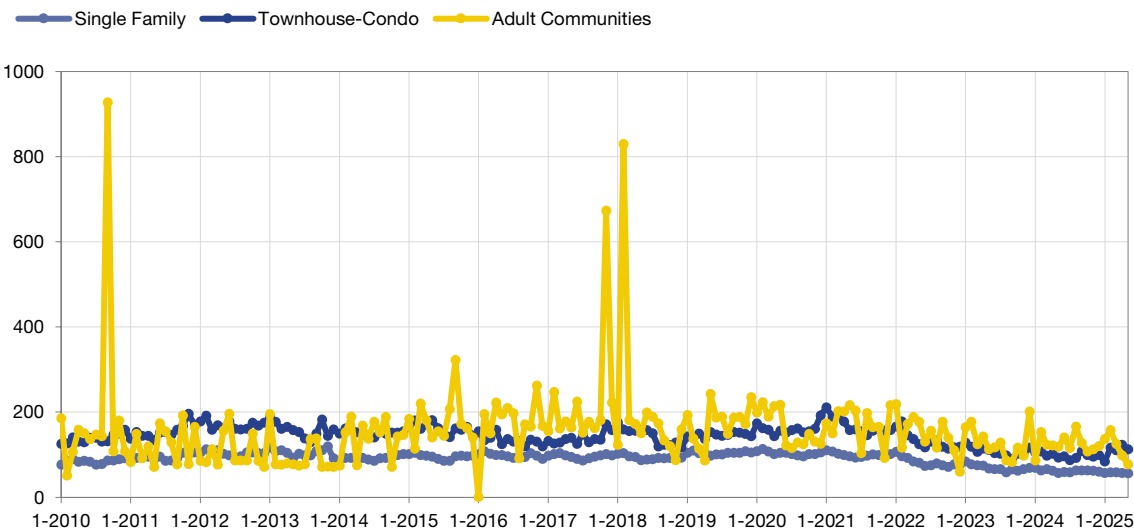
May



Year to Date



Historical Housing Affordability Index by Month



	Single Family	Townhouse-Condo	Adult Communities
June 2024	59	96	140
July 2024	58	87	115
August 2024	63	92	166
September 2024	63	108	127
October 2024	63	99	107
November 2024	62	95	112
December 2024	60	99	120
January 2025	57	84	136
February 2025	58	116	157
March 2025	58	110	125
April 2025	57	123	98
May 2025	56	112	77
12-Month Avg.*	60	102	123

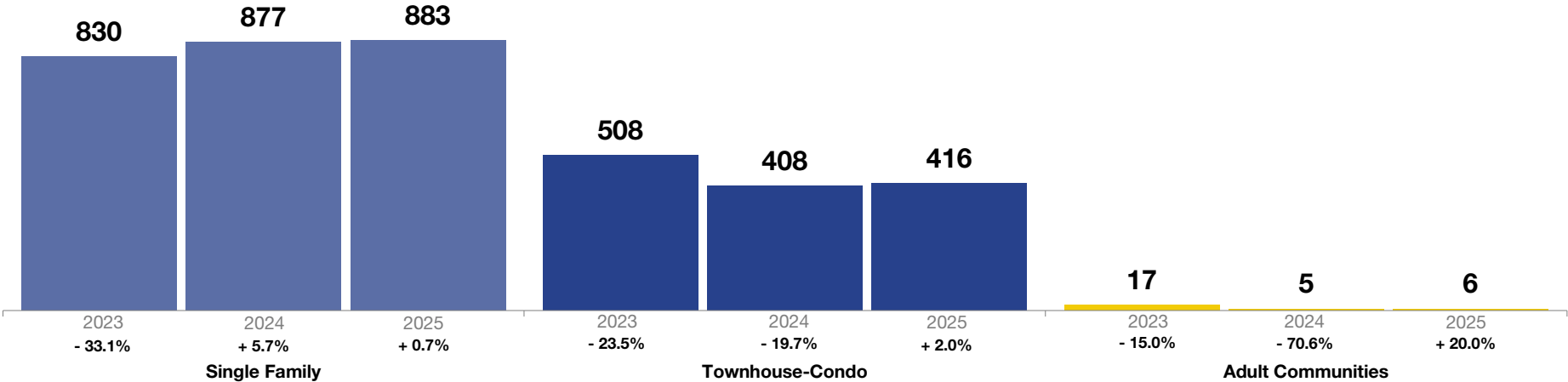
* Affordability Index for all properties from June 2024 through May 2025. This is not the average of the individual figures above.

Inventory of Homes for Sale

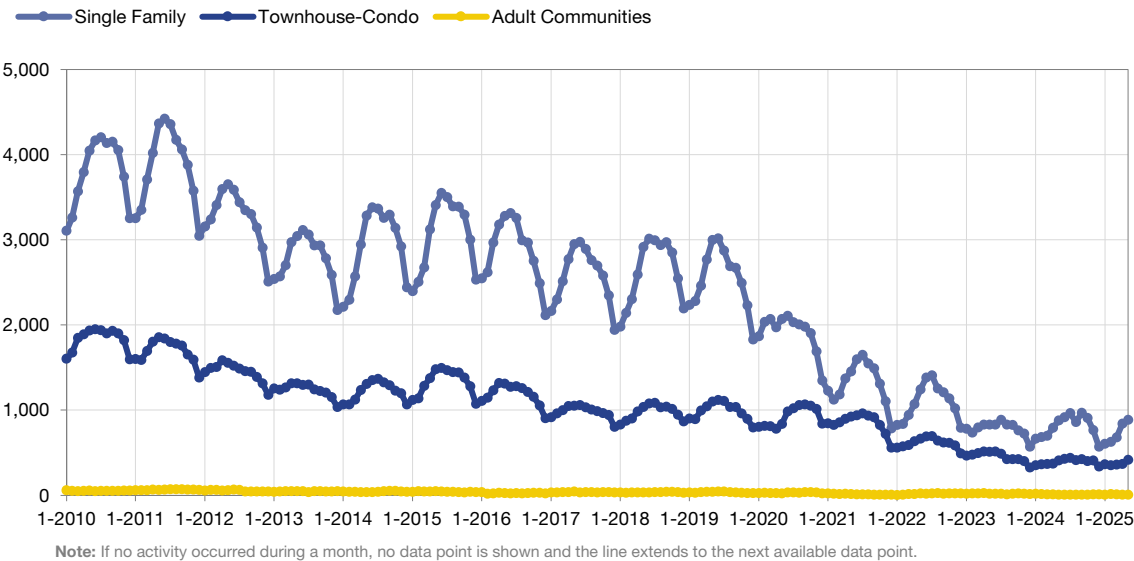


The number of properties available for sale in active status at the end of a given month.

May



Historical Inventory of Homes for Sale by Month



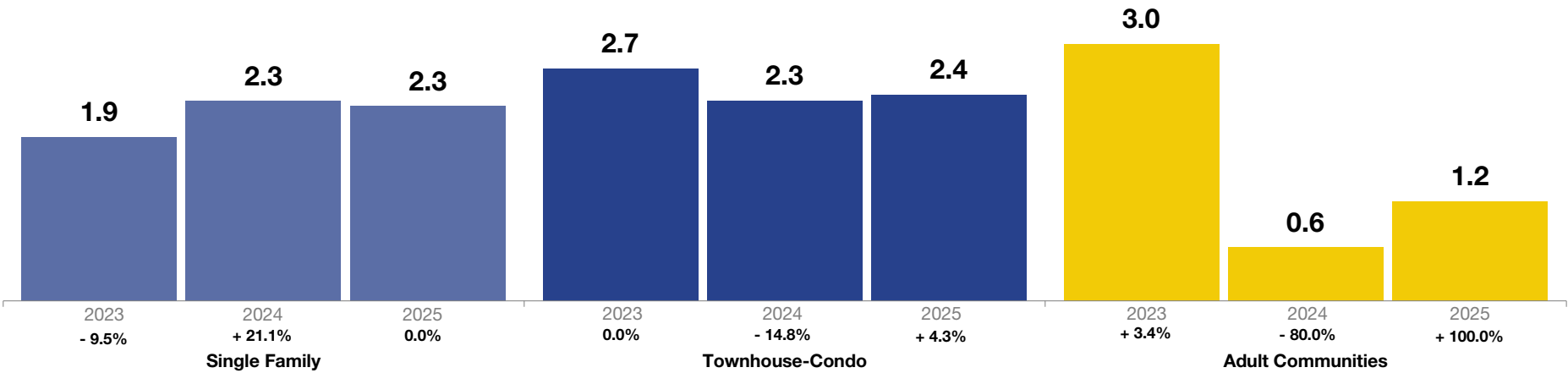
	Single Family	Townhouse-Condo	Adult Communities
June 2024	913	425	4
July 2024	963	438	6
August 2024	859	411	6
September 2024	966	422	5
October 2024	908	399	7
November 2024	765	409	8
December 2024	570	337	8
January 2025	601	361	6
February 2025	624	350	11
March 2025	679	360	9
April 2025	838	366	7
May 2025	883	416	6
12-Month Avg.	797	391	7

Months Supply of Inventory

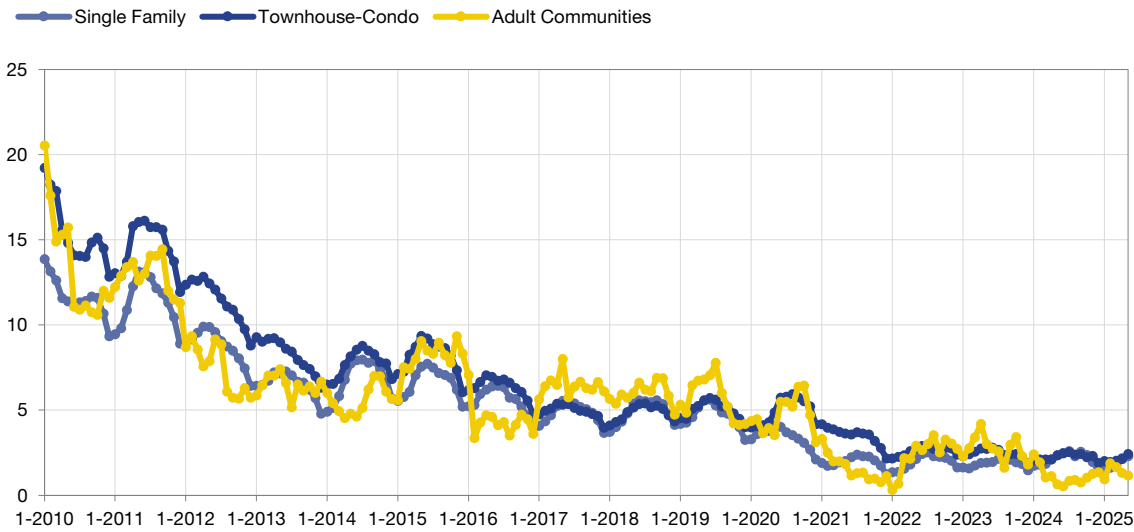


The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

May



Historical Months Supply of Inventory by Month



	Single Family	Townhouse-Condo	Adult Communities
June 2024	2.5	2.5	0.5
July 2024	2.6	2.5	0.8
August 2024	2.3	2.4	0.9
September 2024	2.5	2.4	0.7
October 2024	2.4	2.2	1.0
November 2024	2.0	2.3	1.2
December 2024	1.5	1.9	1.3
January 2025	1.5	2.0	0.9
February 2025	1.6	1.9	1.9
March 2025	1.7	2.0	1.6
April 2025	2.2	2.1	1.3
May 2025	2.3	2.4	1.2
12-Month Avg.*	2.1	2.2	1.1

* Months Supply for all properties from June 2024 through May 2025. This is not the average of the individual figures above.

Total Market Overview



Key metrics for single-family properties, townhouses, condominiums and properties in adult communities combined, for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	5-2024	5-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		1,044	993	- 4.9%	4,031	3,939	- 2.3%
Pending Sales		700	694	- 0.9%	2,846	2,704	- 5.0%
Closed Sales		628	573	- 8.8%	2,378	2,289	- 3.7%
Median Sales Price		\$703,000	\$725,000	+ 3.1%	\$657,000	\$717,000	+ 9.1%
Average Sales Price		\$886,046	\$899,021	+ 1.5%	\$800,674	\$903,032	+ 12.8%
Pct. of List Price Received		103.5%	103.1%	- 0.4%	102.3%	102.4%	+ 0.1%
Days on Market Until Sale		37	49	+ 32.4%	40	58	+ 45.0%
Housing Affordability Index		64	63	- 1.6%	68	63	- 7.4%
Inventory of Homes for Sale		1,290	1,305	+ 1.2%	--	--	--
Months Supply of Inventory		2.3	2.3	0.0%	--	--	--