

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.

June 2025

U.S. existing-home sales edged up 0.8% month-over-month to a seasonally adjusted annual rate of 4.03 million units, exceeding economists’ expectations, although sales were down 0.7% year-over-year, according to the National Association of REALTORS® (NAR). On a monthly basis, sales increased in the Midwest, Northeast, and South but decreased in the West.

- Single Family Closed Sales increased 1.3 percent to 476.
- Townhouse-Condo Closed Sales increased 1.6 percent to 192.
- Adult Communities Closed Sales decreased 55.6 percent to 4.

- Single Family Median Sales Price was up 10.1 percent to \$851,300.
- Townhouse-Condo Median Sales Price was up 13.9 percent to \$541,000.
- Adult Communities Median Sales Price was up 28.6 percent to \$488,550.

Heading into June, there were 1.54 million units for sale across the country, a 6.2% increase from the previous month and a 20.3% improvement over the same period last year, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the additional supply, home prices have continued to rise nationwide, albeit at a slower pace than during the pandemic, climbing 1.3% year-over-year to \$422,800 as of last measure.

Monthly Snapshot

+ 0.6% **+ 5.2%** **+ 8.0%**

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



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	6-2024	6-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		680	665	- 2.2%	3,405	3,410	+ 0.1%
Pending Sales		481	457	- 5.0%	2,357	2,292	- 2.8%
Closed Sales		470	476	+ 1.3%	1,998	1,988	- 0.5%
Median Sales Price		\$773,000	\$851,150	+ 10.1%	\$735,000	\$815,000	+ 10.9%
Average Sales Price		\$980,583	\$1,068,166	+ 8.9%	\$937,171	\$1,060,977	+ 13.2%
Pct. of List Price Received		105.3%	104.7%	- 0.6%	103.8%	103.8%	0.0%
Days on Market Until Sale		30	28	- 6.7%	35	35	0.0%
Housing Affordability Index		59	54	- 8.5%	62	56	- 9.7%
Inventory of Homes for Sale		912	971	+ 6.5%	--	--	--
Months Supply of Inventory		2.5	2.5	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	6-2024	6-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		258	273	+ 5.8%	1,523	1,475	- 3.2%
Pending Sales		183	192	+ 4.9%	1,110	1,040	- 6.3%
Closed Sales		189	192	+ 1.6%	1,001	948	- 5.3%
Median Sales Price		\$475,000	\$541,000	+ 13.9%	\$464,000	\$490,000	+ 5.6%
Average Sales Price		\$567,137	\$630,692	+ 11.2%	\$580,014	\$606,563	+ 4.6%
Pct. of List Price Received		101.3%	100.8%	- 0.5%	100.6%	100.3%	- 0.3%
Days on Market Until Sale		43	92	+ 114.0%	45	97	+ 115.6%
Housing Affordability Index		96	99	+ 3.1%	98	109	+ 11.2%
Inventory of Homes for Sale		429	437	+ 1.9%	--	--	--
Months Supply of Inventory		2.5	2.5	0.0%	--	--	--

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.

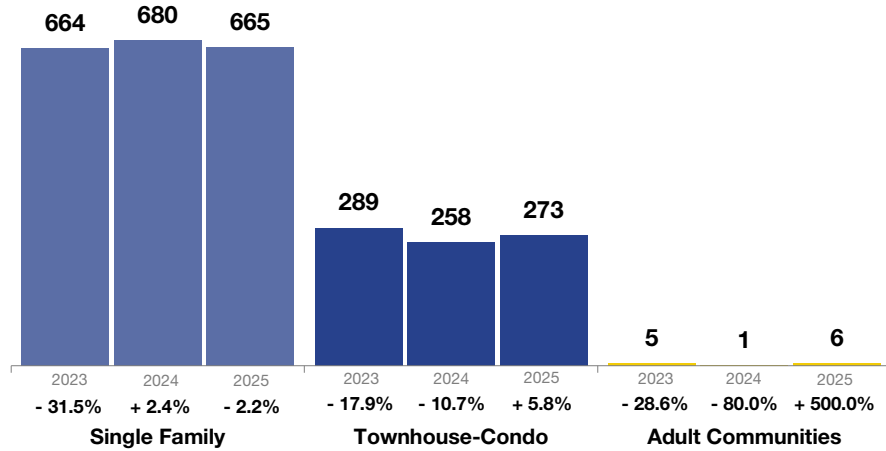
Key Metrics	Historical Sparklines	6-2024	6-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		1	6	+ 500.0%	42	42	0.0%
Pending Sales		2	4	+ 100.0%	44	37	- 15.9%
Closed Sales		9	4	- 55.6%	47	29	- 38.3%
Median Sales Price		\$380,000	\$488,550	+ 28.6%	\$429,000	\$449,000	+ 4.7%
Average Sales Price		\$465,654	\$441,650	- 5.2%	\$493,508	\$605,634	+ 22.7%
Pct. of List Price Received		101.6%	100.8%	- 0.8%	101.1%	101.9%	+ 0.8%
Days on Market Until Sale		30	86	+ 186.7%	47	73	+ 55.3%
Housing Affordability Index		140	110	- 21.4%	124	119	- 4.0%
Inventory of Homes for Sale		4	7	+ 75.0%	--	--	--
Months Supply of Inventory		0.5	1.3	+ 160.0%	--	--	--

New Listings

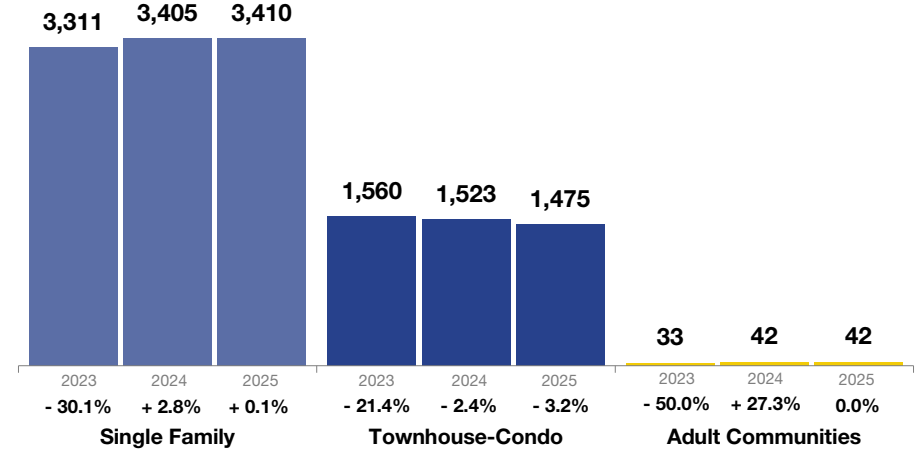
A count of the properties that have been newly listed on the market in a given month.



June

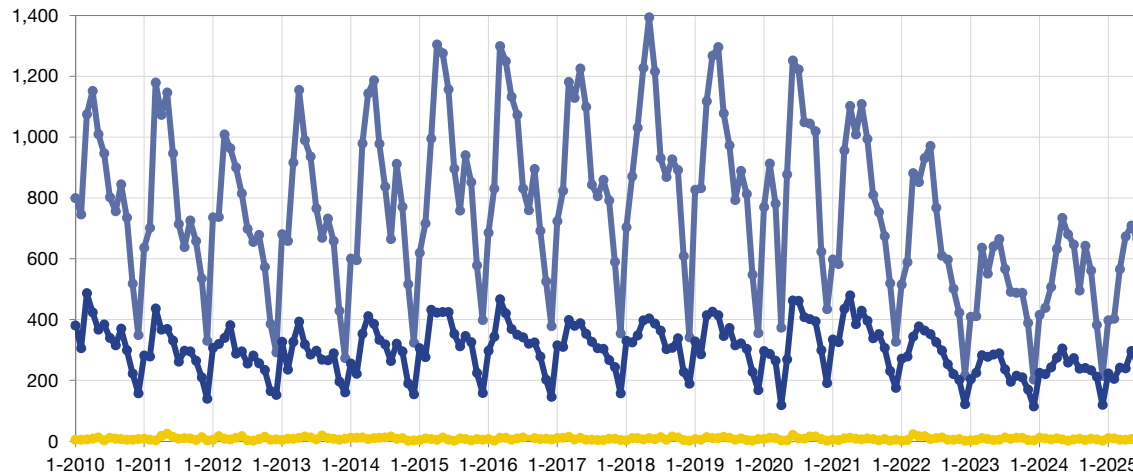


Year to Date



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.

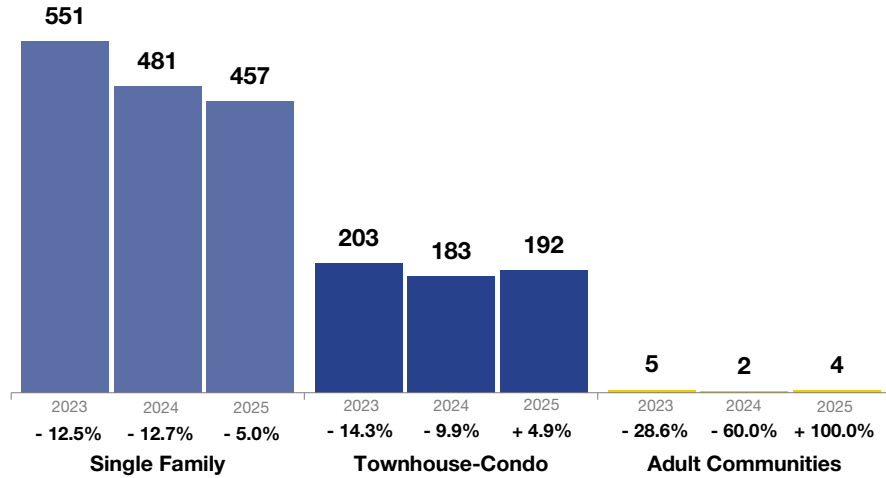
	Single Family	Townhouse-Condo	Adult Communities
July 2024	646	273	6
August 2024	495	238	8
September 2024	642	240	4
October 2024	561	233	8
November 2024	382	212	6
December 2024	214	119	2
January 2025	397	222	10
February 2025	402	204	9
March 2025	565	241	5
April 2025	673	239	5
May 2025	708	296	7
June 2025	665	273	6
12-Month Avg.	529	233	6

Pending Sales

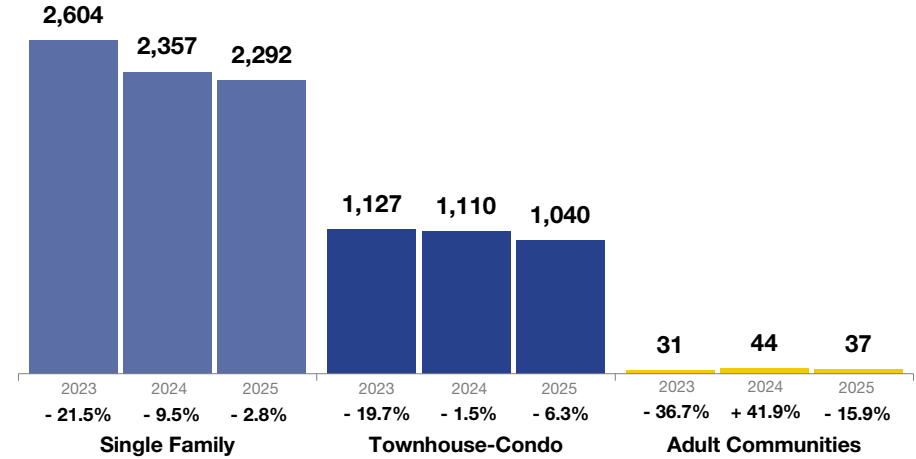
A count of the properties on which offers have been accepted in a given month.



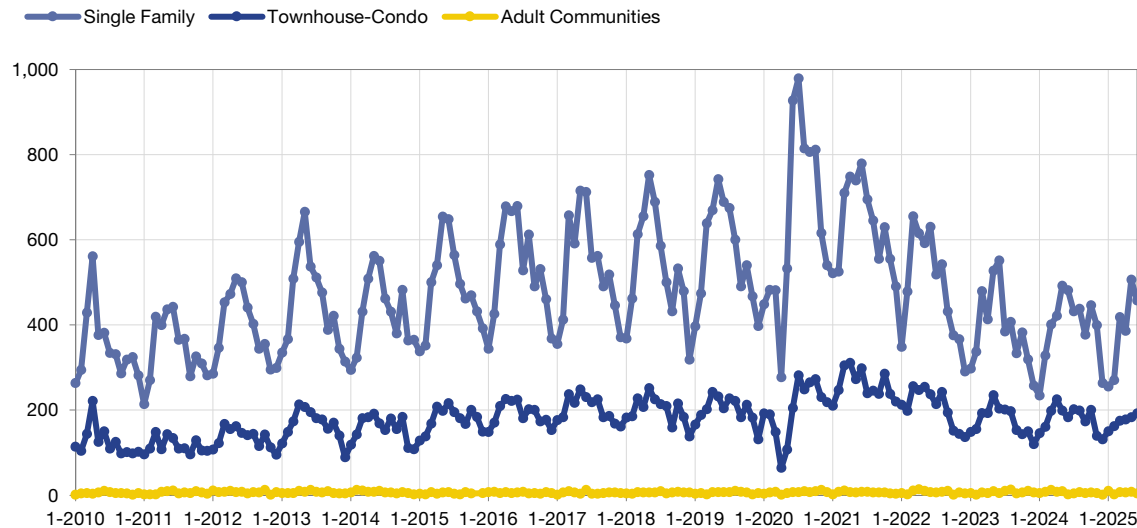
June



Year to Date



Historical Pending Sales by Month



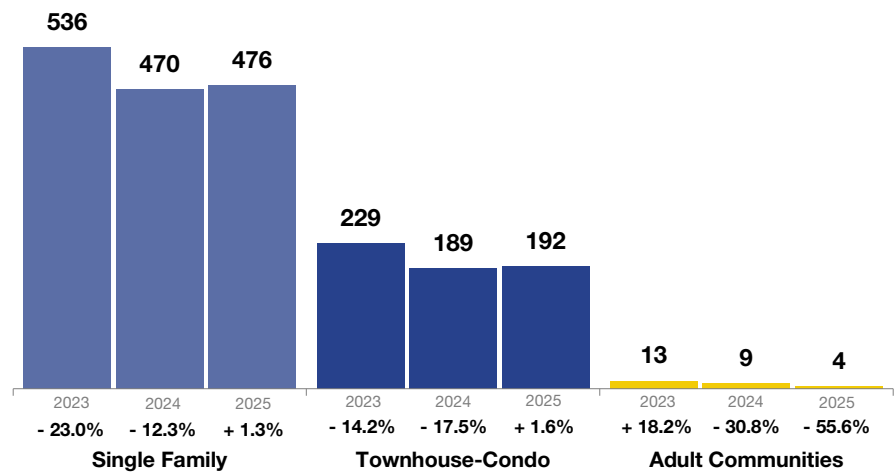
	Single Family	Townhouse-Condo	Adult Communities
July 2024	432	202	4
August 2024	438	199	7
September 2024	377	173	5
October 2024	446	200	6
November 2024	399	139	5
December 2024	263	131	1
January 2025	255	150	10
February 2025	270	162	2
March 2025	418	175	7
April 2025	386	178	6
May 2025	506	183	8
June 2025	457	192	4
12-Month Avg.	387	174	5

Closed Sales

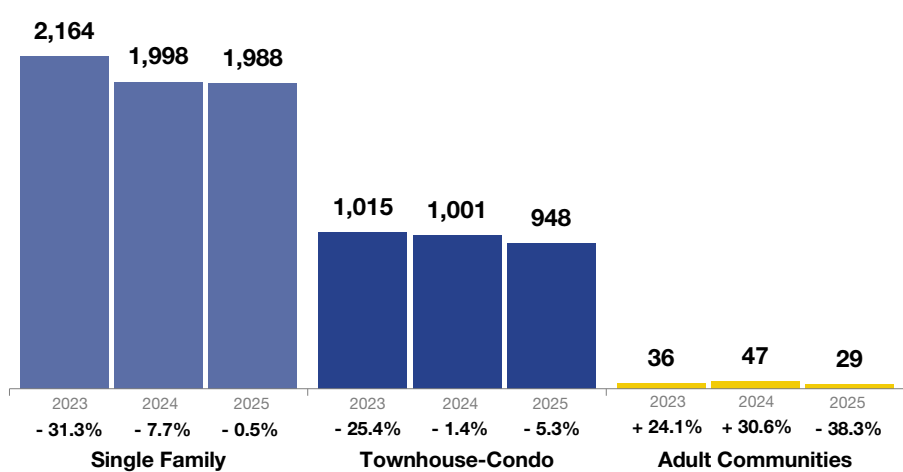
A count of the actual sales that closed in a given month.



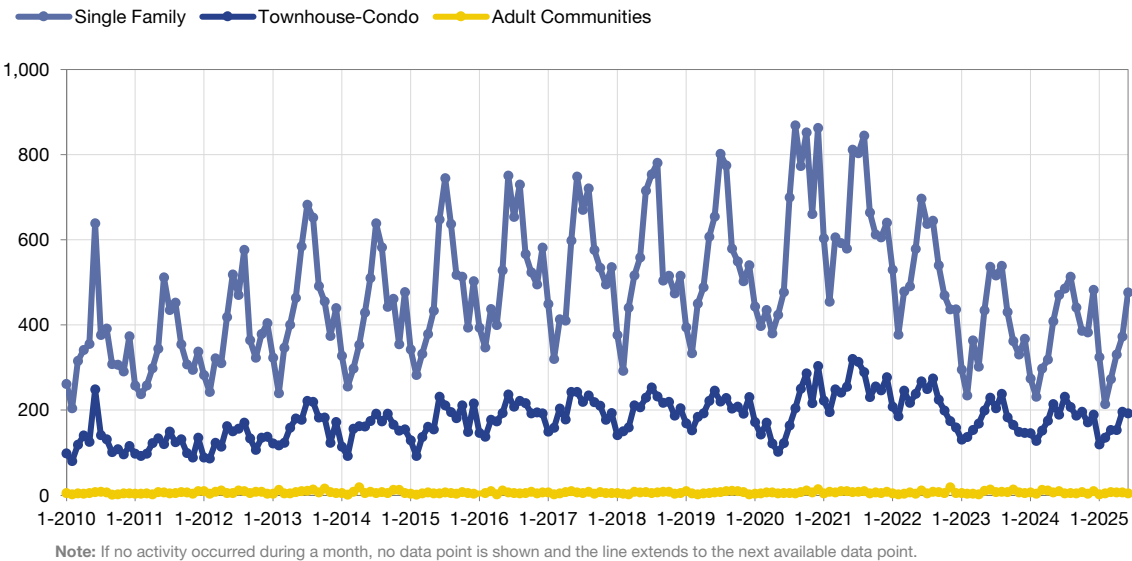
June



Year to Date



Historical Closed Sales by Month



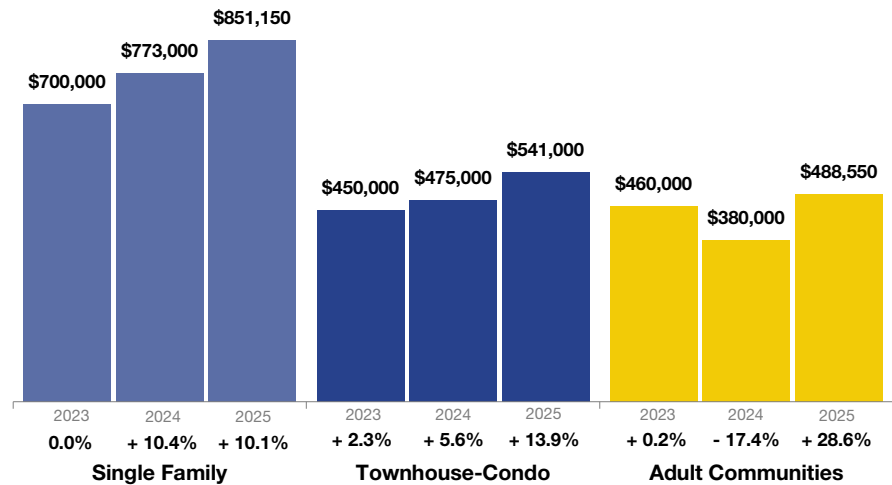
	Single Family	Townhouse-Condo	Adult Communities
July 2024	485	231	4
August 2024	513	207	5
September 2024	441	187	4
October 2024	386	196	7
November 2024	382	171	3
December 2024	482	189	9
January 2025	324	119	2
February 2025	214	135	4
March 2025	272	153	7
April 2025	330	153	6
May 2025	372	196	6
June 2025	476	192	4
12-Month Avg.	390	177	5

Median Sales Price

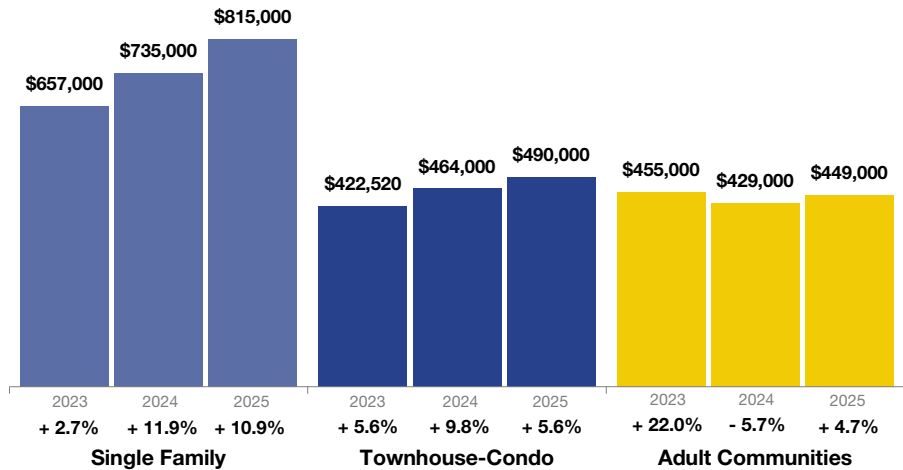


Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

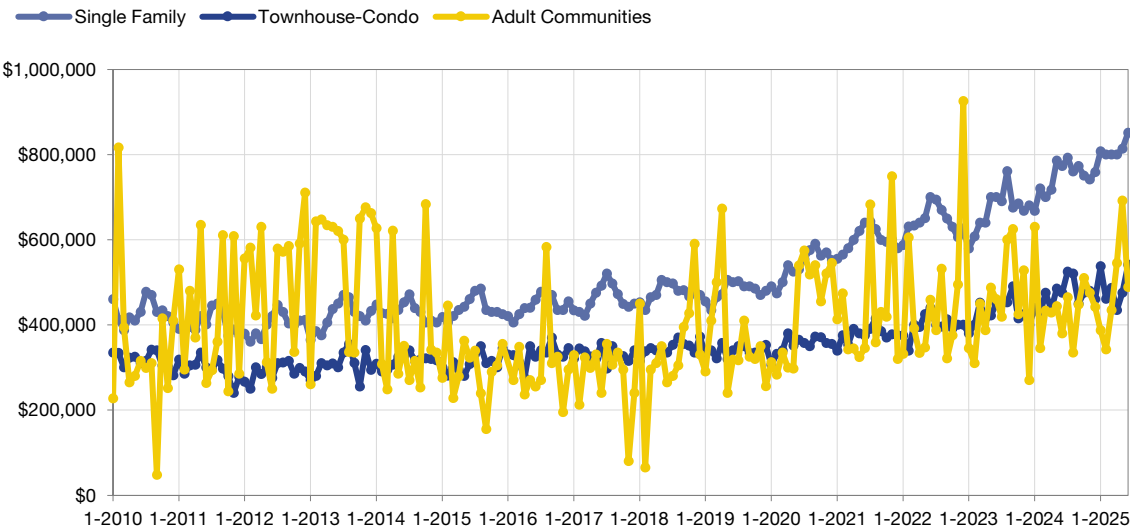
June



Year to Date



Historical Median Sales Price by Month



	Single Family	Townhouse-Condo	Adult Communities
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	\$741,000	\$480,000	\$475,000
December 2024	\$758,500	\$460,000	\$442,084
January 2025	\$807,500	\$537,500	\$387,000
February 2025	\$800,000	\$461,000	\$342,000
March 2025	\$800,000	\$486,500	\$435,000
April 2025	\$800,000	\$435,000	\$544,950
May 2025	\$813,000	\$475,000	\$691,500
June 2025	\$851,150	\$541,000	\$488,550
12-Month Med.*	\$780,000	\$485,000	\$453,265

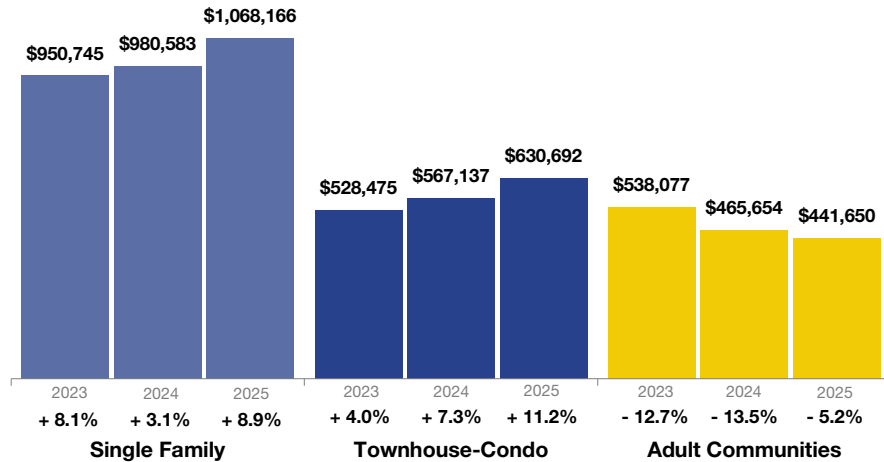
* Median Sales Price for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

Average Sales Price

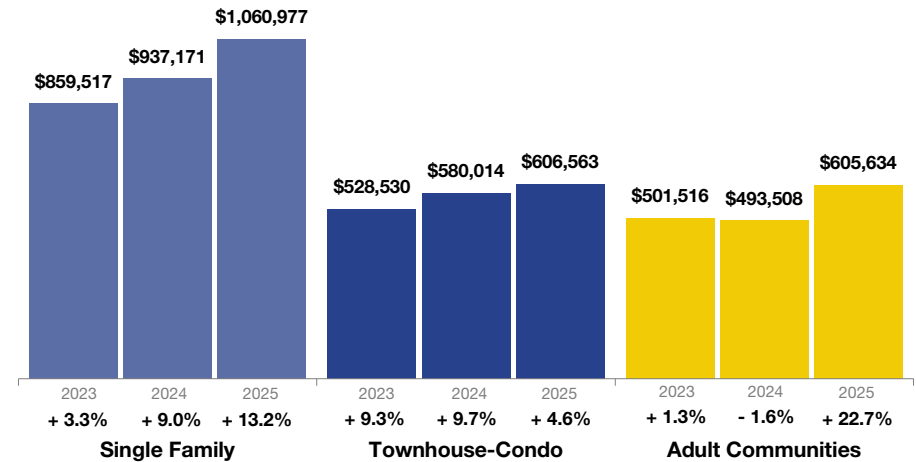
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



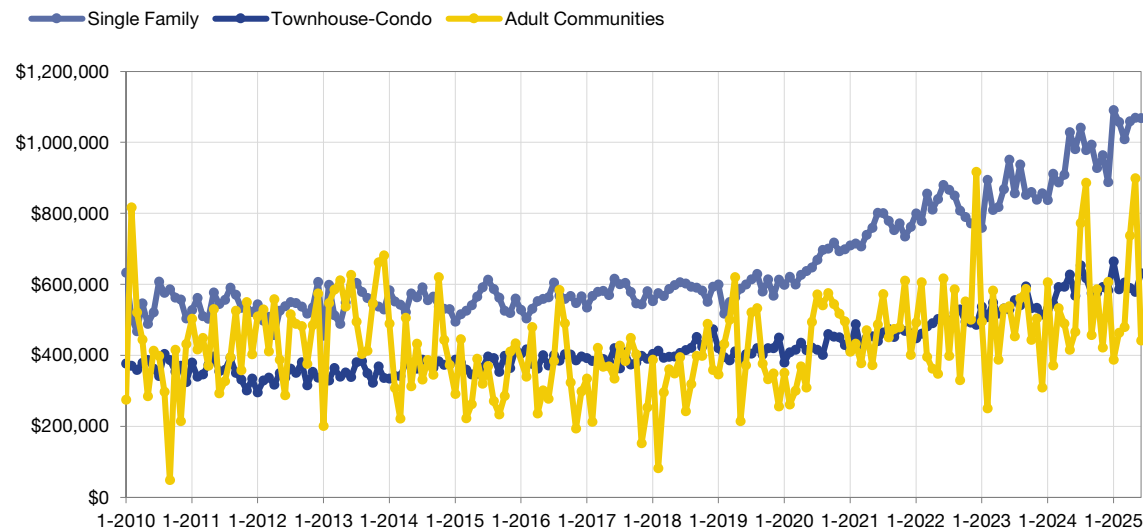
June



Year to Date



Historical Average Sales Price by Month



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
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	\$963,524	\$591,596	\$421,333
December 2024	\$887,824	\$582,913	\$606,545
January 2025	\$1,090,170	\$663,827	\$387,000
February 2025	\$1,057,427	\$585,340	\$463,045
March 2025	\$1,008,914	\$604,309	\$479,143
April 2025	\$1,058,629	\$589,231	\$737,483
May 2025	\$1,068,536	\$578,357	\$898,617
June 2025	\$1,068,166	\$630,692	\$441,650
12-Month Avg.*	\$1,006,548	\$603,750	\$618,583

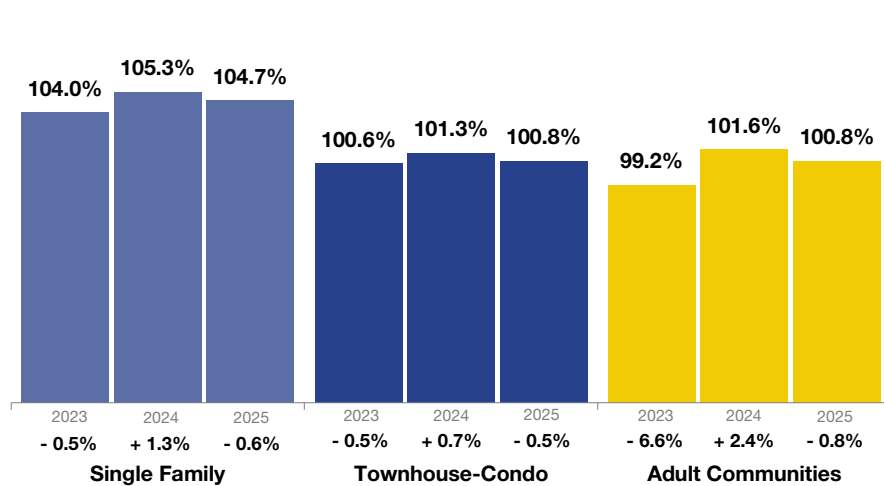
* Avg. Sales Price for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

Percent of List Price Received

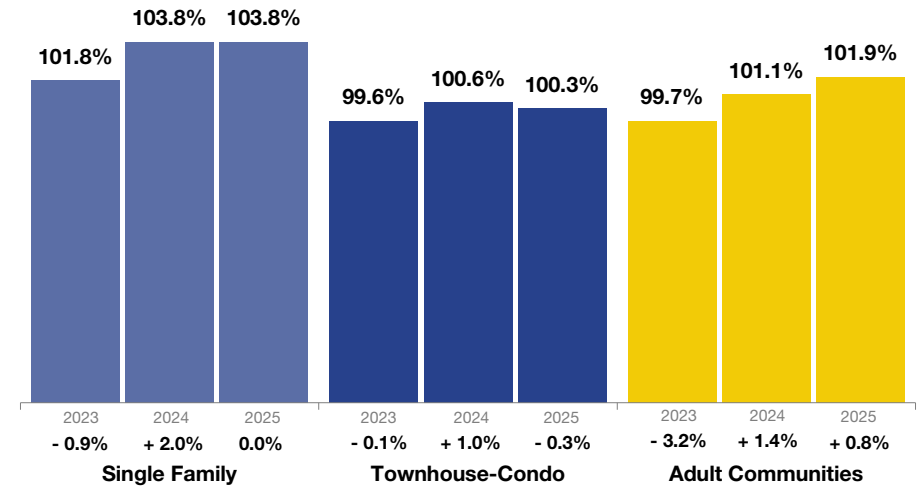


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

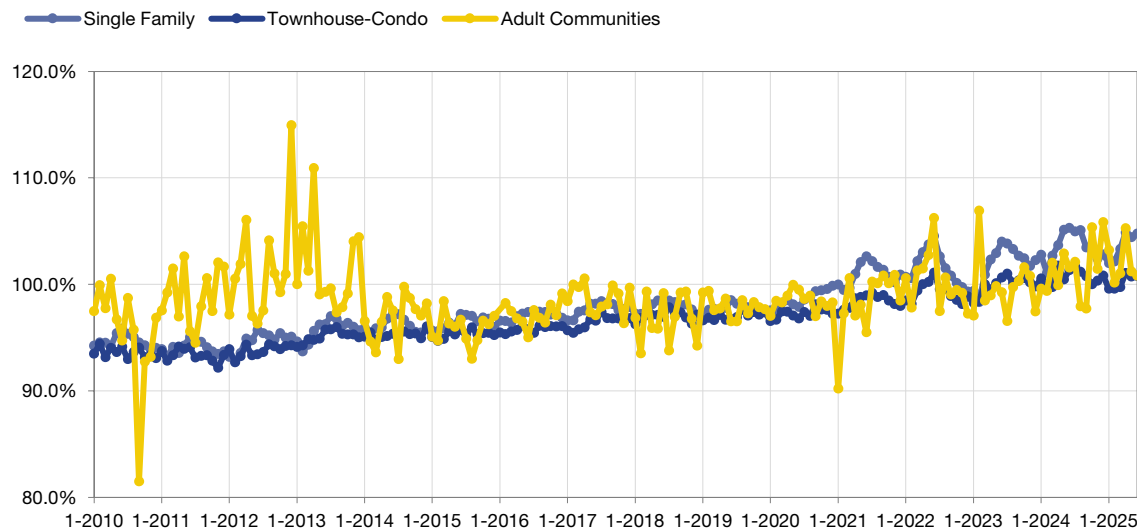
June



Year to Date



Historical Percent of List Price Received by Month



	Single Family	Townhouse-Condo	Adult Communities
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%
June 2025	104.7%	100.8%	100.8%
12-Month Avg.*	103.7%	100.6%	102.3%

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

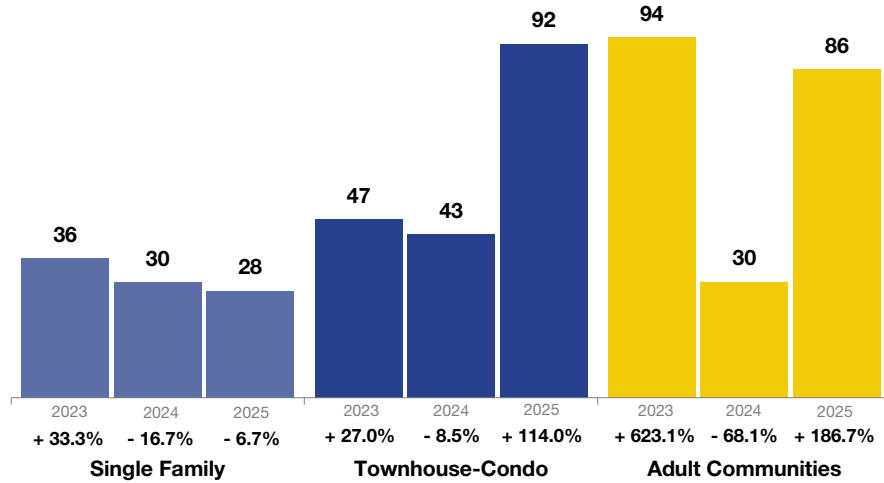
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Days on Market Until Sale

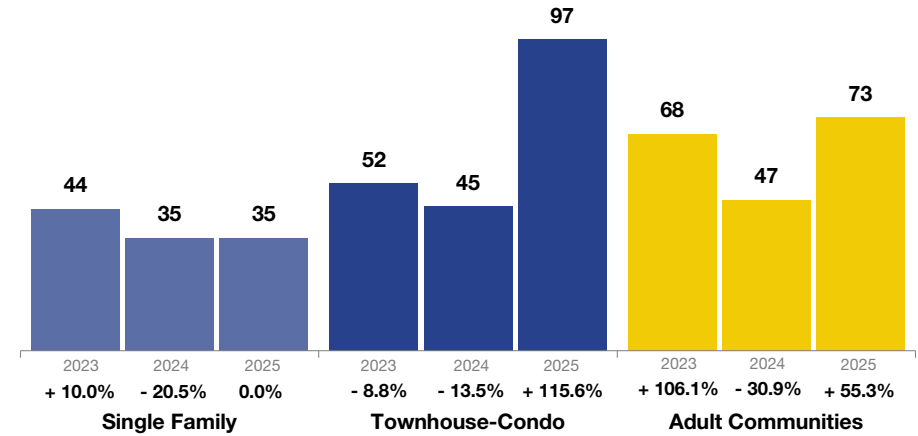


Average number of days between when a property is listed and when an offer is accepted in a given month.

June

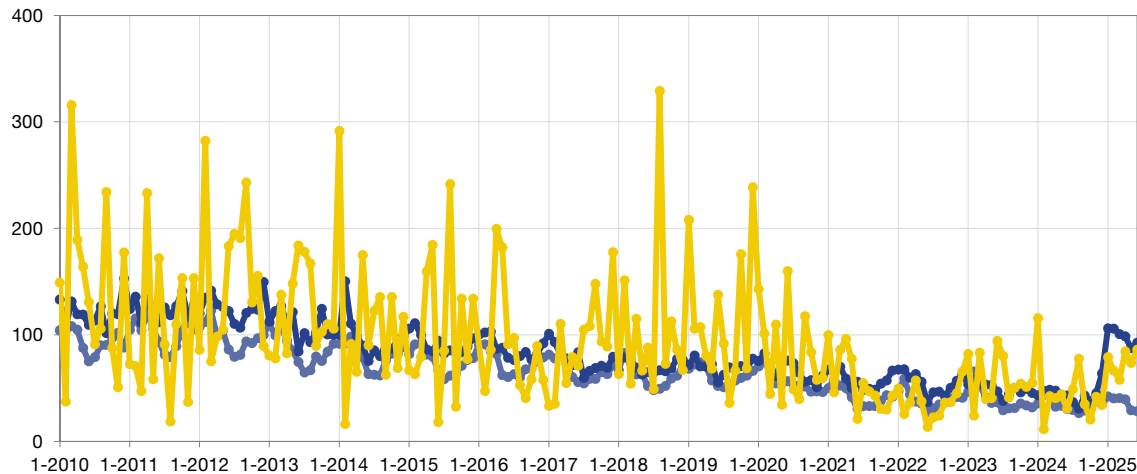


Year to Date



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
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
June 2025	28	92	86
12-Month Avg.*	33	67	56

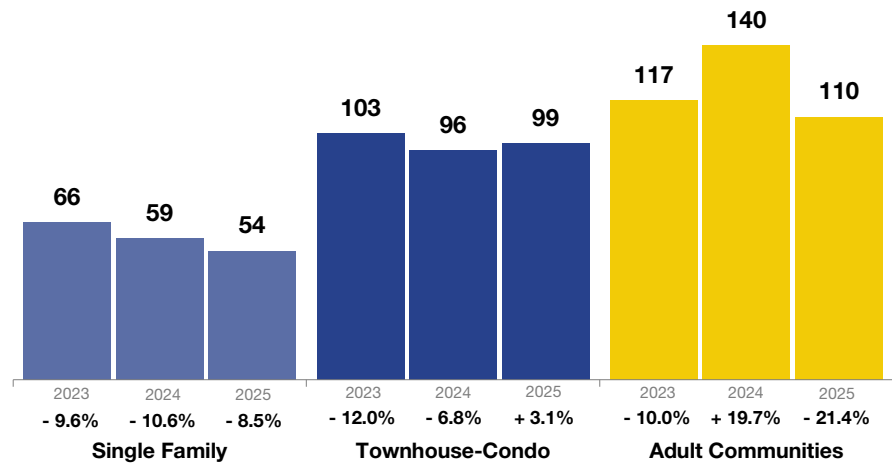
* Days on Market for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

Housing Affordability Index

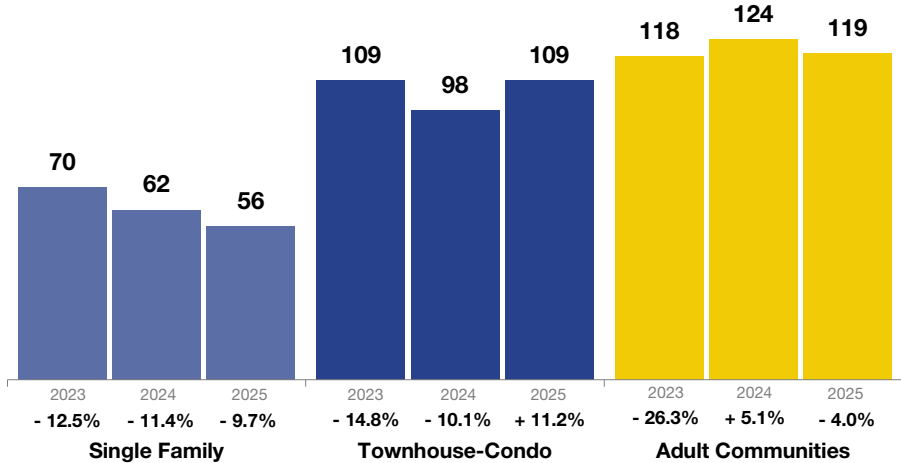


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

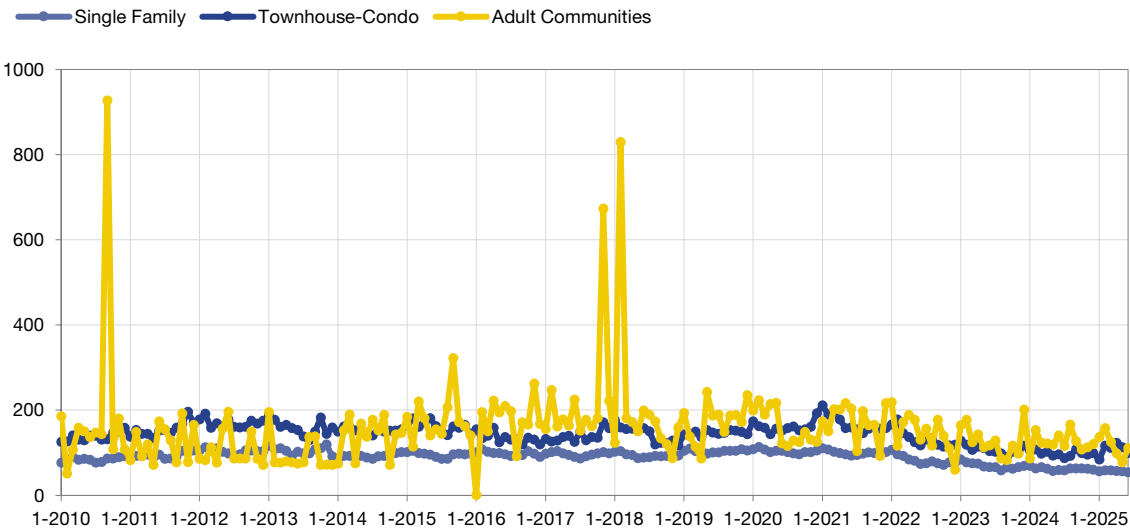
June



Year to Date



Historical Housing Affordability Index by Month



	Single Family	Townhouse-Condo	Adult Communities
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	56	84	136
February 2025	58	116	157
March 2025	58	111	125
April 2025	57	123	98
May 2025	56	112	77
June 2025	54	99	110
12-Month Avg.*	59	102	121

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

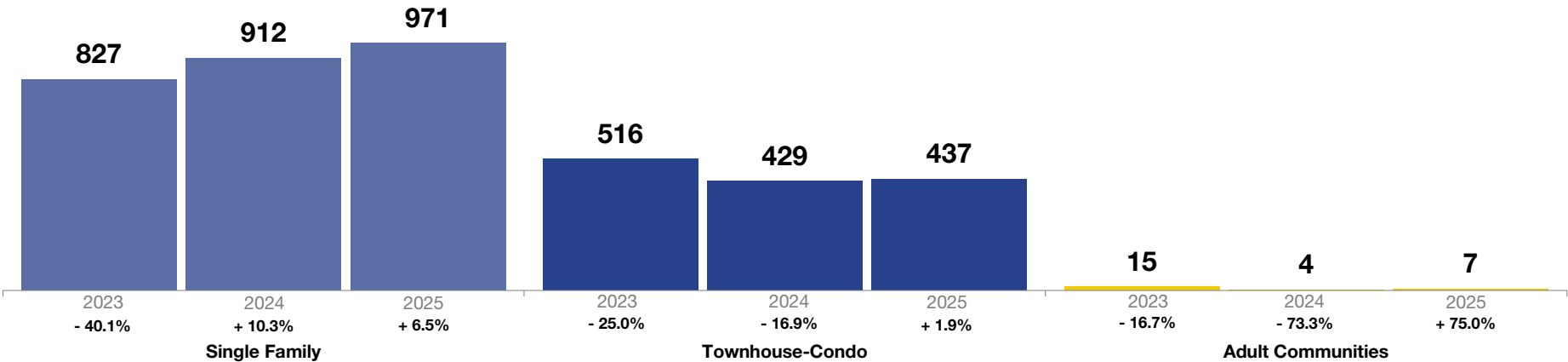
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Inventory of Homes for Sale

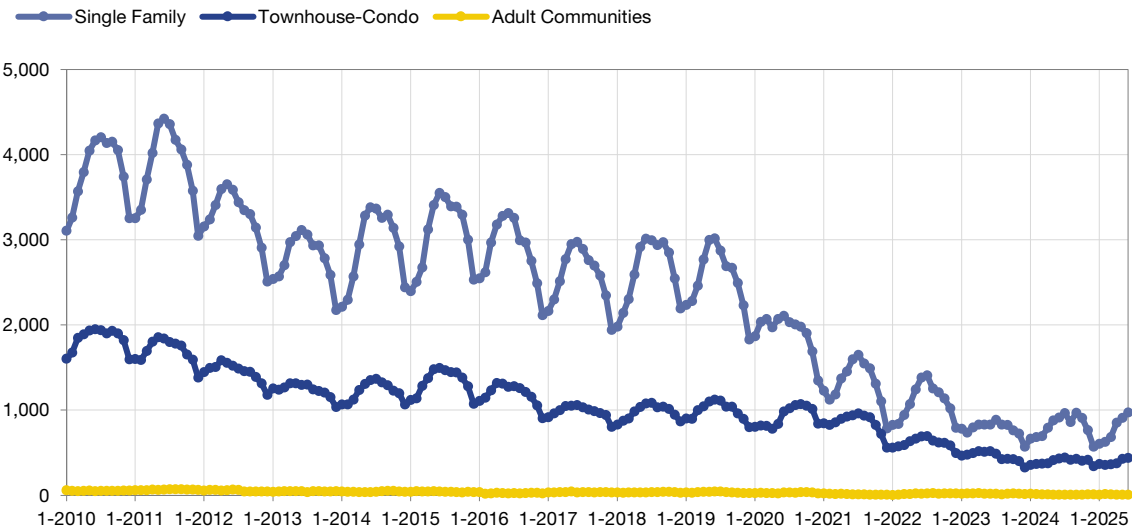


The number of properties available for sale in active status at the end of a given month.

June



Historical Inventory of Homes for Sale by Month



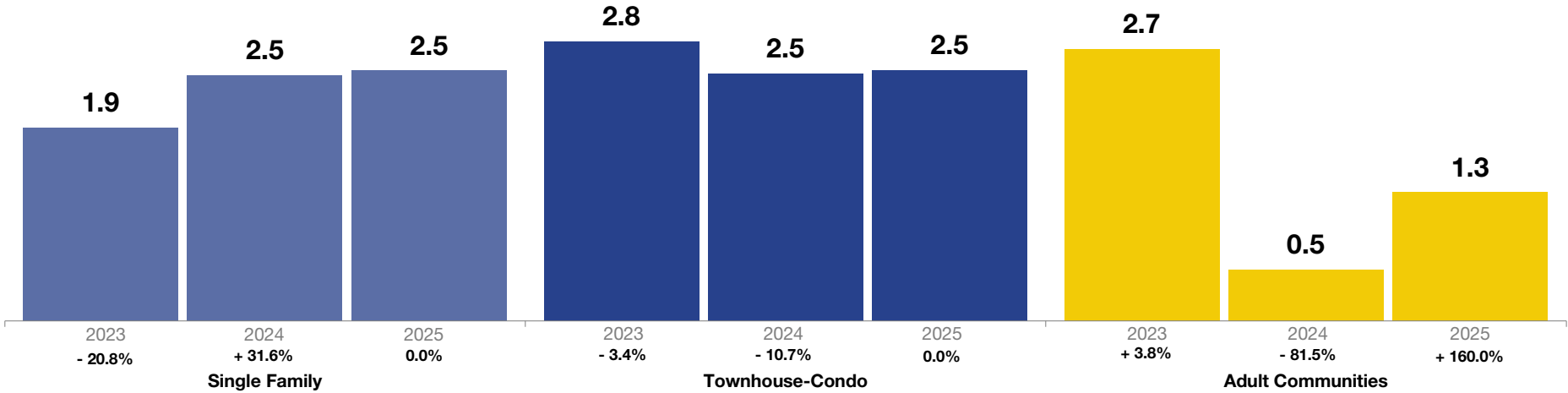
	Single Family	Townhouse-Condo	Adult Communities
July 2024	963	442	6
August 2024	859	415	6
September 2024	966	427	5
October 2024	908	403	7
November 2024	765	413	8
December 2024	570	341	8
January 2025	602	365	6
February 2025	625	353	11
March 2025	683	364	9
April 2025	850	374	7
May 2025	908	427	6
June 2025	971	437	7
12-Month Avg.	806	397	7

Months Supply of Inventory

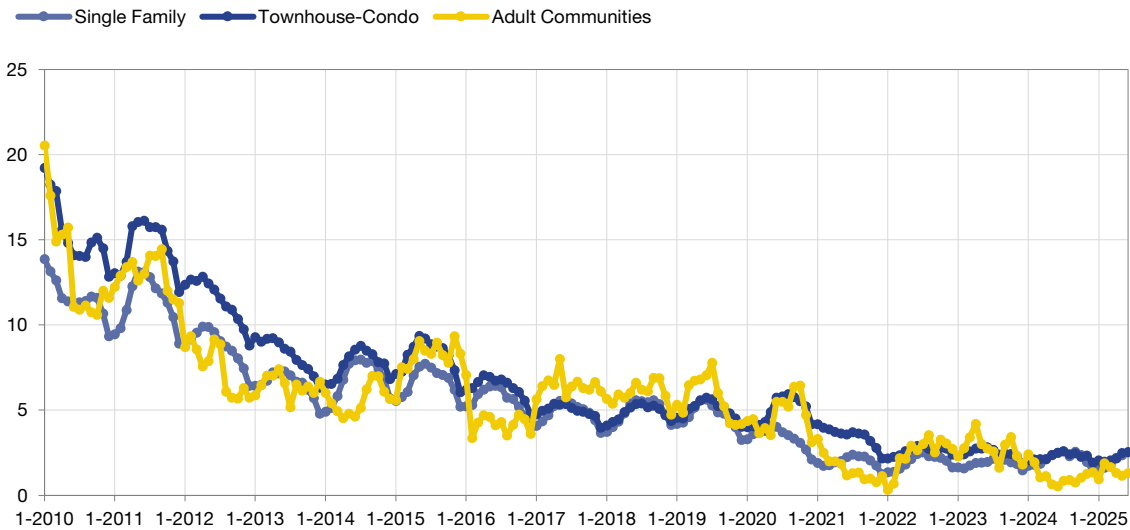


The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

June



Historical Months Supply of Inventory by Month



	Single Family	Townhouse-Condo	Adult Communities
July 2024	2.6	2.6	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	2.0	1.9
March 2025	1.7	2.0	1.6
April 2025	2.2	2.1	1.3
May 2025	2.3	2.5	1.1
June 2025	2.5	2.5	1.3
12-Month Avg.*	2.1	2.3	1.2

* Months Supply for all properties from July 2024 through June 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	6-2024	6-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		939	944	+ 0.5%	4,970	4,927	- 0.9%
Pending Sales		666	653	- 2.0%	3,511	3,369	- 4.0%
Closed Sales		668	672	+ 0.6%	3,046	2,965	- 2.7%
Median Sales Price		\$710,000	\$767,000	+ 8.0%	\$665,000	\$730,000	+ 9.8%
Average Sales Price		\$856,667	\$939,444	+ 9.7%	\$812,954	\$911,285	+ 12.1%
Pct. of List Price Received		104.1%	103.6%	- 0.5%	102.7%	102.7%	0.0%
Days on Market Until Sale		34	47	+ 38.2%	39	55	+ 41.0%
Housing Affordability Index		64	60	- 6.3%	69	63	- 8.7%
Inventory of Homes for Sale		1,345	1,415	+ 5.2%	--	--	--
Months Supply of Inventory		2.4	2.5	+ 4.2%	--	--	--