

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.

October 2025

U.S. existing-home sales climbed 1.5% month-over-month and 4.1% year-over-year, reaching a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). The increase was partly driven by falling mortgage rates, which recently hit their lowest level in more than a year. Regionally, monthly sales advanced in the Northeast, South, and West, while the Midwest experienced a slight decline.

- Single Family Closed Sales increased 3.6 percent to 399.
- Townhouse-Condo Closed Sales decreased 14.8 percent to 167.
- Adult Communities Closed Sales decreased 57.1 percent to 3.
- Single Family Median Sales Price was up 6.7 percent to \$800,000.
- Townhouse-Condo Median Sales Price remained flat at \$474,950.
- Adult Communities Median Sales Price was up 2.9 percent to \$525,000.

Housing inventory edged up 1.3% from the previous month to 1.55 million units, 14.0% higher than the same period last year. This represents a 4.6-month supply at the current sales pace, according to NAR. The median existing-home price grew 2.1% year-over-year to \$415,200, continuing the trend of annual price gains. The Midwest saw the largest year-over-year increase in median sales price, followed by the Northeast and South, while prices remained mostly flat in the West.

Monthly Snapshot


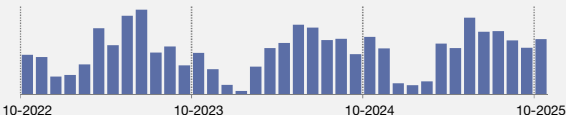

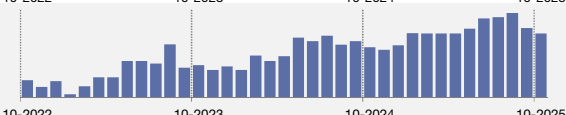


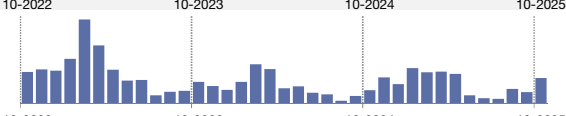
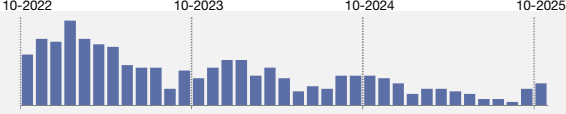


- 3.2% **+ 1.7%** **+ 8.9%**

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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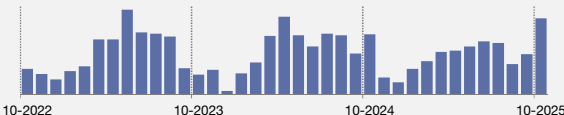




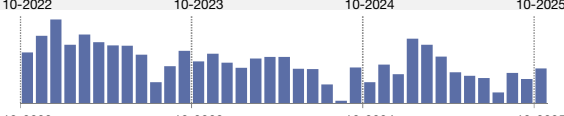
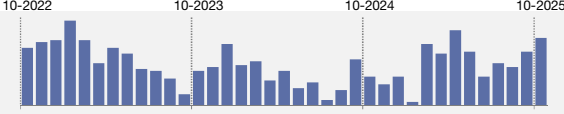

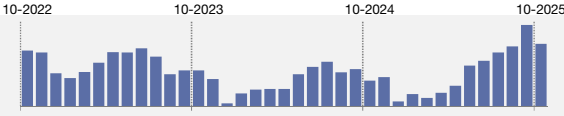
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Percent of List Price Received	10
Days on Market Until Sale	11
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Inventory of Homes for Sale	13
Months Supply of Inventory	14
Total Market Overview	15




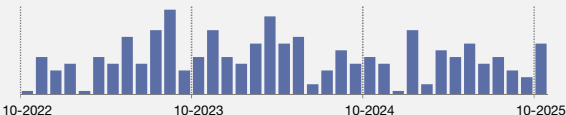

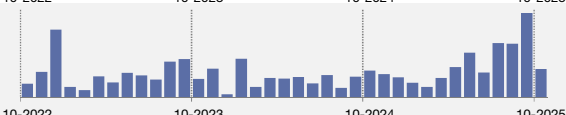


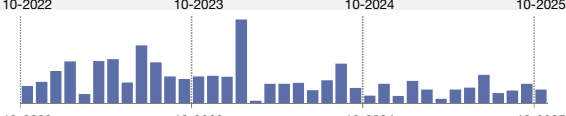
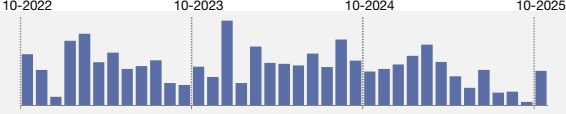

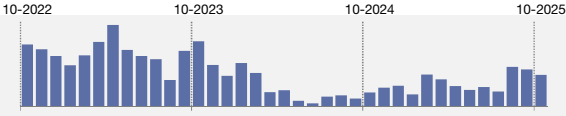
Key metrics for **Single Family Properties Only**, excluding Manufactured Housing, for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	10-2024	10-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		561	529	- 5.7%	5,751	5,761	+ 0.2%
Pending Sales		445	436	- 2.0%	4,048	4,070	+ 0.5%
Closed Sales		385	399	+ 3.6%	3,822	3,852	+ 0.8%
Median Sales Price		\$750,000	\$800,000	+ 6.7%	\$750,000	\$825,000	+ 10.0%
Average Sales Price		\$921,147	\$1,043,159	+ 13.2%	\$960,677	\$1,072,067	+ 11.6%
Pct. of List Price Received		103.2%	102.2%	- 1.0%	104.0%	103.5%	- 0.5%
Days on Market Until Sale		31	37	+ 19.4%	32	33	+ 3.1%
Housing Affordability Index		63	60	- 4.8%	63	59	- 6.3%
Inventory of Homes for Sale		913	846	- 7.3%	--	--	--
Months Supply of Inventory		2.4	2.1	- 12.5%	--	--	--

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

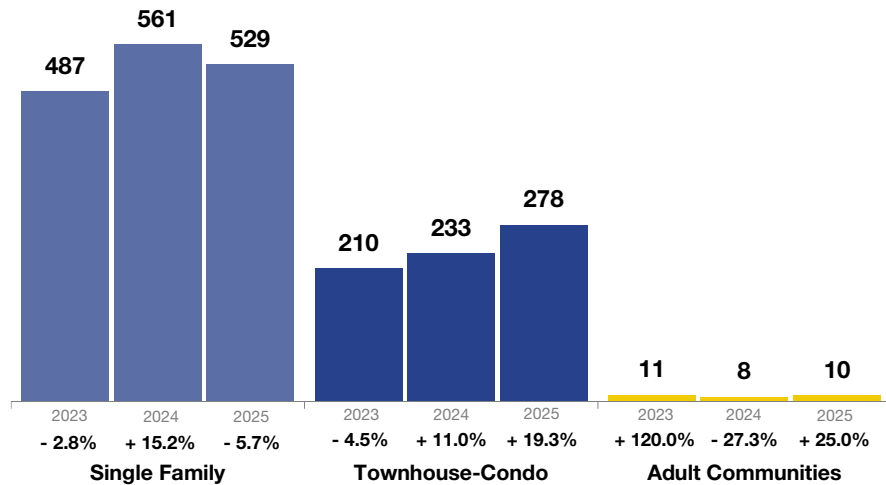
Key Metrics	Historical Sparklines	10-2024	10-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		233	278	+ 19.3%	2,506	2,608	+ 4.1%
Pending Sales		200	223	+ 11.5%	1,883	1,779	- 5.5%
Closed Sales		196	167	- 14.8%	1,822	1,680	- 7.8%
Median Sales Price		\$475,000	\$474,950	- 0.0%	\$475,000	\$499,450	+ 5.1%
Average Sales Price		\$575,870	\$604,133	+ 4.9%	\$592,550	\$604,146	+ 2.0%
Pct. of List Price Received		100.0%	100.5%	+ 0.5%	100.8%	100.7%	- 0.1%
Days on Market Until Sale		39	44	+ 12.8%	42	44	+ 4.8%
Housing Affordability Index		99	119	+ 20.2%	99	113	+ 14.1%
Inventory of Homes for Sale		405	492	+ 21.5%	--	--	--
Months Supply of Inventory		2.3	2.9	+ 26.1%	--	--	--

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.

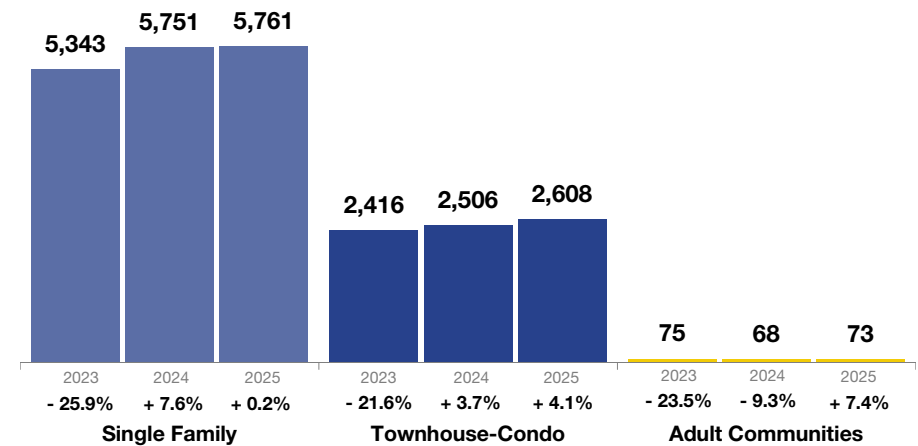
Key Metrics	Historical Sparklines	10-2024	10-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		8	10	+ 25.0%	68	73	+ 7.4%
Pending Sales		6	8	+ 33.3%	66	59	- 10.6%
Closed Sales		7	3	- 57.1%	67	52	- 22.4%
Median Sales Price		\$510,000	\$525,000	+ 2.9%	\$439,000	\$534,500	+ 21.8%
Average Sales Price		\$586,038	\$525,000	- 10.4%	\$546,898	\$686,828	+ 25.6%
Pct. of List Price Received		105.3%	101.3%	- 3.8%	101.1%	102.2%	+ 1.1%
Days on Market Until Sale		21	32	+ 52.4%	51	33	- 35.3%
Housing Affordability Index		107	108	+ 0.9%	125	106	- 15.2%
Inventory of Homes for Sale		7	10	+ 42.9%	--	--	--
Months Supply of Inventory		1.0	1.8	+ 80.0%	--	--	--

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

October

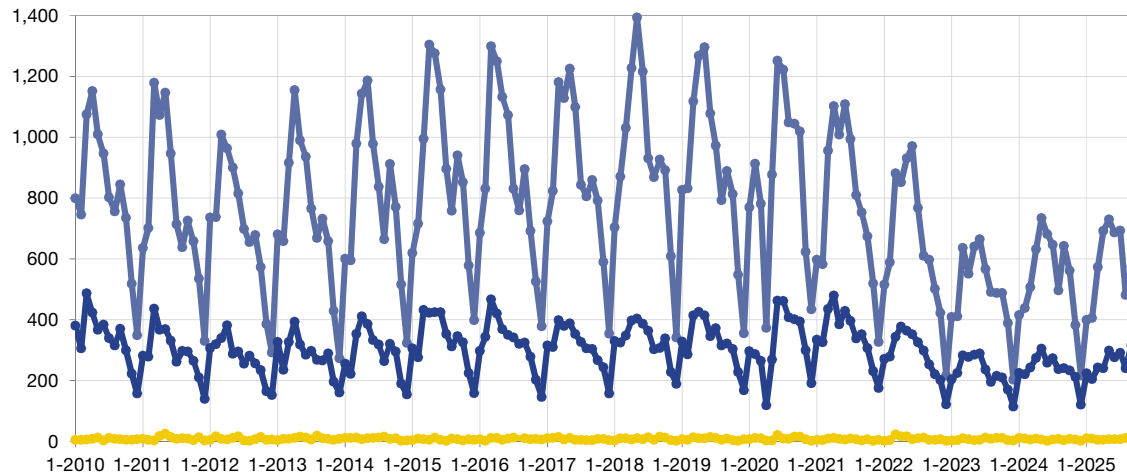


Year to Date



Historical by Month

Single Family Townhouse-Condo Adult Communities

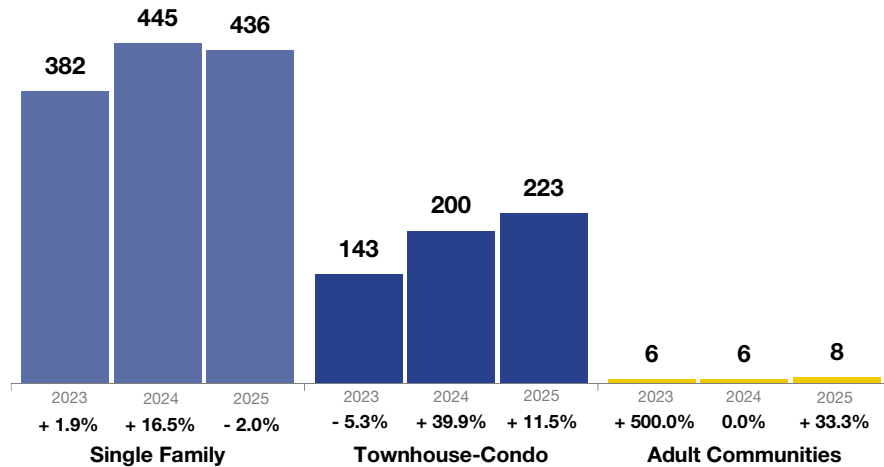


Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

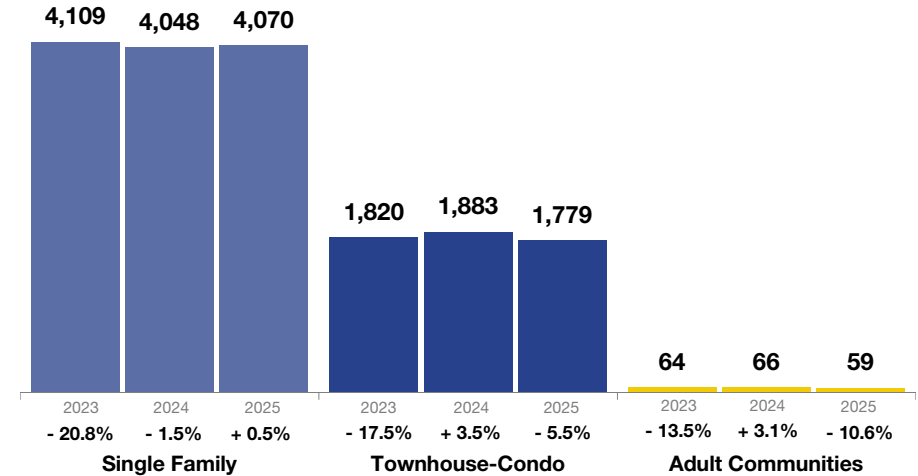
	Single Family	Townhouse-Condo	Adult Communities
November 2024	382	212	6
December 2024	216	120	2
January 2025	399	223	10
February 2025	405	204	9
March 2025	573	242	5
April 2025	692	240	5
May 2025	729	298	7
June 2025	686	276	7
July 2025	693	291	7
August 2025	481	240	11
September 2025	574	316	2
October 2025	529	278	10
12-Month Avg.	530	245	7

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

October

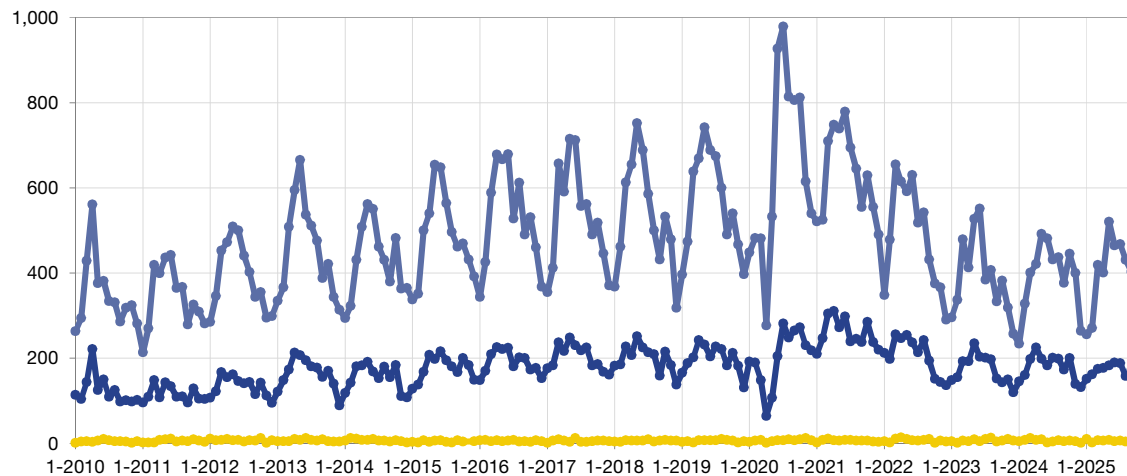


Year to Date



Historical by Month

Single Family Townhouse-Condo Adult Communities

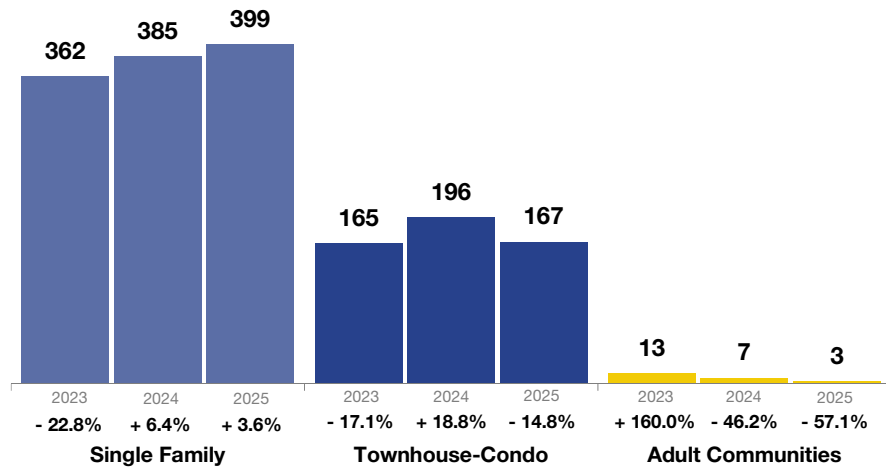


Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

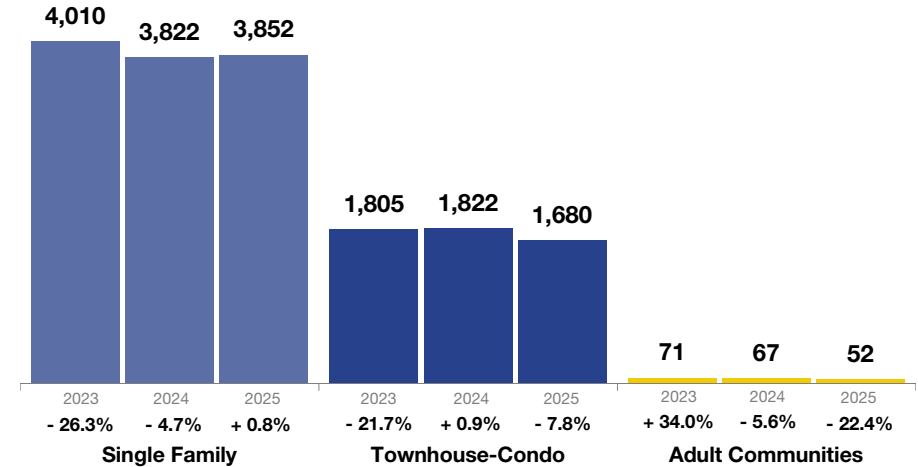
	Single Family	Townhouse-Condo	Adult Communities
November 2024	400	139	5
December 2024	264	132	1
January 2025	256	151	10
February 2025	271	162	2
March 2025	419	175	7
April 2025	401	177	6
May 2025	520	183	8
June 2025	465	190	5
July 2025	468	188	6
August 2025	431	158	4
September 2025	403	172	3
October 2025	436	223	8
12-Month Avg.	395	171	5

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

October

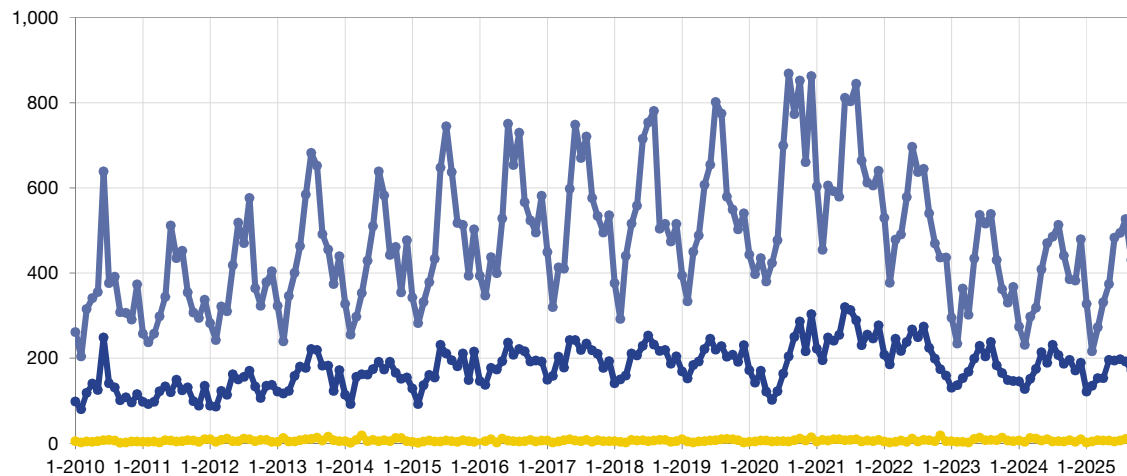


Year to Date



Historical by Month

Single Family Townhouse-Condo Adult Communities

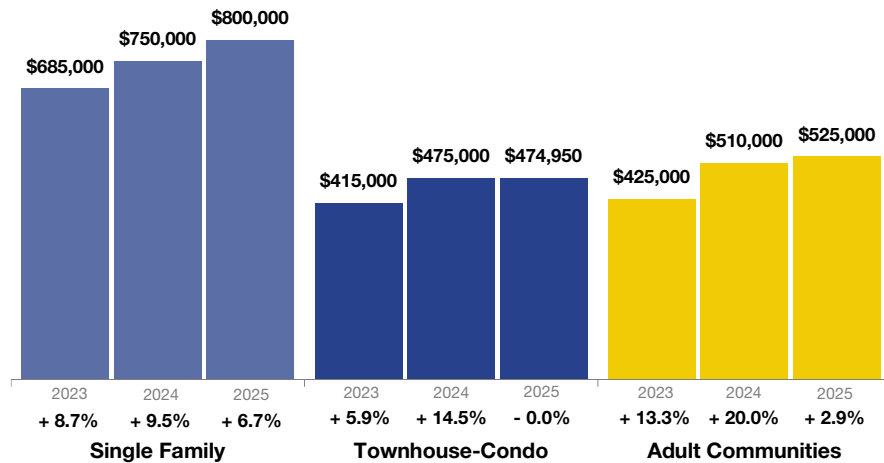


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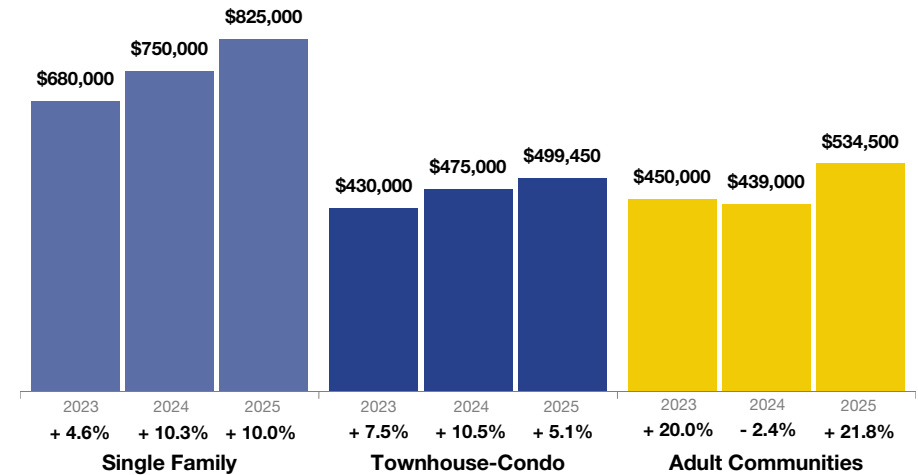
	Single Family	Townhouse-Condo	Adult Communities
November 2024	382	171	3
December 2024	479	189	9
January 2025	327	121	2
February 2025	216	135	4
March 2025	272	153	7
April 2025	331	153	6
May 2025	374	196	6
June 2025	483	194	4
July 2025	494	197	6
August 2025	526	192	10
September 2025	430	172	4
October 2025	399	167	3
12-Month Avg.	393	170	5

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

October

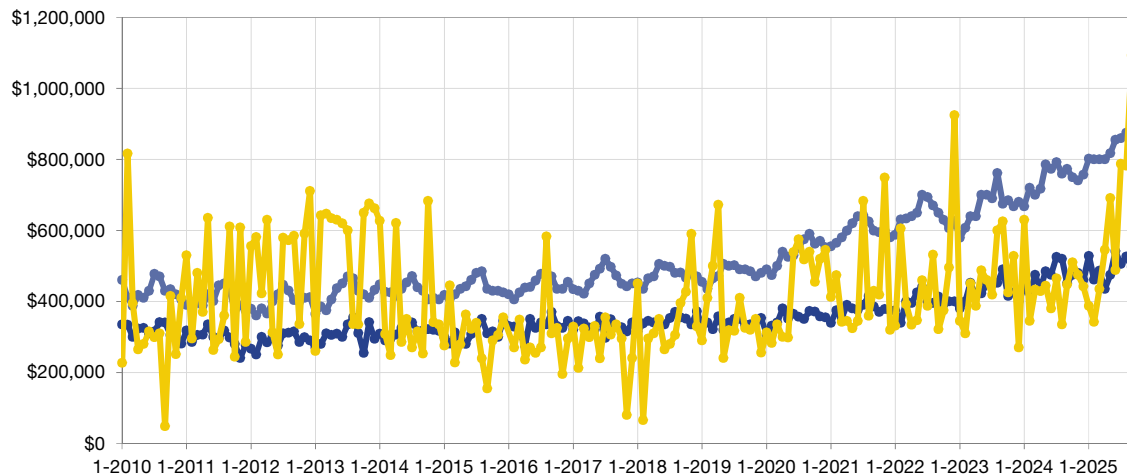


Year to Date



Historical by Month

Single Family Townhouse-Condo Adult Communities



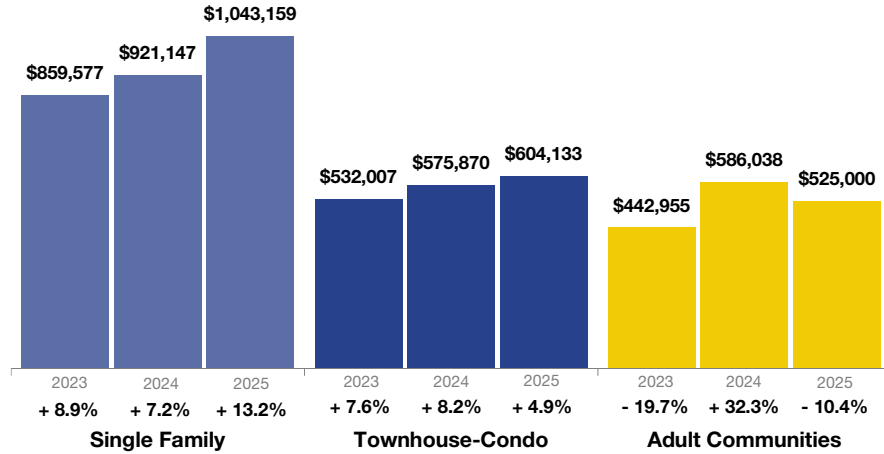
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
November 2024	\$741,000	\$480,000	\$475,000
December 2024	\$757,000	\$460,000	\$442,084
January 2025	\$802,000	\$527,500	\$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	\$817,444	\$475,000	\$691,500
June 2025	\$855,000	\$541,000	\$488,550
July 2025	\$860,000	\$505,000	\$787,500
August 2025	\$875,000	\$526,000	\$782,500
September 2025	\$820,000	\$497,000	\$1,093,000
October 2025	\$800,000	\$474,950	\$525,000
12-Month Med.*	\$805,000	\$490,000	\$518,550

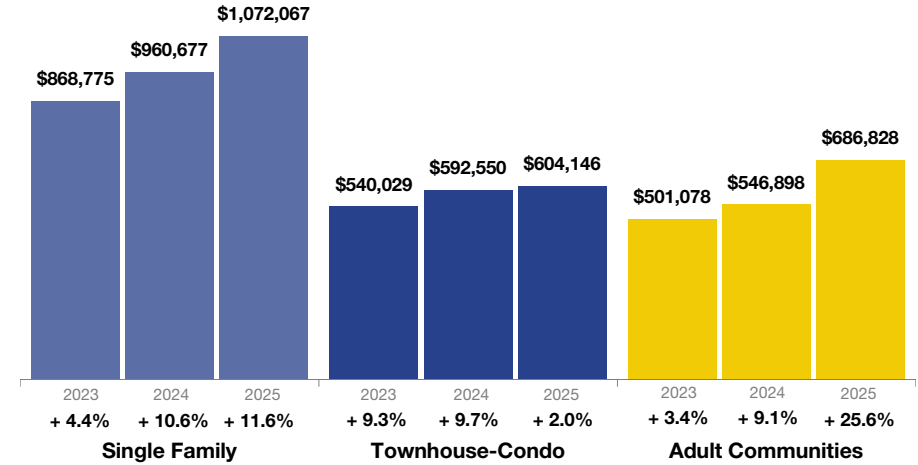
* Median Sales Price for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

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

October

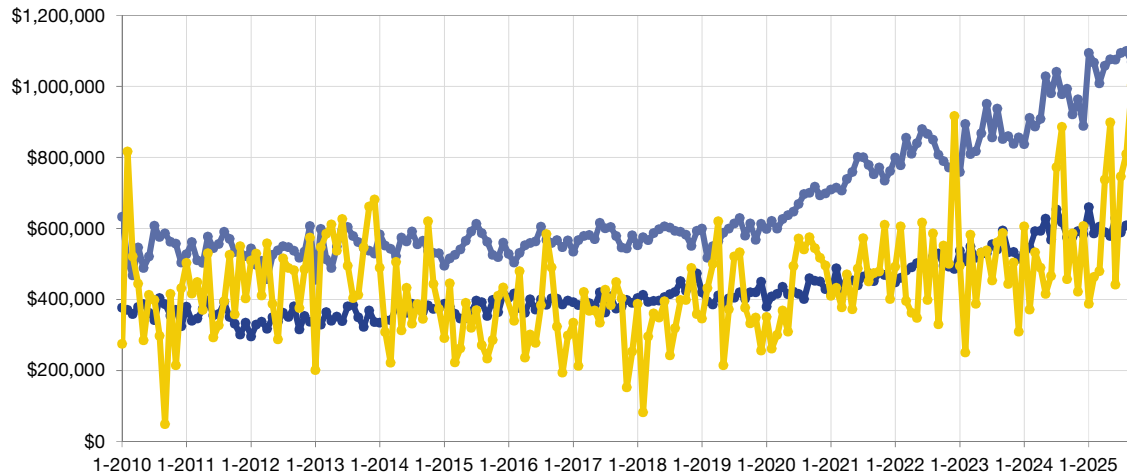


Year to Date



Historical by Month

Single Family Townhouse-Condo Adult Communities



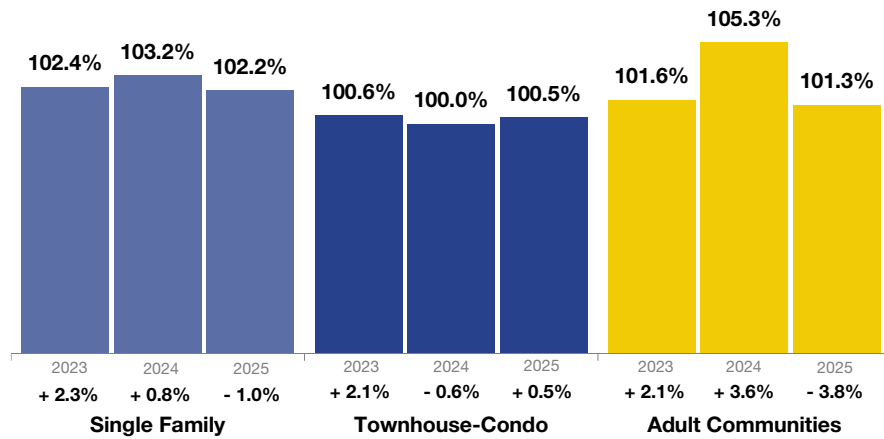
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
November 2024	\$963,524	\$591,596	\$421,333
December 2024	\$888,391	\$582,913	\$606,545
January 2025	\$1,094,165	\$659,284	\$387,000
February 2025	\$1,067,266	\$585,340	\$463,045
March 2025	\$1,008,914	\$604,962	\$479,143
April 2025	\$1,058,452	\$589,231	\$737,483
May 2025	\$1,076,003	\$578,357	\$898,617
June 2025	\$1,074,859	\$628,880	\$441,650
July 2025	\$1,094,532	\$588,262	\$746,029
August 2025	\$1,099,484	\$608,029	\$808,850
September 2025	\$1,068,991	\$608,338	\$1,003,000
October 2025	\$1,043,159	\$604,133	\$525,000
12-Month Avg.*	\$1,044,596	\$601,124	\$663,093

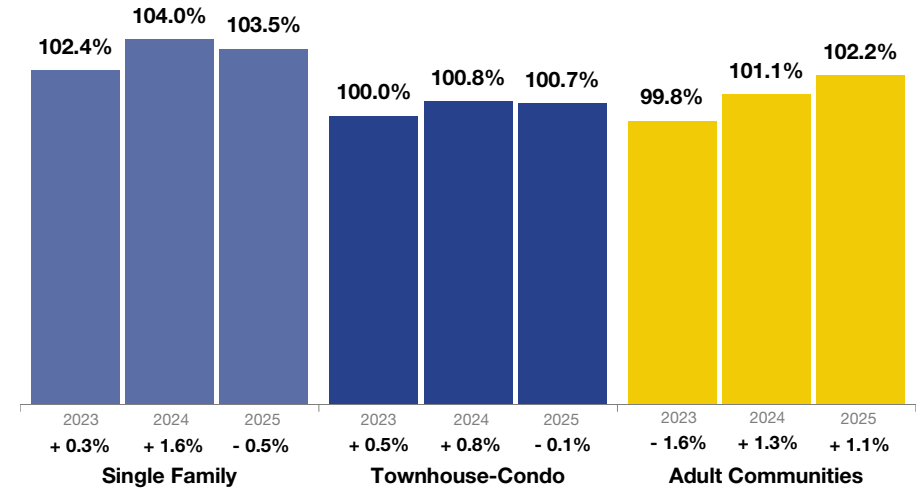
* Avg. Sales Price for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

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.

October

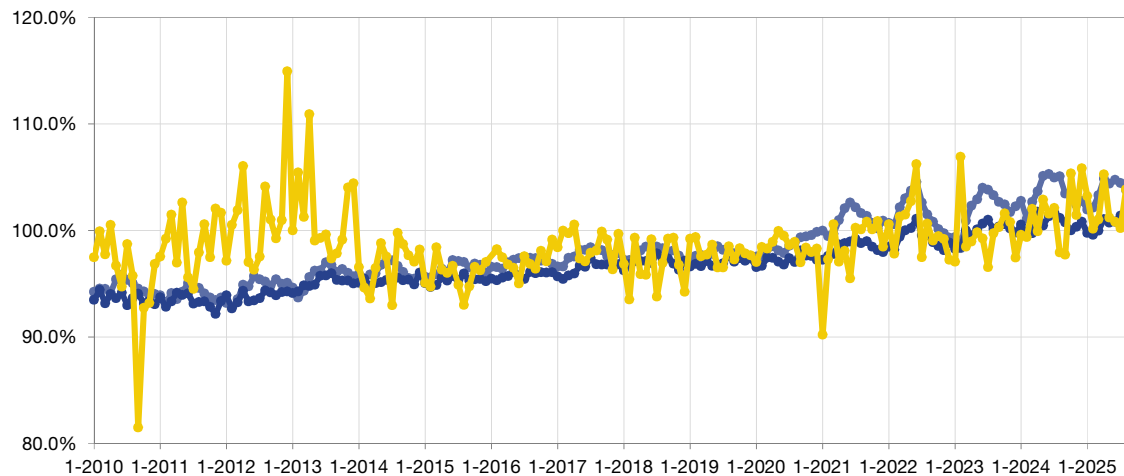


Year to Date



Historical by Month

Single Family Townhouse-Condo Adult Communities



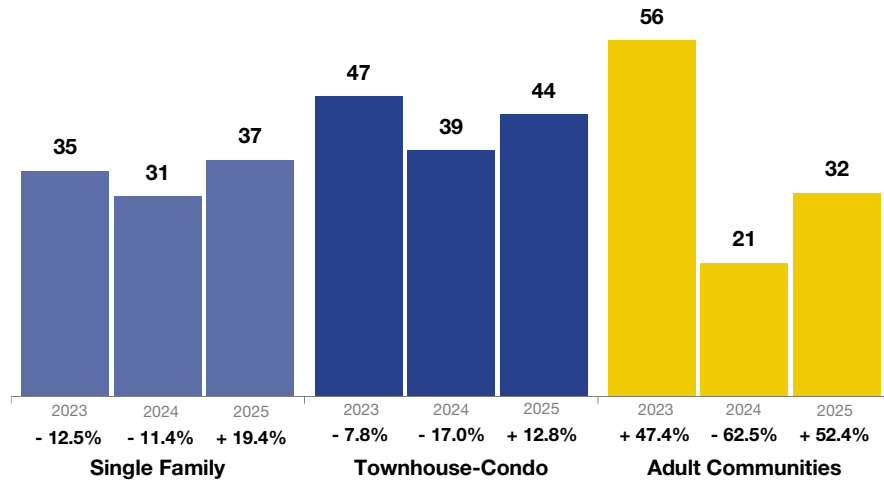
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
November 2024	102.4%	100.3%	101.4%
December 2024	102.8%	100.8%	105.8%
January 2025	102.0%	99.8%	103.2%
February 2025	102.1%	99.6%	100.1%
March 2025	103.3%	100.0%	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%
July 2025	104.4%	101.4%	100.2%
August 2025	103.8%	101.6%	103.9%
September 2025	102.2%	100.6%	103.0%
October 2025	102.2%	100.5%	101.3%
12-Month Avg.*	103.4%	100.7%	102.6%

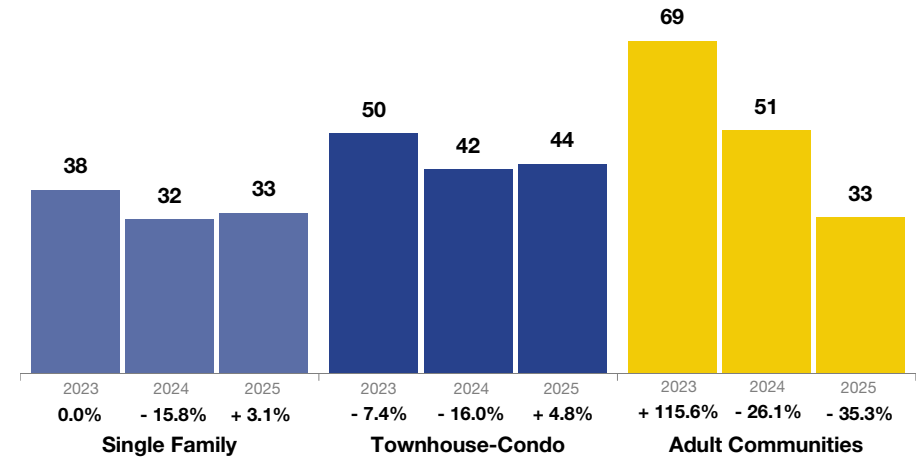
* Pct. of List Price Received for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

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

October

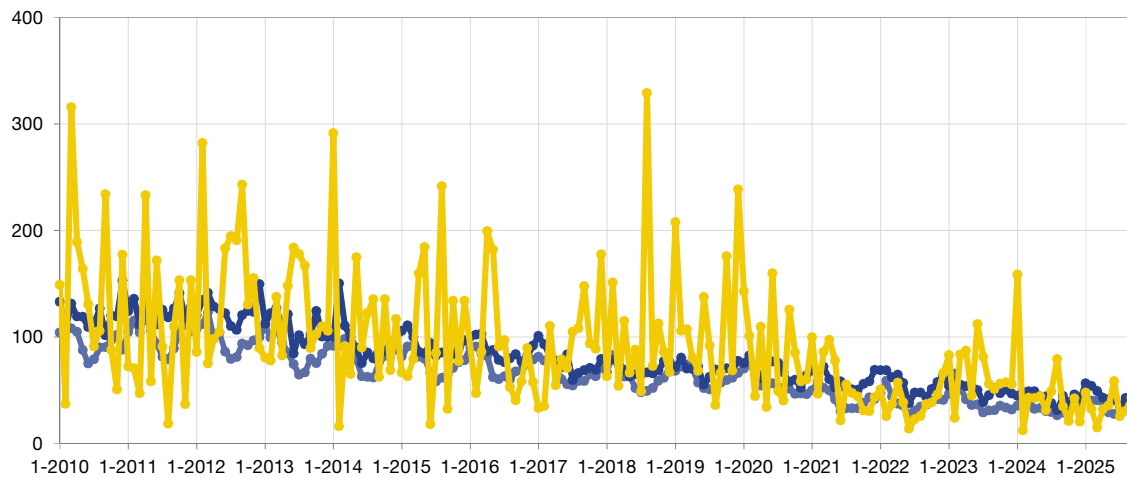


Year to Date



Historical by Month

Single Family Townhouse-Condo Adult Communities



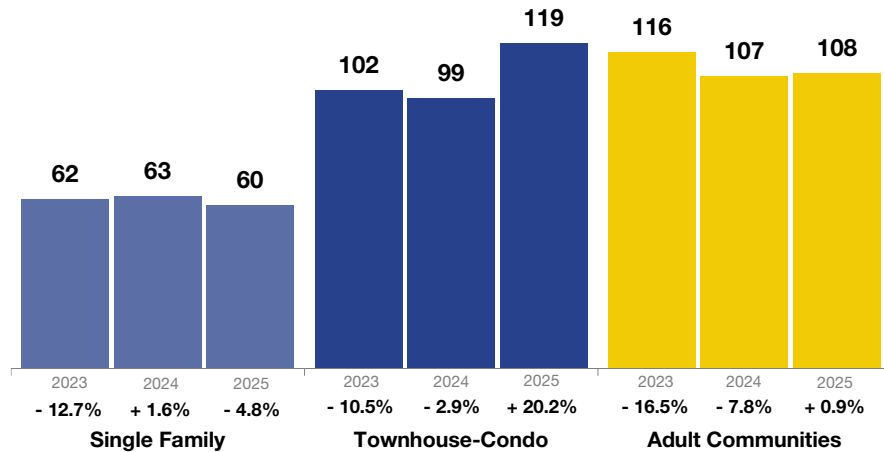
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
November 2024	38	46	42
December 2024	34	42	20
January 2025	42	56	48
February 2025	40	54	32
March 2025	40	49	15
April 2025	39	43	32
May 2025	29	41	36
June 2025	28	40	59
July 2025	27	35	26
August 2025	32	42	31
September 2025	30	40	43
October 2025	37	44	32
12-Month Avg.*	34	44	31

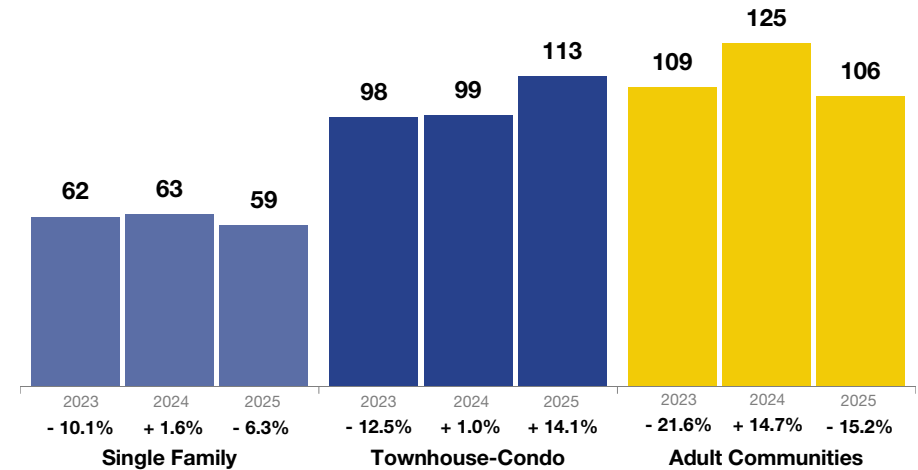
* Days on Market for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

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.

October

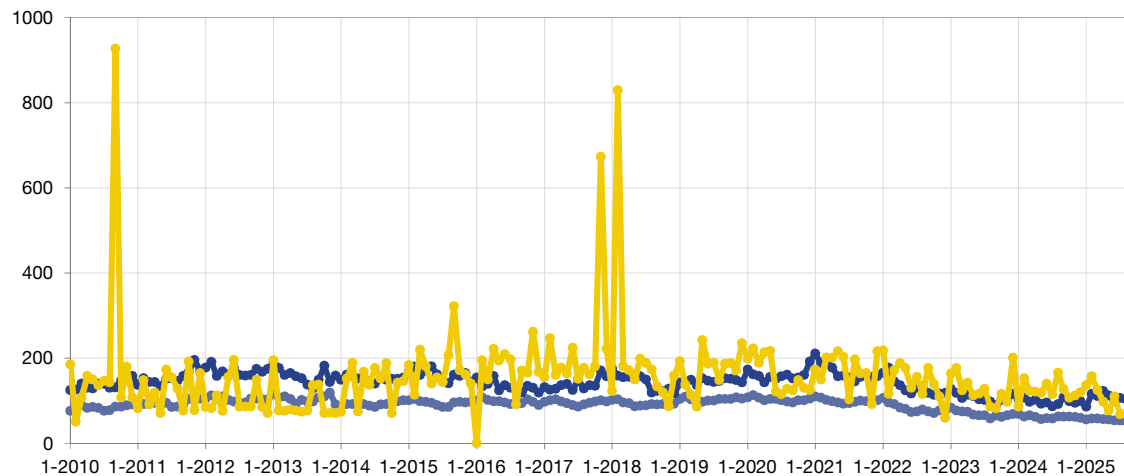


Year to Date



Historical by Month

Single Family Townhouse-Condo Adult Communities



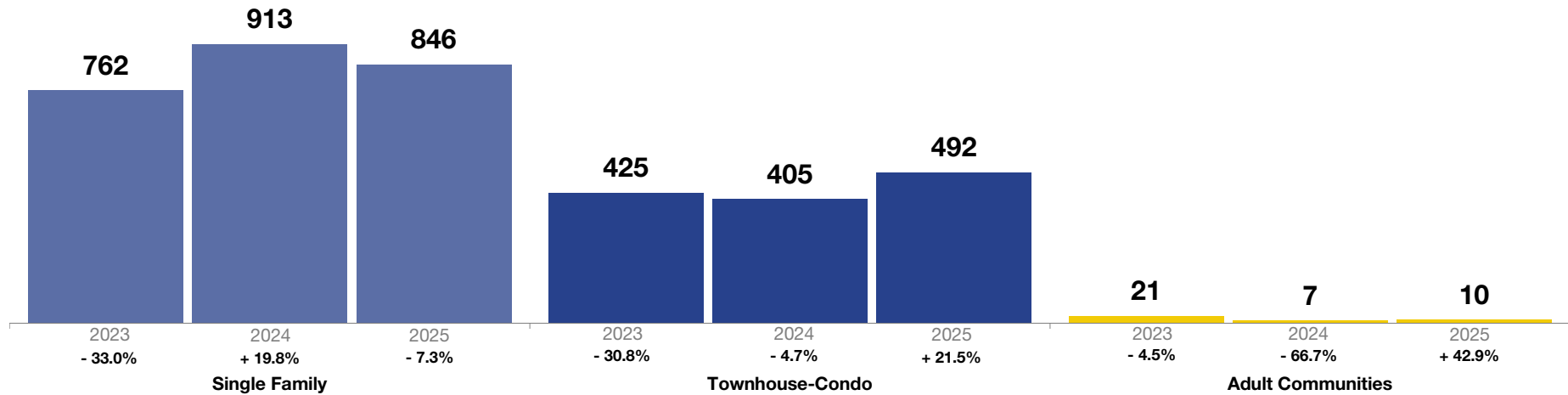
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
November 2024	62	95	112
December 2024	60	99	120
January 2025	56	86	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
July 2025	54	106	68
August 2025	53	104	70
September 2025	58	112	51
October 2025	60	119	108
12-Month Avg.*	57	107	103

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

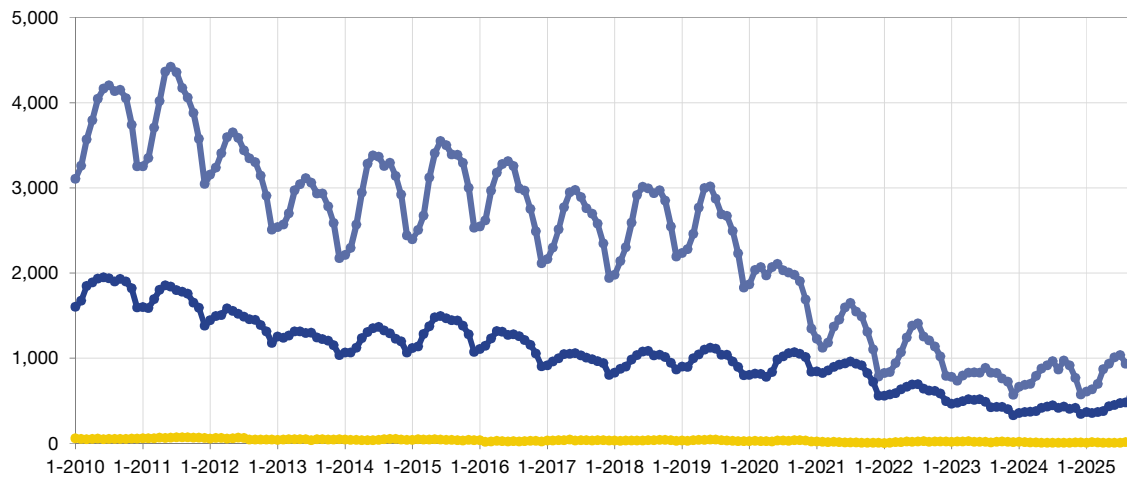
The number of properties available for sale in active status at the end of a given month.

October



Historical by Month

Single Family Townhouse-Condo Adult Communities

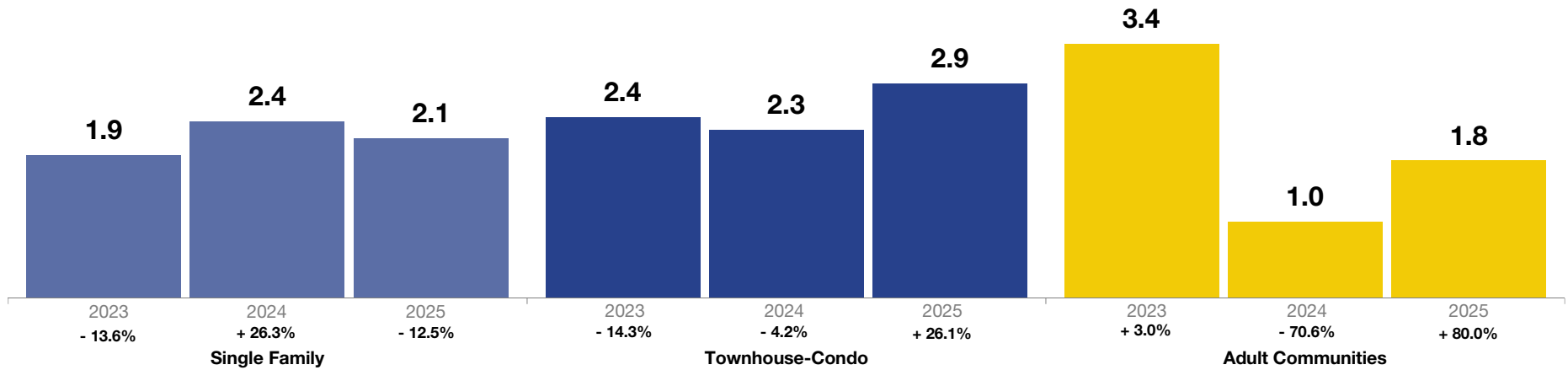


Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
November 2024	769	414	8
December 2024	574	342	8
January 2025	607	366	6
February 2025	633	354	11
March 2025	698	366	9
April 2025	868	378	7
May 2025	933	434	6
June 2025	1,009	450	7
July 2025	1,035	471	6
August 2025	935	479	12
September 2025	908	540	11
October 2025	846	492	10
12-Month Avg.	818	424	8

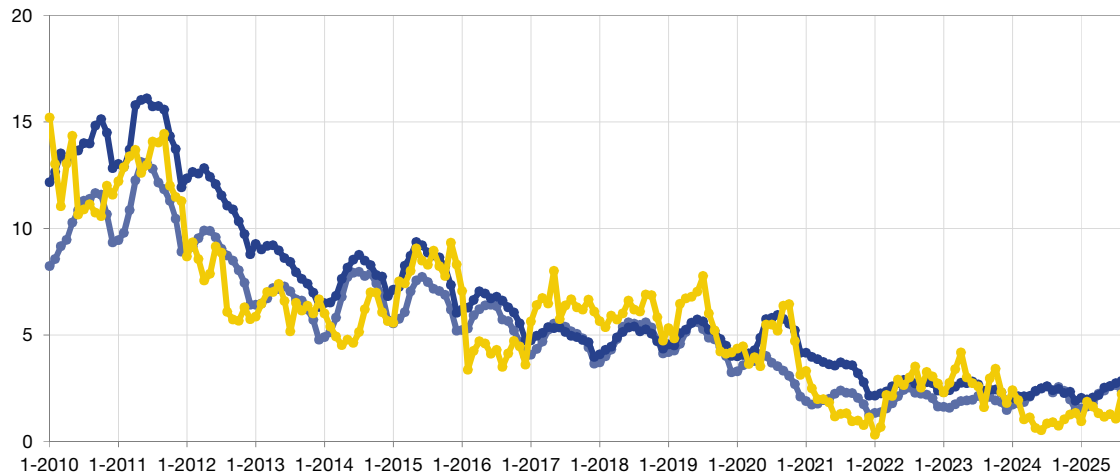
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

October



Historical by Month


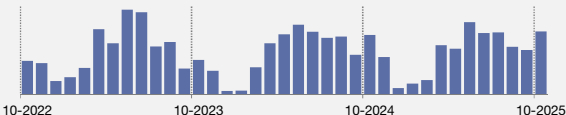

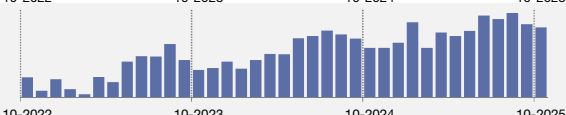


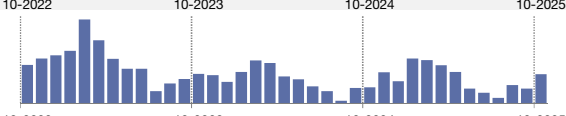
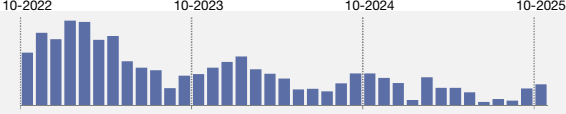


Single Family Townhouse-Condo Adult Communities



	Single Family	Townhouse-Condo	Adult Communities
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	1.8	2.1	1.6
April 2025	2.2	2.2	1.3
May 2025	2.4	2.5	1.1
June 2025	2.6	2.6	1.3
July 2025	2.6	2.7	1.1
August 2025	2.4	2.8	2.2
September 2025	2.3	3.2	2.1
October 2025	2.1	2.9	1.8
12-Month Avg.*	2.1	2.4	1.5

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

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	10-2024	10-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		802	817	+ 1.9%	8,325	8,442	+ 1.4%
Pending Sales		651	667	+ 2.5%	5,997	5,908	- 1.5%
Closed Sales		588	569	- 3.2%	5,711	5,584	- 2.2%
Median Sales Price		\$675,000	\$735,000	+ 8.9%	\$685,000	\$745,000	+ 8.8%
Average Sales Price		\$801,862	\$912,115	+ 13.7%	\$838,357	\$927,791	+ 10.7%
Pct. of List Price Received		102.1%	101.7%	- 0.4%	102.9%	102.7%	- 0.2%
Days on Market Until Sale		34	39	+ 14.7%	36	36	0.0%
Housing Affordability Index		69	66	- 4.3%	68	65	- 4.4%
Inventory of Homes for Sale		1,325	1,348	+ 1.7%	--	--	--
Months Supply of Inventory		2.3	2.4	+ 4.3%	--	--	--