

Monthly Indicators



For residential real estate activity in Allendale, Alpine, Bergenfield, Bogota, Carlstadt, Clifftside 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.

February 2026

Despite improving affordability conditions, U.S. existing-home sales declined 8.4% to a seasonally adjusted annual rate of 3.91 million, a 4.4% drop from one year earlier, according to the National Association of REALTORS® (NAR). The slowdown followed a 5.1% increase the previous month and modest gains throughout the fall. Sales retreated month-over-month and year-over-year in all four regions.

- Single Family Closed Sales increased 15.3 percent to 249.
- Townhouse-Condo Closed Sales decreased 8.8 percent to 124.
- Adult Communities Closed Sales decreased 25.0 percent to 3.

- Single Family Median Sales Price was down 6.3 percent to \$750,000.
- Townhouse-Condo Median Sales Price was down 1.2 percent to \$455,000.
- Adult Communities Median Sales Price was up 163.5 percent to \$901,000.

Nationally, the median existing-home price inched up 0.9% year-over-year to \$396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

Monthly Snapshot

+ 5.6% **- 3.5%** **+ 2.7%**

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	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		406	310	- 23.6%	805	660	- 18.0%
Pending Sales		272	246	- 9.6%	527	497	- 5.7%
Closed Sales		216	249	+ 15.3%	544	528	- 2.9%
Median Sales Price		\$800,000	\$750,000	- 6.3%	\$800,000	\$770,500	- 3.7%
Average Sales Price		\$1,067,266	\$998,179	- 6.5%	\$1,082,503	\$1,036,717	- 4.2%
Pct. of List Price Received		102.1%	101.1%	- 1.0%	102.0%	101.5%	- 0.5%
Days on Market Until Sale		40	49	+ 22.5%	41	48	+ 17.1%
Housing Affordability Index		60	68	+ 13.3%	60	66	+ 10.0%
Inventory of Homes for Sale		639	557	- 12.8%	--	--	--
Months Supply of Inventory		1.6	1.4	- 12.5%	--	--	--

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	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		205	183	- 10.7%	428	420	- 1.9%
Pending Sales		161	153	- 5.0%	312	289	- 7.4%
Closed Sales		136	124	- 8.8%	259	238	- 8.1%
Median Sales Price		\$460,500	\$455,000	- 1.2%	\$499,500	\$460,000	- 7.9%
Average Sales Price		\$583,525	\$575,538	- 1.4%	\$621,380	\$559,581	- 9.9%
Pct. of List Price Received		99.7%	99.8%	+ 0.1%	99.7%	99.9%	+ 0.2%
Days on Market Until Sale		54	52	- 3.7%	56	48	- 14.3%
Housing Affordability Index		104	131	+ 26.0%	96	130	+ 35.4%
Inventory of Homes for Sale		357	401	+ 12.3%	--	--	--
Months Supply of Inventory		2.0	2.4	+ 20.0%	--	--	--

Adult Community Market Overview



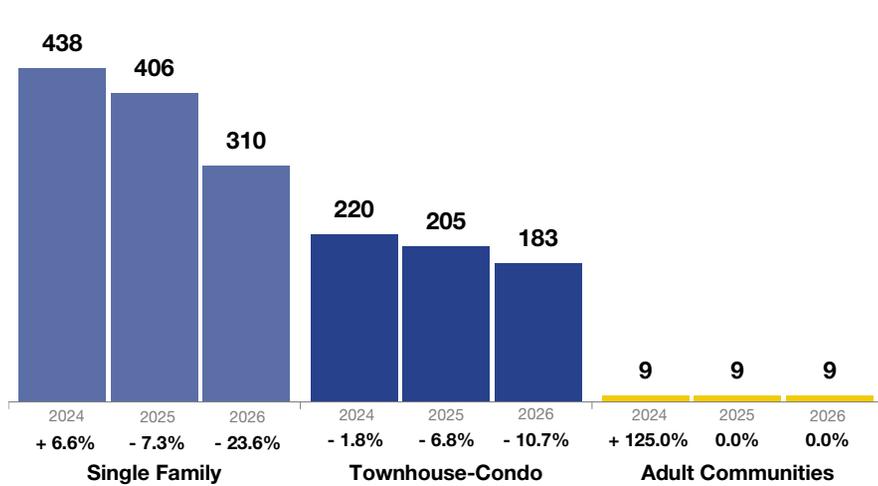
Key metrics for properties in **Adult Communities Only** for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		9	9	0.0%	19	14	- 26.3%
Pending Sales		2	3	+ 50.0%	12	7	- 41.7%
Closed Sales		4	3	- 25.0%	6	9	+ 50.0%
Median Sales Price		\$342,000	\$901,000	+ 163.5%	\$342,000	\$565,000	+ 65.2%
Average Sales Price		\$463,045	\$991,000	+ 114.0%	\$437,697	\$687,577	+ 57.1%
Pct. of List Price Received		100.1%	102.1%	+ 2.0%	101.2%	100.8%	- 0.4%
Days on Market Until Sale		32	71	+ 121.9%	37	53	+ 43.2%
Housing Affordability Index		164	66	- 59.8%	164	106	- 35.4%
Inventory of Homes for Sale		11	14	+ 27.3%	--	--	--
Months Supply of Inventory		1.9	2.5	+ 31.6%	--	--	--

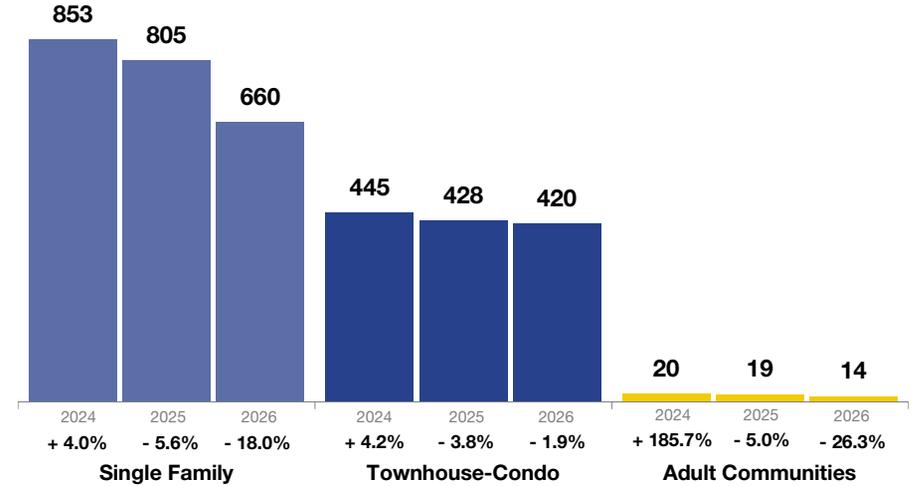
New Listings

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

February

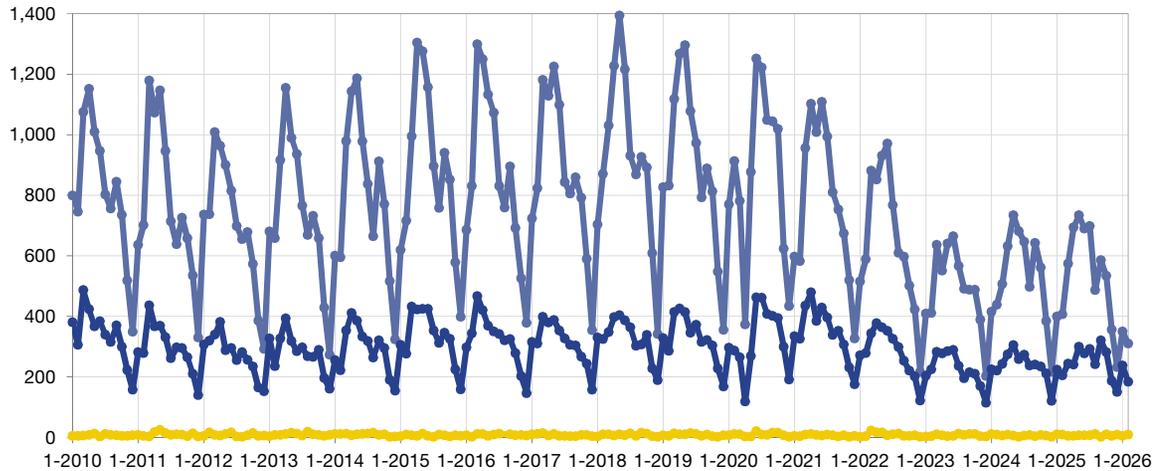


Year to Date



Historical New Listings by Month

Single Family Townhouse-Condo Adult Communities



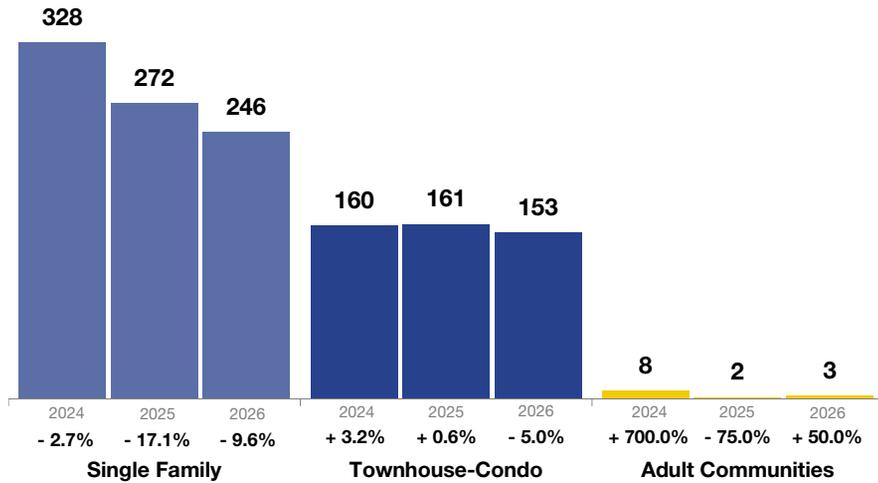
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
March 2025	574	243	5
April 2025	694	240	5
May 2025	734	299	7
June 2025	689	277	7
July 2025	698	292	7
August 2025	486	241	11
September 2025	585	320	2
October 2025	534	281	10
November 2025	356	187	5
December 2025	232	150	9
January 2026	350	237	5
February 2026	310	183	9
12-Month Avg.	520	246	7

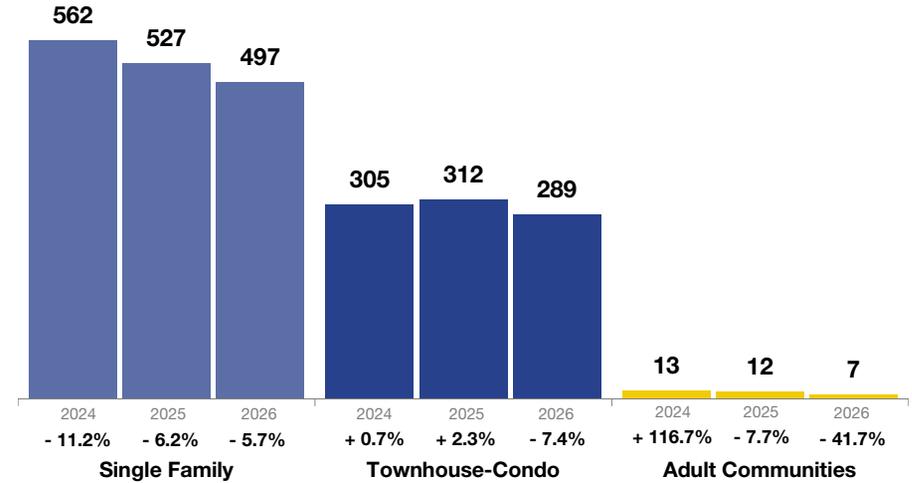
Pending Sales

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

February

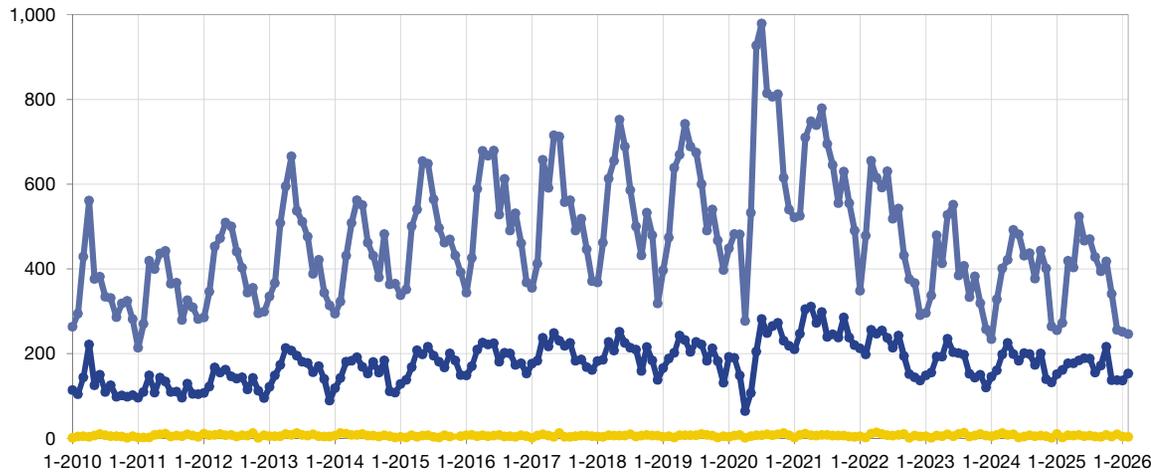


Year to Date



Historical Pending Sales by Month

Single Family (Blue line), Townhouse-Condo (Dark Blue line), Adult Communities (Yellow line)



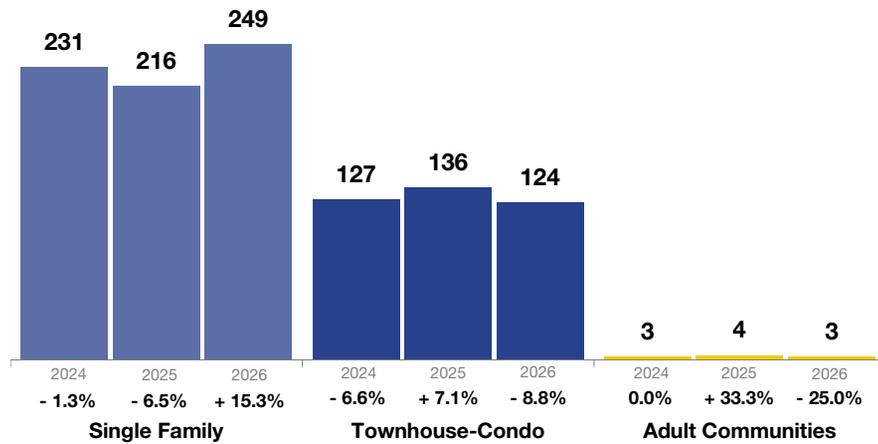
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
March 2025	419	177	7
April 2025	403	177	6
May 2025	523	184	8
June 2025	466	189	5
July 2025	470	188	6
August 2025	428	155	4
September 2025	394	172	3
October 2025	417	216	8
November 2025	341	137	4
December 2025	256	137	9
January 2026	251	136	4
February 2026	246	153	3
12-Month Avg.	385	168	6

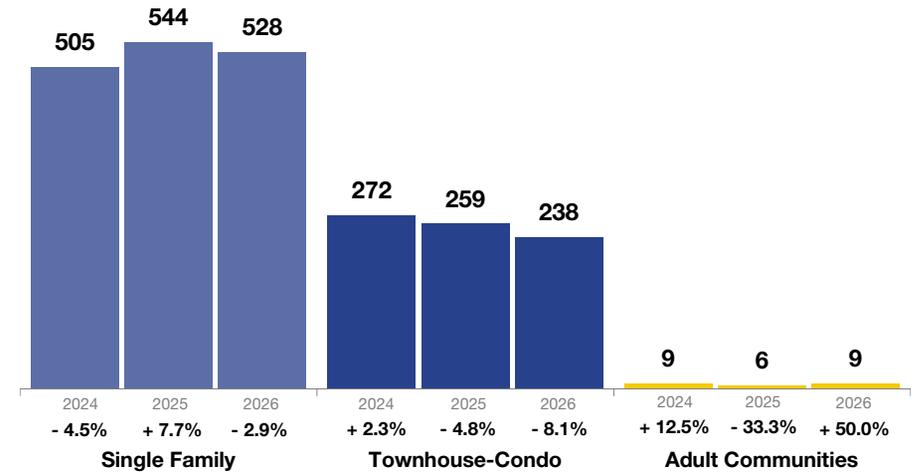
Closed Sales

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

February

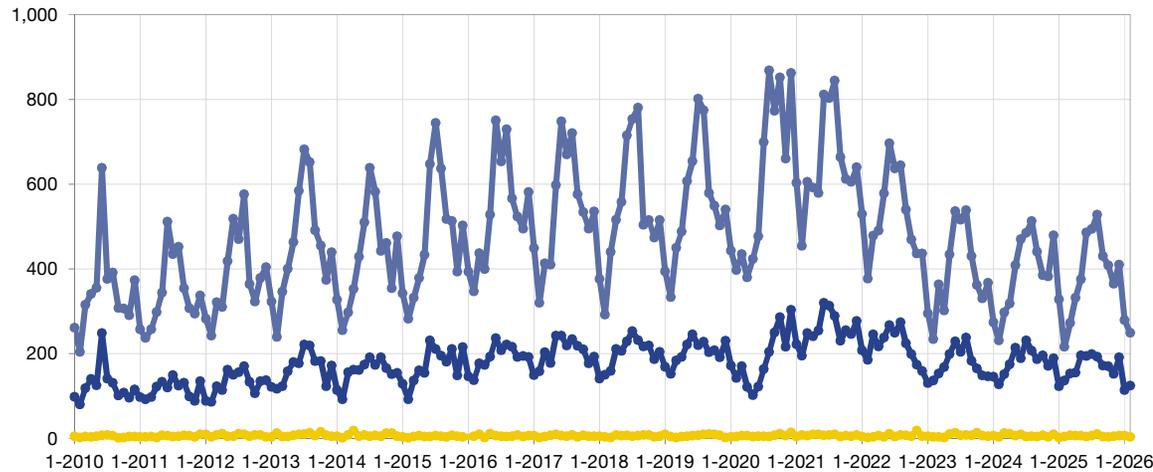


Year to Date



Historical Closed Sales by Month

Single Family (blue line), Townhouse-Condo (dark blue line), Adult Communities (yellow line)



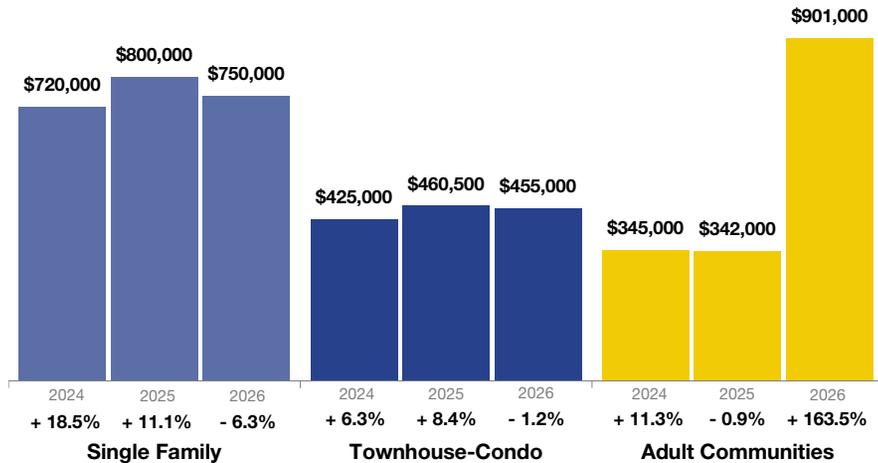
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
March 2025	272	153	7
April 2025	332	155	6
May 2025	375	196	6
June 2025	486	194	4
July 2025	494	199	6
August 2025	528	193	10
September 2025	430	172	4
October 2025	408	170	3
November 2025	365	152	5
December 2025	410	191	6
January 2026	279	114	6
February 2026	249	124	3
12-Month Avg.	386	168	6

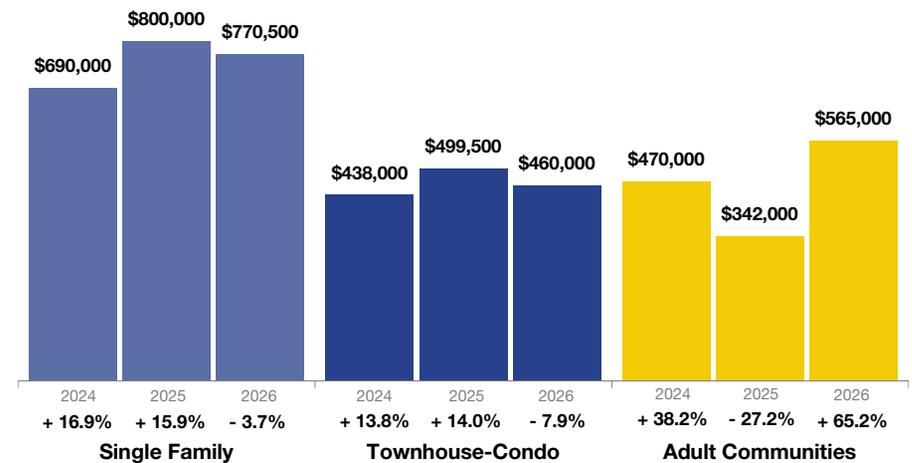
Median Sales Price

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

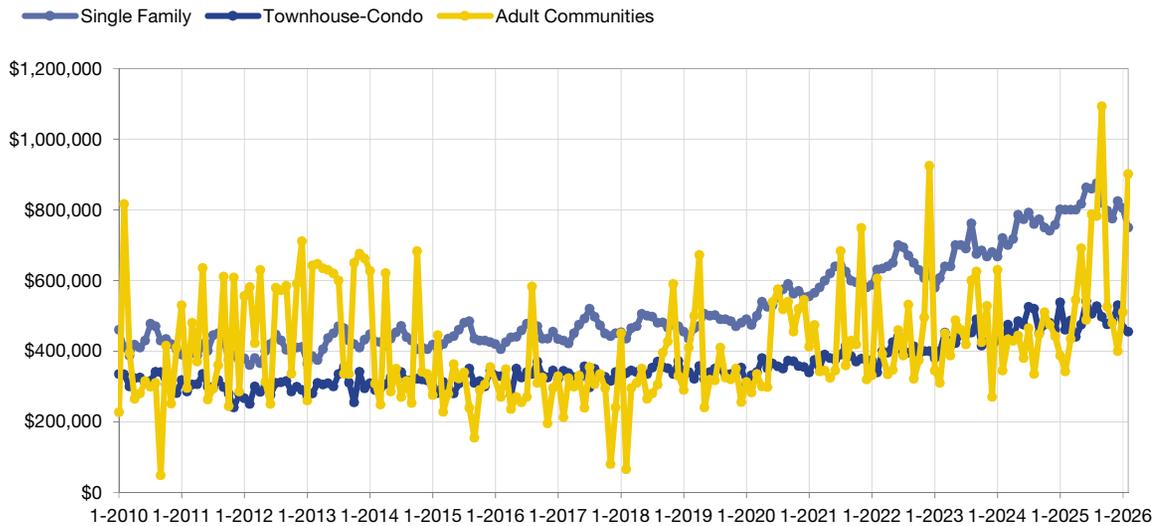
February



Year to Date



Historical Median 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
March 2025	\$800,000	\$486,500	\$435,000
April 2025	\$800,000	\$440,000	\$544,950
May 2025	\$816,000	\$475,000	\$691,500
June 2025	\$863,500	\$541,000	\$488,550
July 2025	\$860,000	\$505,000	\$787,500
August 2025	\$875,000	\$527,000	\$782,500
September 2025	\$820,000	\$497,000	\$1,093,000
October 2025	\$797,500	\$476,000	\$525,000
November 2025	\$775,000	\$486,500	\$479,500
December 2025	\$825,000	\$530,000	\$399,500
January 2026	\$805,000	\$465,000	\$509,500
February 2026	\$750,000	\$455,000	\$901,000
12-Month Med.*	\$820,000	\$499,900	\$531,500

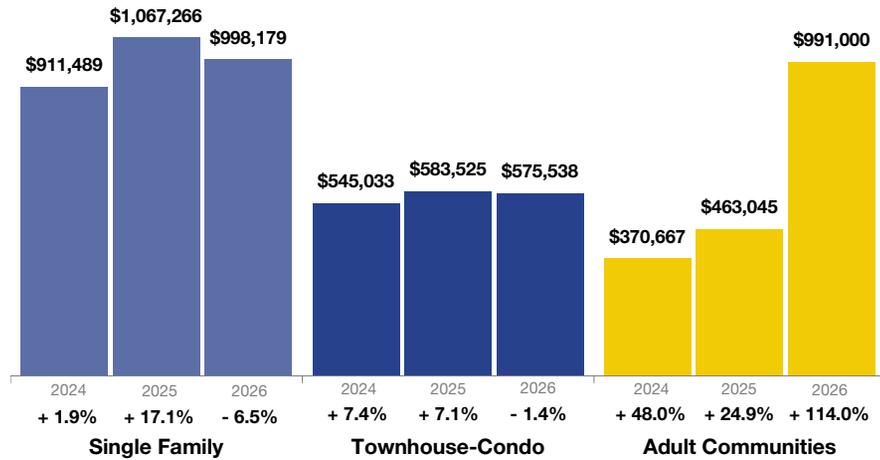
* Median Sales Price for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Average Sales Price

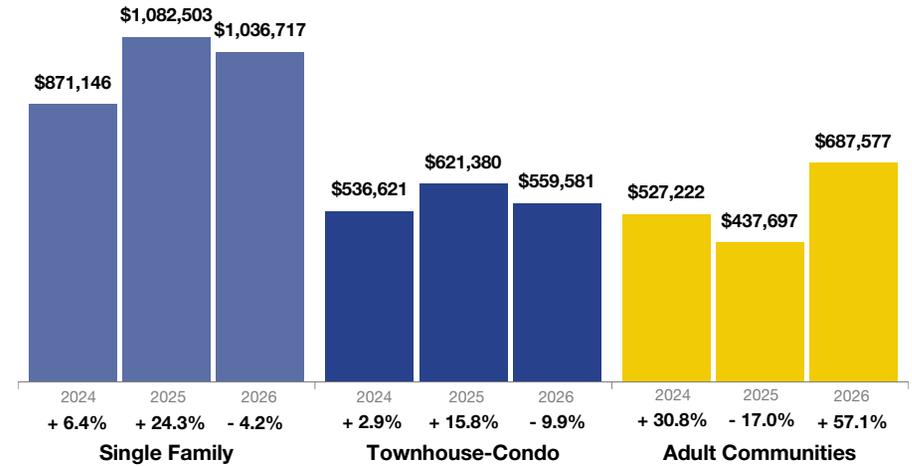


Average sales price for all closed sales, not accounting for seller concessions, in a given month.

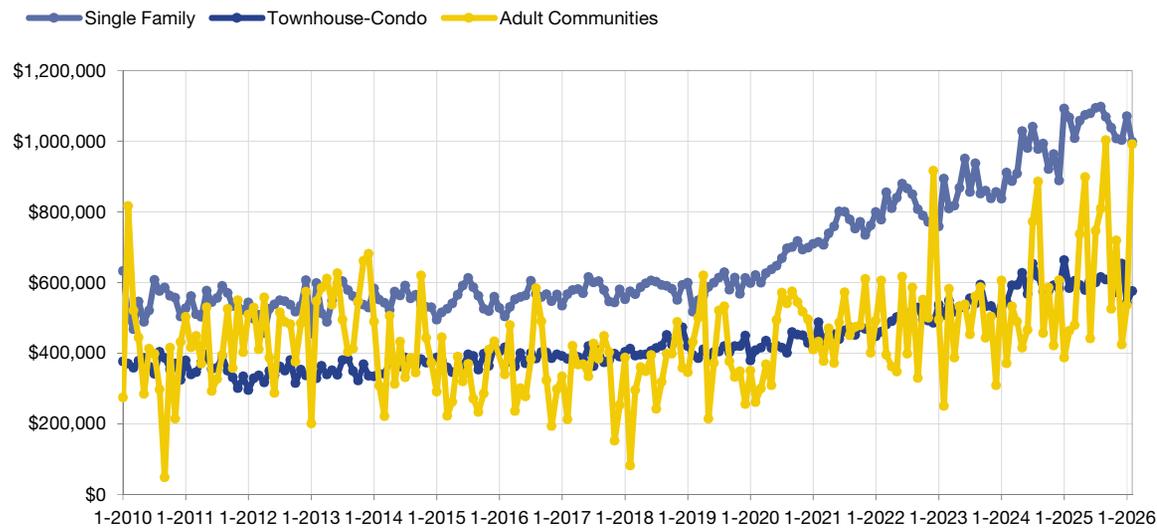
February



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
March 2025	\$1,008,914	\$604,962	\$479,143
April 2025	\$1,058,215	\$592,918	\$737,483
May 2025	\$1,074,334	\$578,357	\$898,617
June 2025	\$1,078,432	\$628,880	\$441,650
July 2025	\$1,094,532	\$599,574	\$746,029
August 2025	\$1,097,410	\$615,138	\$808,850
September 2025	\$1,068,991	\$608,338	\$1,003,000
October 2025	\$1,038,381	\$608,535	\$525,000
November 2025	\$1,007,737	\$572,103	\$719,500
December 2025	\$1,002,937	\$652,966	\$424,555
January 2026	\$1,071,112	\$542,225	\$535,865
February 2026	\$998,179	\$575,538	\$991,000
12-Month Avg.*	\$1,055,016	\$601,491	\$688,211

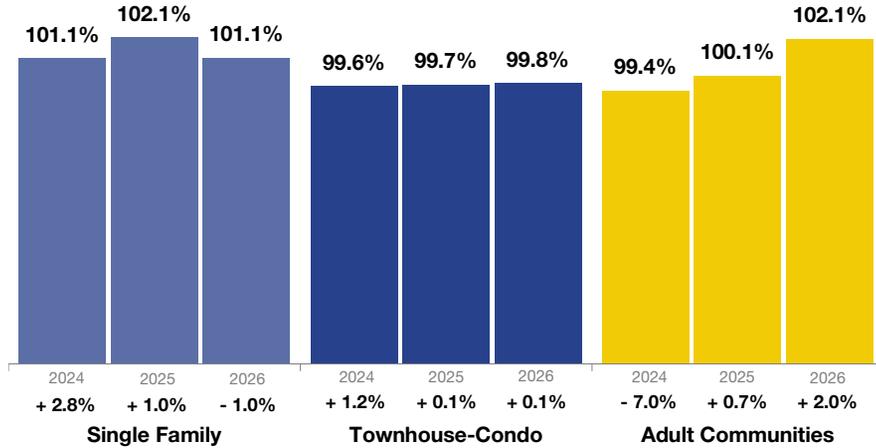
* Avg. Sales Price for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Percent of List Price Received

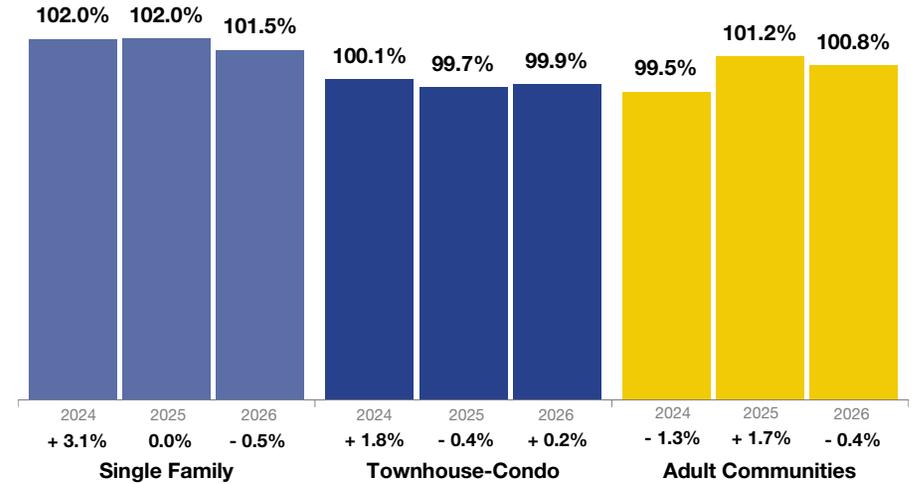


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

February

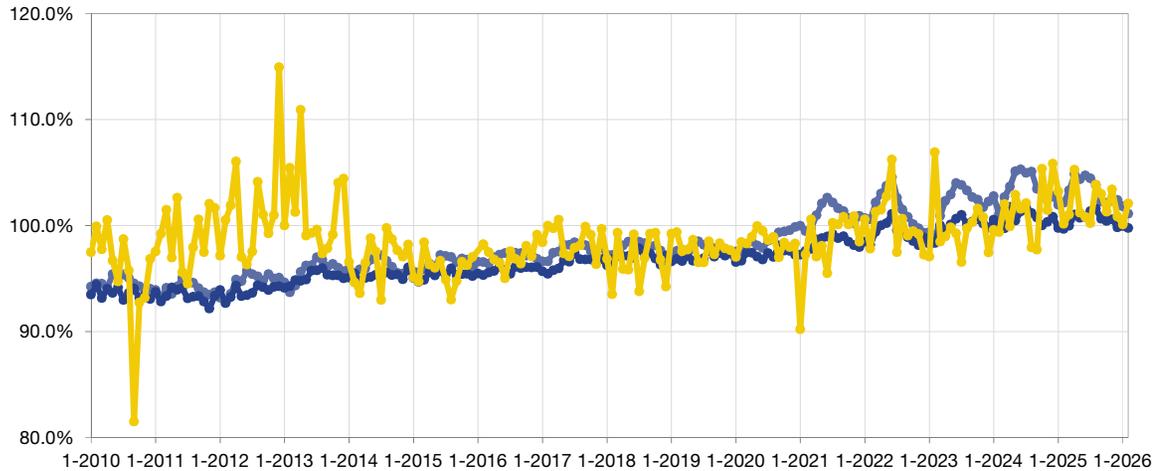


Year to Date



Historical Percent of List Price Received by Month

Single Family (Blue line), Townhouse-Condo (Dark Blue line), Adult Communities (Yellow line)



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

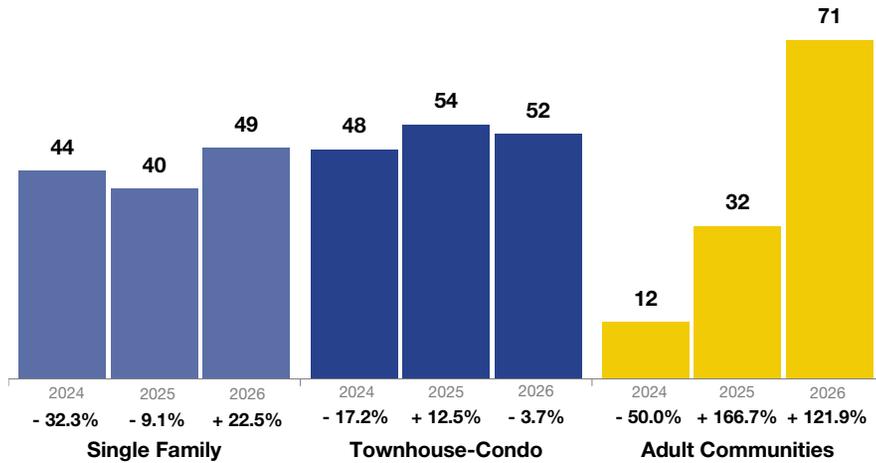
	Single Family	Townhouse-Condo	Adult Communities
March 2025	103.3%	100.0%	101.0%
April 2025	104.9%	101.0%	105.3%
May 2025	104.4%	100.7%	101.2%
June 2025	104.7%	100.8%	100.8%
July 2025	104.4%	101.4%	100.2%
August 2025	103.8%	101.6%	103.9%
September 2025	102.2%	100.6%	103.0%
October 2025	102.1%	100.4%	101.3%
November 2025	102.3%	100.6%	103.4%
December 2025	102.4%	99.8%	100.8%
January 2026	101.8%	100.0%	100.1%
February 2026	101.1%	99.8%	102.1%
12-Month Avg.*	103.3%	100.6%	102.0%

* Pct. of List Price Received for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

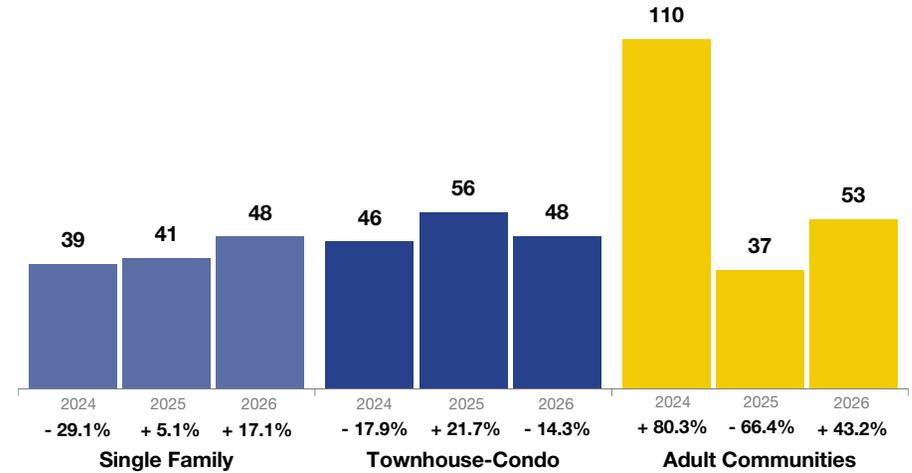
Days on Market Until Sale

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

February

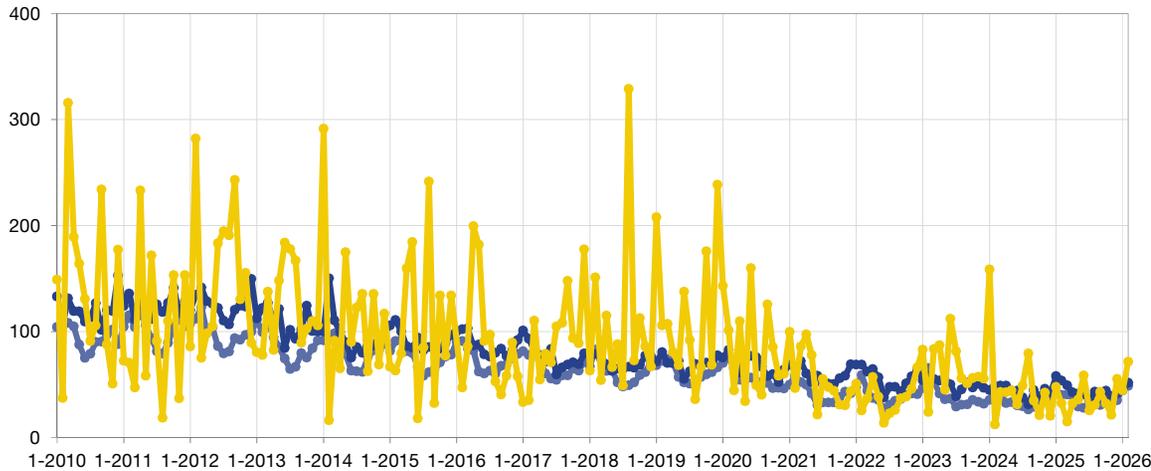


Year to Date



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
March 2025	40	49	15
April 2025	40	42	32
May 2025	29	41	36
June 2025	28	40	59
July 2025	27	34	26
August 2025	32	43	31
September 2025	30	40	43
October 2025	37	44	32
November 2025	38	39	21
December 2025	35	42	55
January 2026	47	44	44
February 2026	49	52	71
12-Month Avg.*	35	42	36

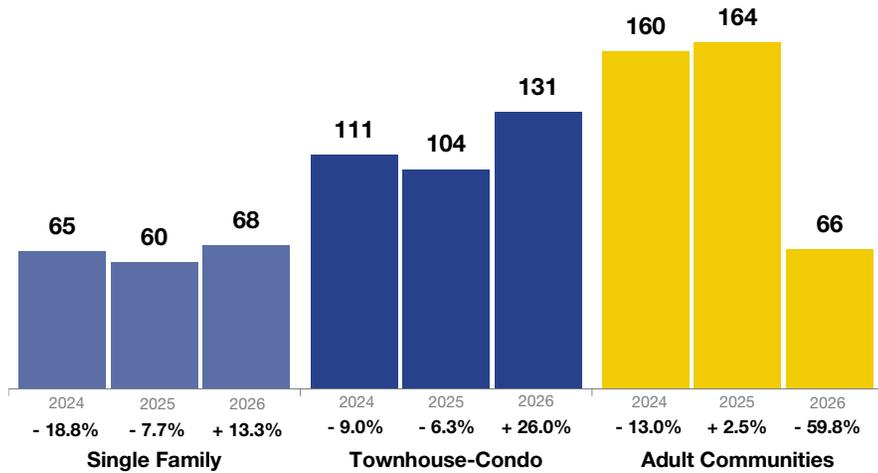
* Days on Market for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Housing Affordability Index

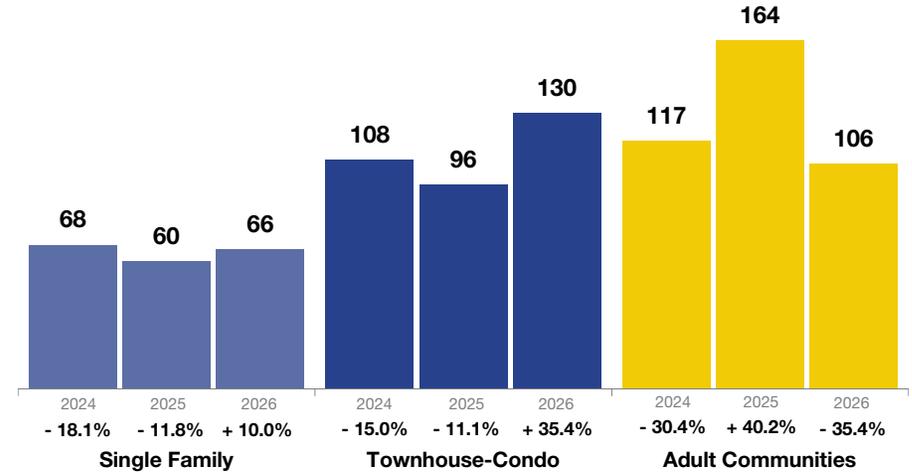


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

February

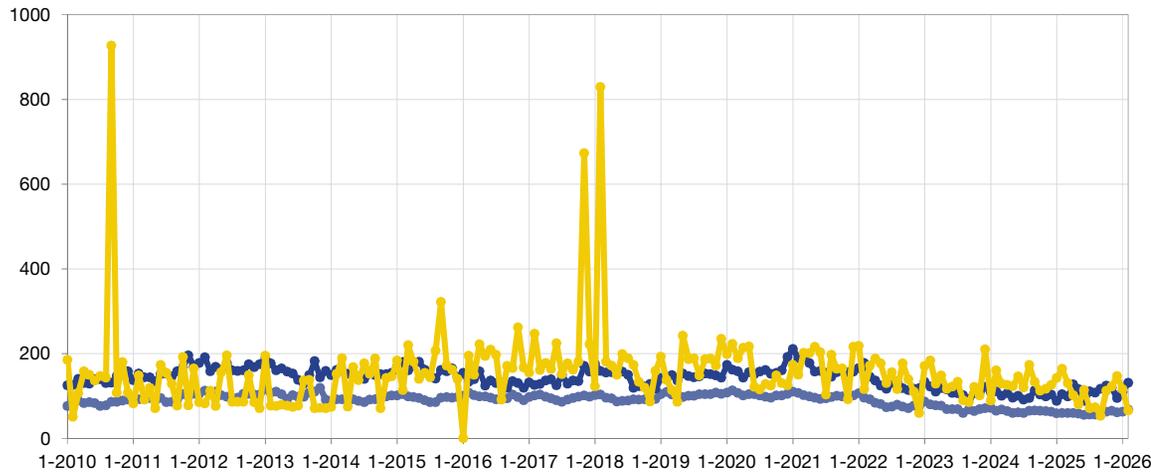


Year to Date



Historical Housing Affordability Index 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.

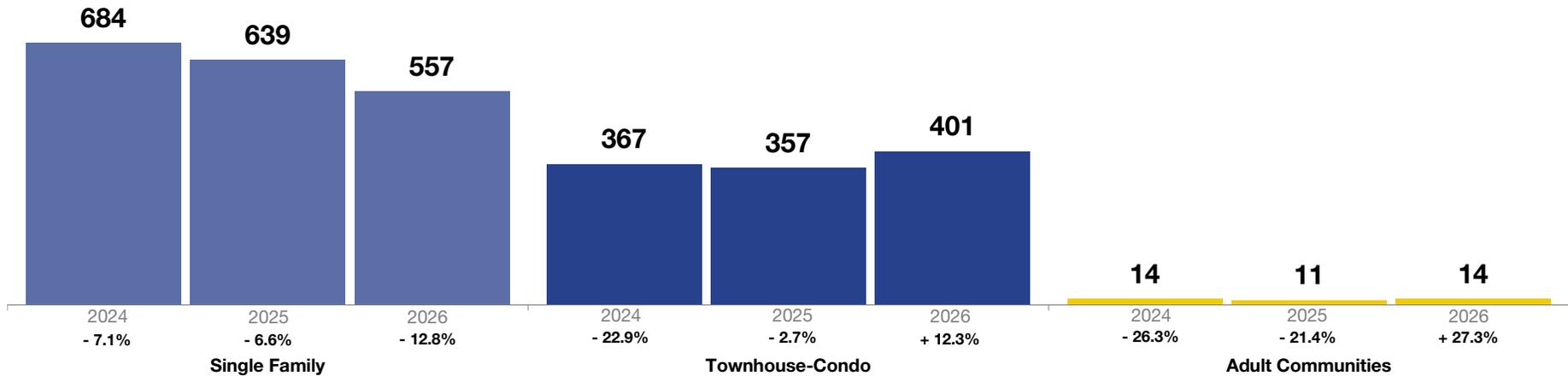
	Single Family	Townhouse-Condo	Adult Communities
March 2025	60	99	130
April 2025	60	127	102
May 2025	58	116	80
June 2025	55	88	114
July 2025	56	111	71
August 2025	56	108	73
September 2025	61	117	53
October 2025	63	124	112
November 2025	65	120	122
December 2025	61	95	147
January 2026	63	109	116
February 2026	68	131	66
12-Month Avg.*	61	112	99

* Affordability Index for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

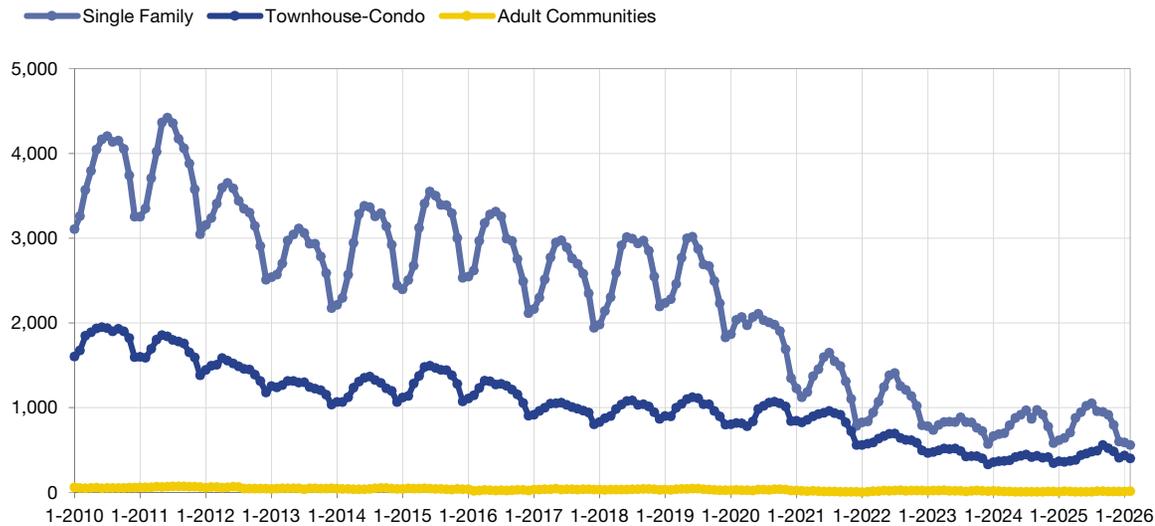
Inventory of Homes for Sale

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

February



Historical Inventory of Homes for Sale by Month



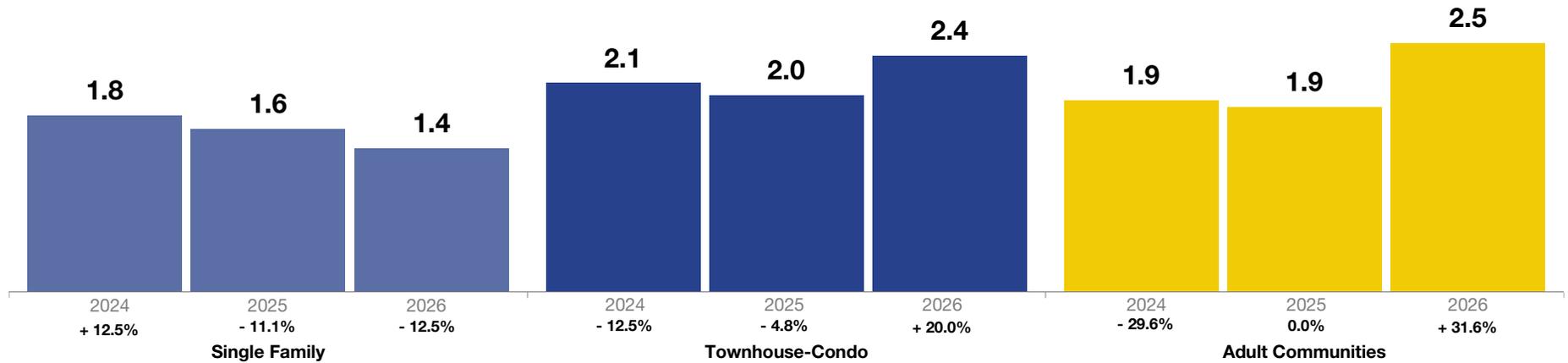
	Single Family	Townhouse-Condo	Adult Communities
March 2025	706	368	9
April 2025	876	380	7
May 2025	943	437	6
June 2025	1,020	455	7
July 2025	1,050	477	6
August 2025	956	489	12
September 2025	950	556	11
October 2025	914	521	10
November 2025	796	484	10
December 2025	600	408	9
January 2026	586	434	9
February 2026	557	401	14
12-Month Avg.	830	451	9

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

Months Supply of Inventory

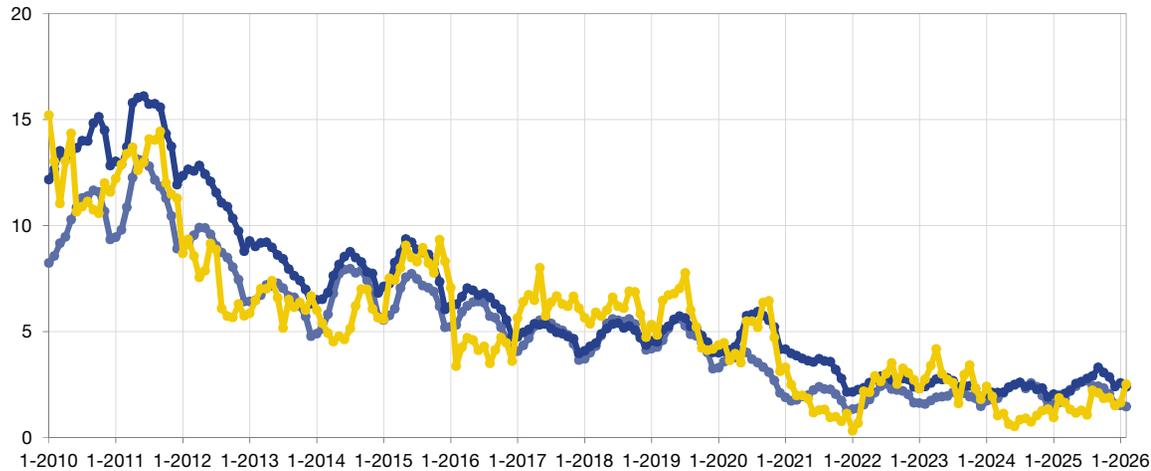
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

February



Historical Months Supply of Inventory 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
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	2.7	2.8	1.1
August 2025	2.4	2.9	2.2
September 2025	2.4	3.3	2.1
October 2025	2.3	3.1	1.8
November 2025	2.1	2.8	1.9
December 2025	1.6	2.4	1.5
January 2026	1.5	2.6	1.6
February 2026	1.4	2.4	2.5
12-Month Avg.*	2.1	2.6	1.7

* Months Supply for all properties from March 2025 through February 2026. 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	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		620	502	- 19.0%	1,252	1,094	- 12.6%
Pending Sales		435	402	- 7.6%	851	793	- 6.8%
Closed Sales		356	376	+ 5.6%	809	775	- 4.2%
Median Sales Price		\$669,500	\$687,450	+ 2.7%	\$710,000	\$695,000	- 2.1%
Average Sales Price		\$875,677	\$858,740	- 1.9%	\$930,475	\$886,136	- 4.8%
Pct. of List Price Received		101.2%	100.7%	- 0.5%	101.3%	101.0%	- 0.3%
Days on Market Until Sale		45	50	+ 11.1%	46	48	+ 4.3%
Housing Affordability Index		71	74	+ 4.2%	67	74	+ 10.4%
Inventory of Homes for Sale		1,007	972	- 3.5%	--	--	--
Months Supply of Inventory		1.7	1.7	0.0%	--	--	--