

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.

March 2026

U.S. existing-home sales unexpectedly rose 1.7% month-over-month to a seasonally adjusted annual rate of 4.09 million, as lower mortgage rates helped boost buyer activity, according to the National Association of REALTORS® (NAR). Monthly sales increased in the Midwest, South, and West but decreased in the Northeast. Sales increased year-over-year in the South, but fell in the Northeast, Midwest, and West.

- Single Family Closed Sales increased 2.9 percent to 280.
- Townhouse-Condo Closed Sales decreased 10.5 percent to 137.
- Adult Communities Closed Sales increased 57.1 percent to 11.

- Single Family Median Sales Price was up 6.3 percent to \$850,000.
- Townhouse-Condo Median Sales Price was down 2.4 percent to \$475,000.
- Adult Communities Median Sales Price was up 8.0 percent to \$470,000.

Data from NAR show that inventory continued to grow nationwide, ticking up 2.4% month-over-month and 4.9% year-over-year to 1.29 million units heading into March, representing a 3.8-month supply at the current sales pace. Meanwhile, home prices increased for the 32nd consecutive month, climbing 0.3% year-over-year to \$398,000.

Monthly Snapshot

- 0.9% **+ 7.7%** **+ 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



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	3-2025	3-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		574	586	+ 2.1%	1,379	1,259	- 8.7%
Pending Sales		419	371	- 11.5%	946	866	- 8.5%
Closed Sales		272	280	+ 2.9%	816	812	- 0.5%
Median Sales Price		\$800,000	\$850,000	+ 6.3%	\$800,000	\$800,000	0.0%
Average Sales Price		\$1,008,914	\$1,079,563	+ 7.0%	\$1,057,973	\$1,051,285	- 0.6%
Pct. of List Price Received		103.3%	102.4%	- 0.9%	102.5%	101.8%	- 0.7%
Days on Market Until Sale		40	47	+ 17.5%	41	47	+ 14.6%
Housing Affordability Index		60	58	- 3.3%	60	62	+ 3.3%
Inventory of Homes for Sale		706	684	- 3.1%	--	--	--
Months Supply of Inventory		1.8	1.8	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	3-2025	3-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		243	321	+ 32.1%	671	745	+ 11.0%
Pending Sales		177	189	+ 6.8%	488	469	- 3.9%
Closed Sales		153	137	- 10.5%	412	376	- 8.7%
Median Sales Price		\$486,500	\$475,000	- 2.4%	\$499,000	\$465,000	- 6.8%
Average Sales Price		\$604,962	\$585,946	- 3.1%	\$615,512	\$568,778	- 7.6%
Pct. of List Price Received		100.0%	100.1%	+ 0.1%	99.9%	100.0%	+ 0.1%
Days on Market Until Sale		49	51	+ 4.1%	53	49	- 7.5%
Housing Affordability Index		99	122	+ 23.2%	97	124	+ 27.8%
Inventory of Homes for Sale		369	472	+ 27.9%	--	--	--
Months Supply of Inventory		2.1	2.8	+ 33.3%	--	--	--

Adult Community Market Overview



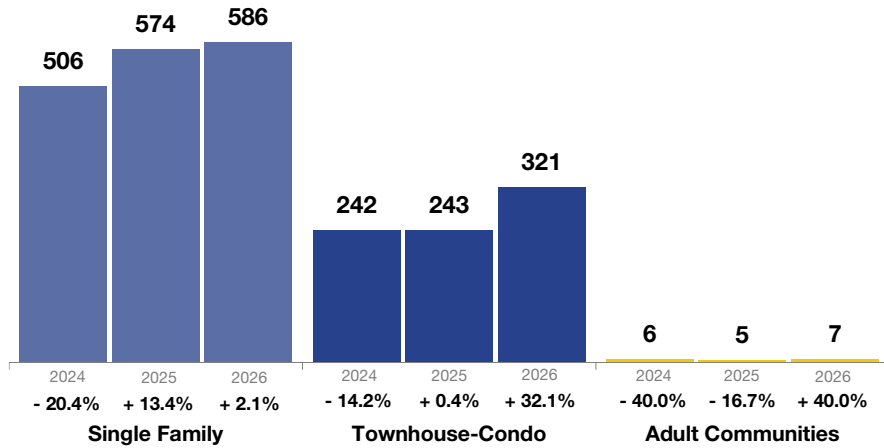
Key metrics for properties in **Adult Communities Only** for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	3-2025	3-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		5	7	+ 40.0%	24	22	- 8.3%
Pending Sales		7	7	0.0%	19	15	- 21.1%
Closed Sales		7	11	+ 57.1%	13	20	+ 53.8%
Median Sales Price		\$435,000	\$470,000	+ 8.0%	\$390,000	\$522,000	+ 33.8%
Average Sales Price		\$479,143	\$535,558	+ 11.8%	\$460,014	\$603,967	+ 31.3%
Pct. of List Price Received		101.0%	101.5%	+ 0.5%	101.1%	101.2%	+ 0.1%
Days on Market Until Sale		15	30	+ 100.0%	25	40	+ 60.0%
Housing Affordability Index		130	123	- 5.4%	145	111	- 23.4%
Inventory of Homes for Sale		9	12	+ 33.3%	--	--	--
Months Supply of Inventory		1.6	2.1	+ 31.3%	--	--	--

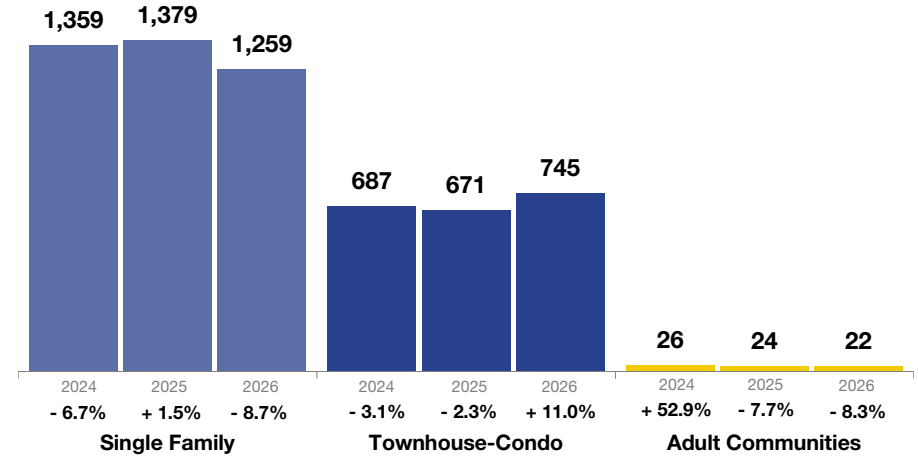
New Listings

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

March

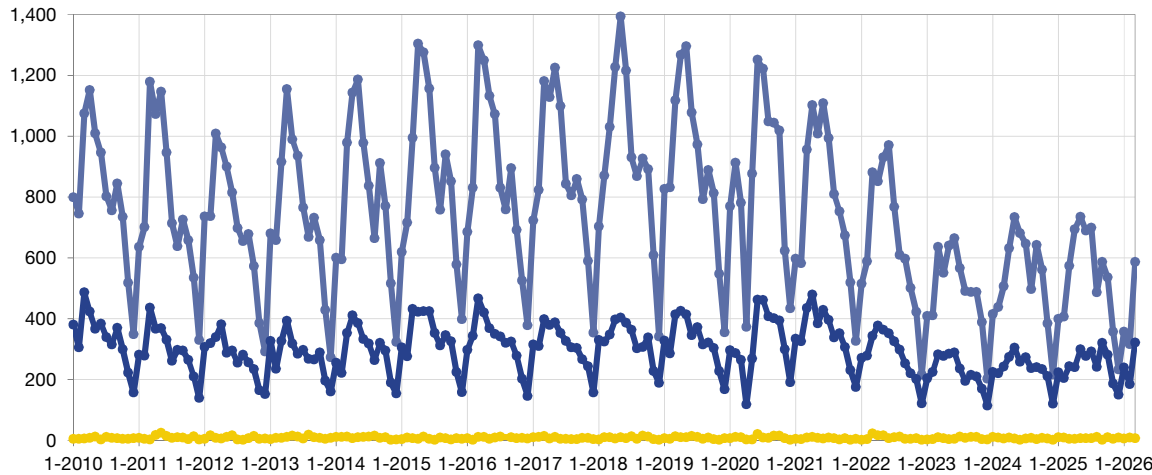


Year to Date



Historical New Listings by Month

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

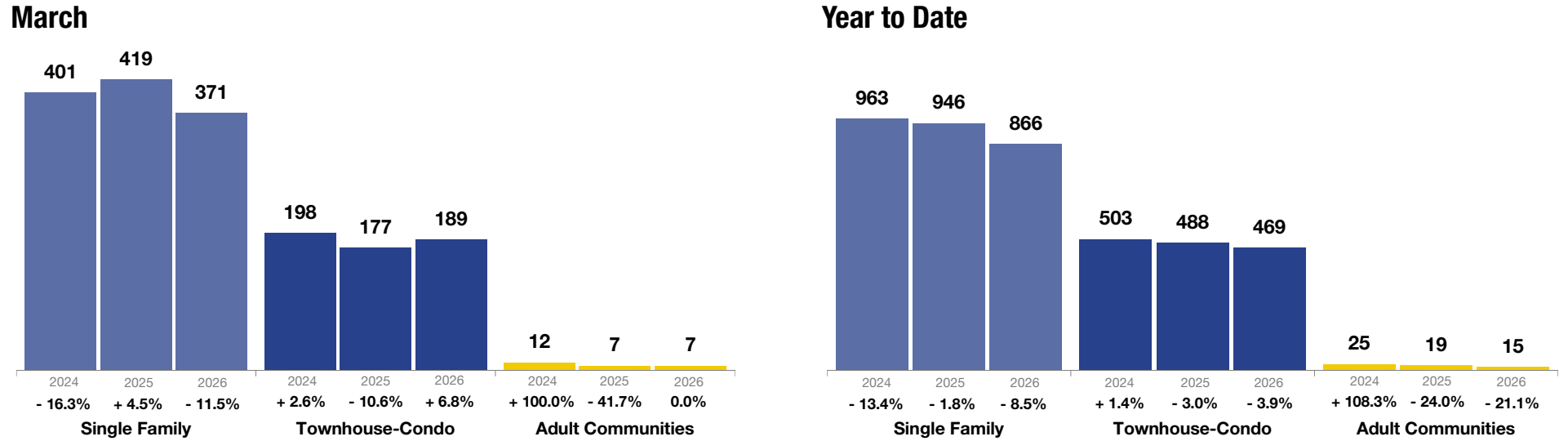


Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

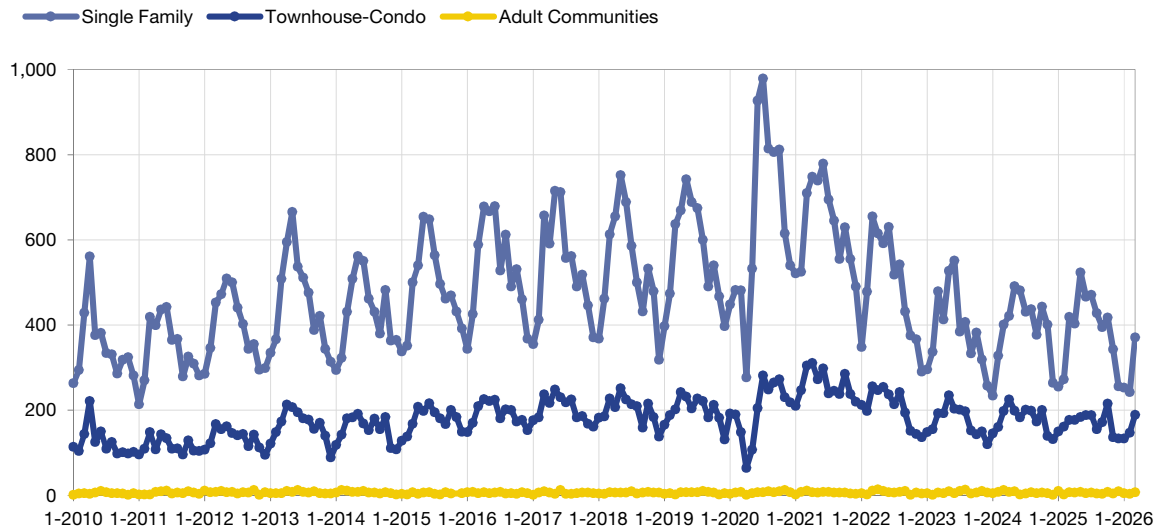
	Single Family	Townhouse-Condo	Adult Communities
April 2025	694	240	5
May 2025	735	299	7
June 2025	689	277	7
July 2025	699	292	7
August 2025	486	241	11
September 2025	586	320	2
October 2025	536	281	10
November 2025	357	187	5
December 2025	233	150	9
January 2026	357	239	6
February 2026	316	185	9
March 2026	586	321	7
12-Month Avg.	523	253	7

Pending Sales

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



Historical Pending Sales by Month



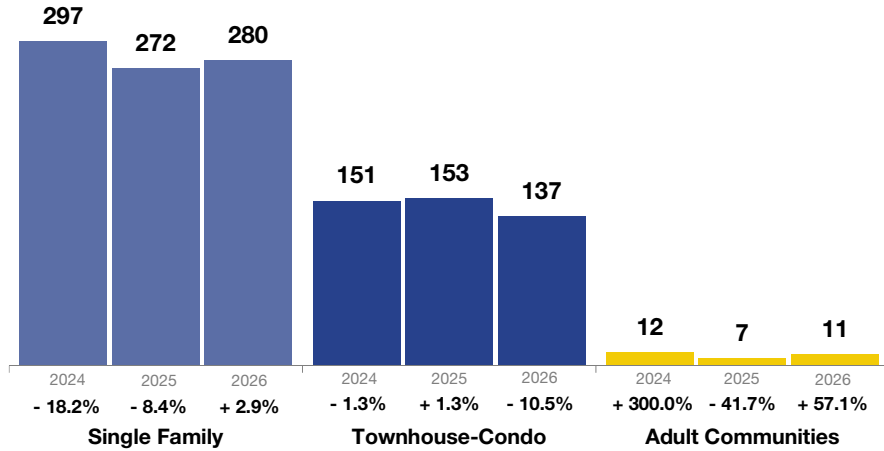
	Single Family	Townhouse-Condo	Adult Communities
April 2025	403	177	6
May 2025	523	184	8
June 2025	466	188	5
July 2025	471	188	6
August 2025	428	155	4
September 2025	395	172	3
October 2025	417	215	8
November 2025	343	136	4
December 2025	256	133	9
January 2026	253	133	5
February 2026	242	147	3
March 2026	371	189	7
12-Month Avg.	381	168	6

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

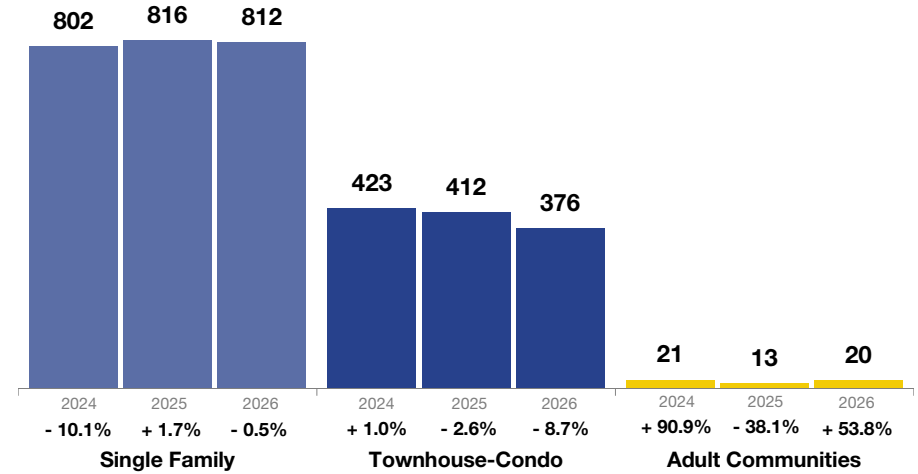
Closed Sales

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

March

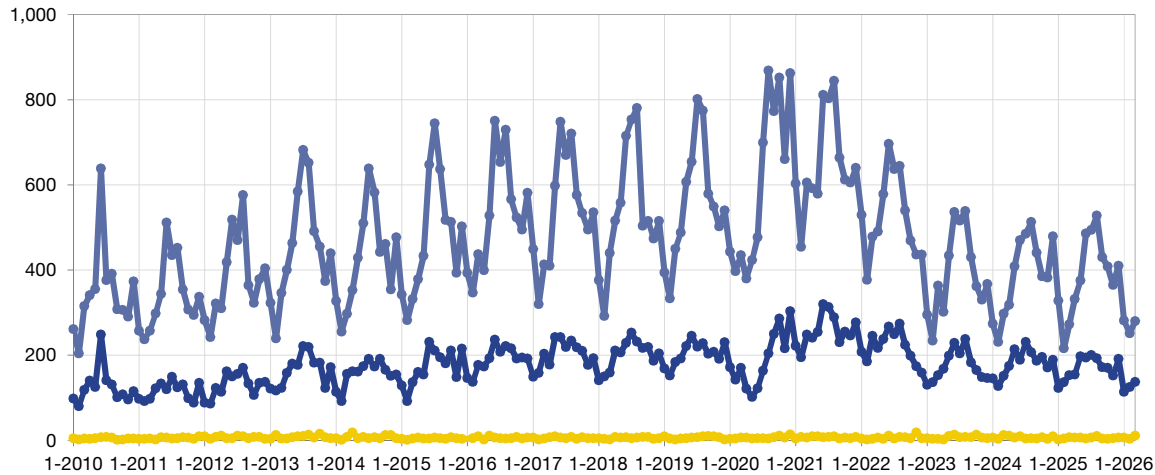


Year to Date



Historical Closed Sales by Month

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

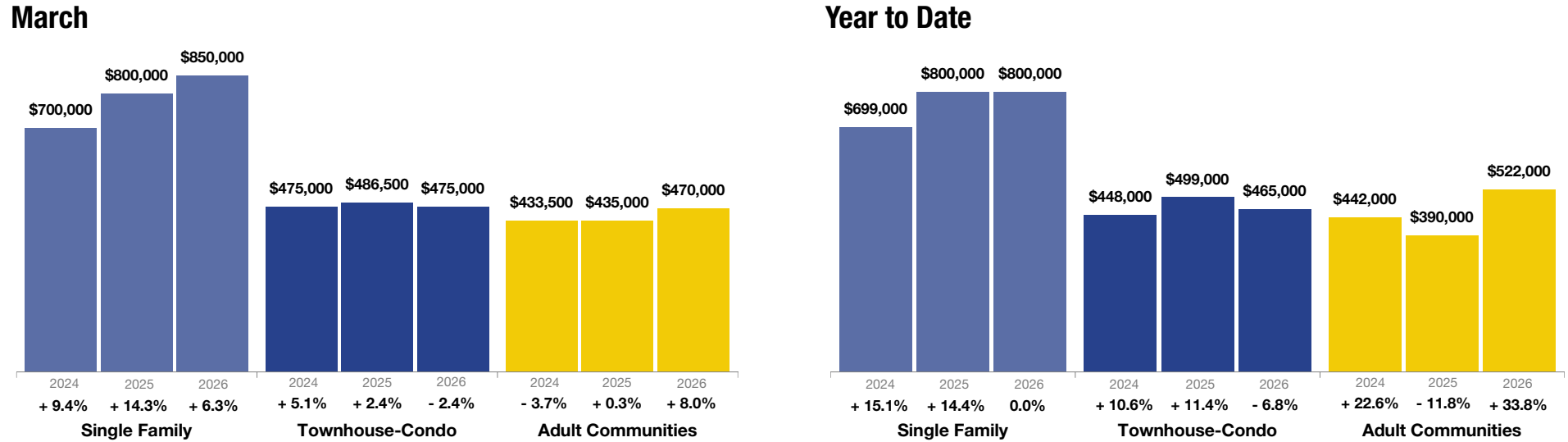


Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

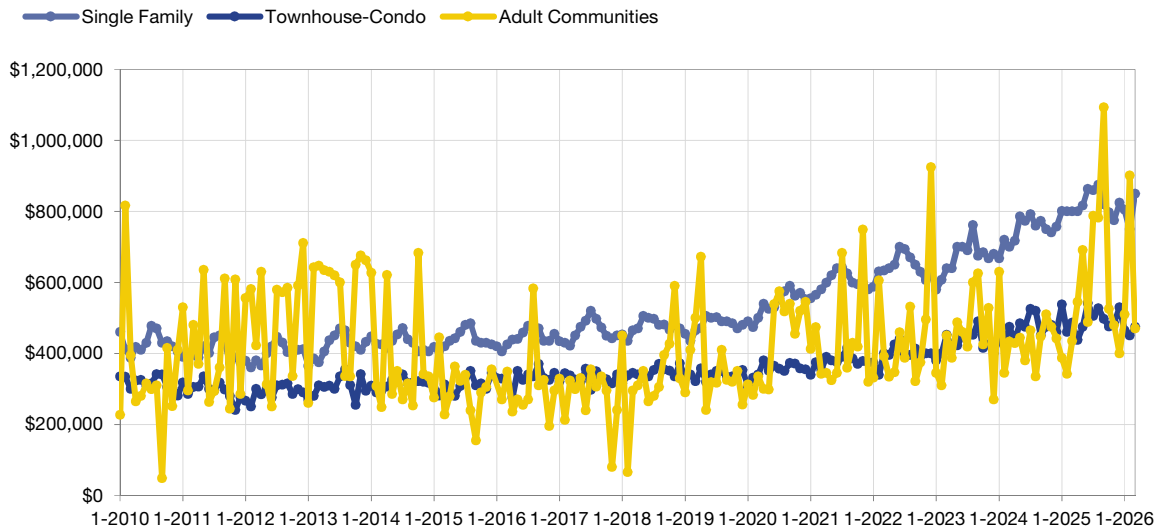
	Single Family	Townhouse-Condo	Adult Communities
April 2025	332	154	6
May 2025	375	197	6
June 2025	486	194	4
July 2025	494	200	6
August 2025	528	193	10
September 2025	430	172	4
October 2025	408	170	3
November 2025	365	152	5
December 2025	410	191	6
January 2026	281	114	6
February 2026	251	125	3
March 2026	280	137	11
12-Month Avg.	387	167	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.



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
April 2025	\$800,000	\$437,500	\$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	\$450,000	\$901,000
March 2026	\$850,000	\$475,000	\$470,000
12-Month Med.*	\$825,000	\$498,000	\$531,500

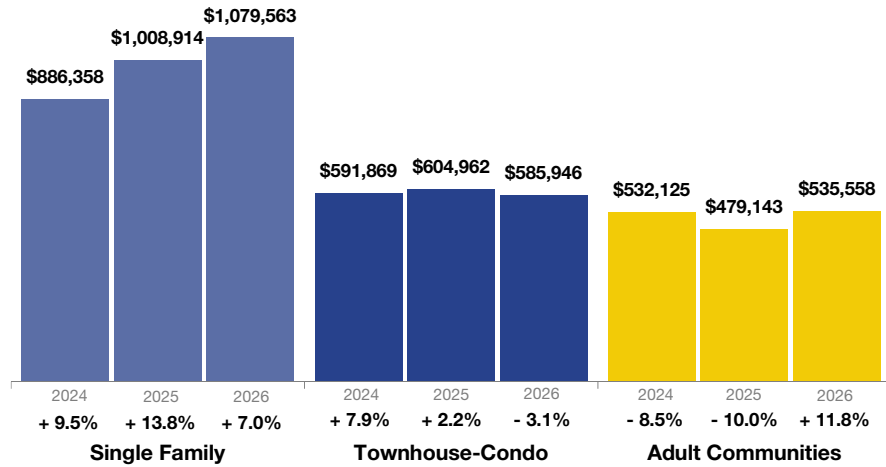
* Median Sales Price for all properties from April 2025 through March 2026. This is not the average of the individual figures above.

Average Sales Price

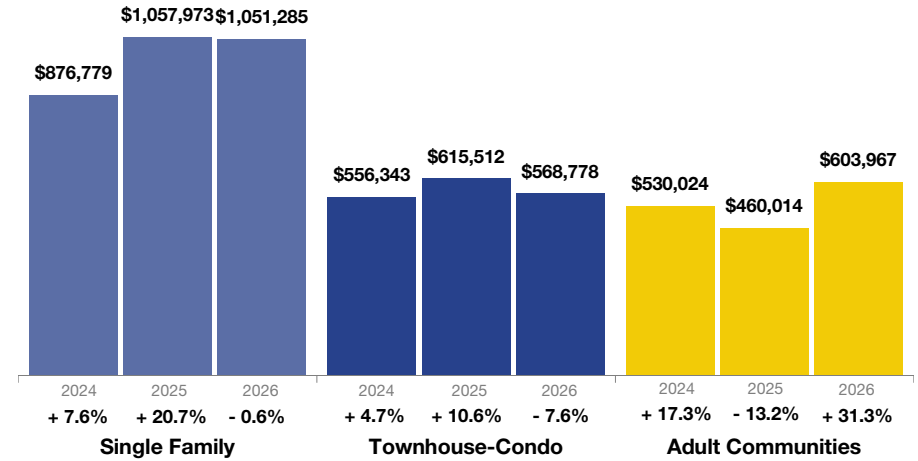


Average sales price for all closed sales, not accounting for seller concessions, in a given month.

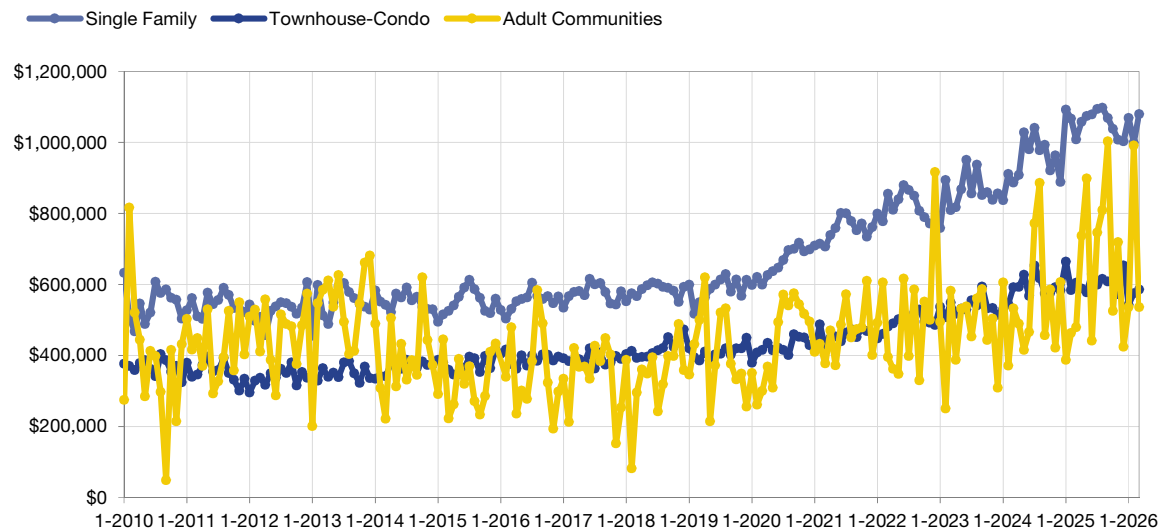
March



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
April 2025	\$1,058,215	\$588,489	\$737,483
May 2025	\$1,074,334	\$577,730	\$898,617
June 2025	\$1,078,432	\$628,880	\$441,650
July 2025	\$1,094,532	\$599,276	\$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	\$1,069,040	\$542,225	\$535,865
February 2026	\$999,862	\$574,453	\$991,000
March 2026	\$1,079,563	\$585,946	\$535,558
12-Month Avg.*	\$1,059,149	\$599,652	\$685,129

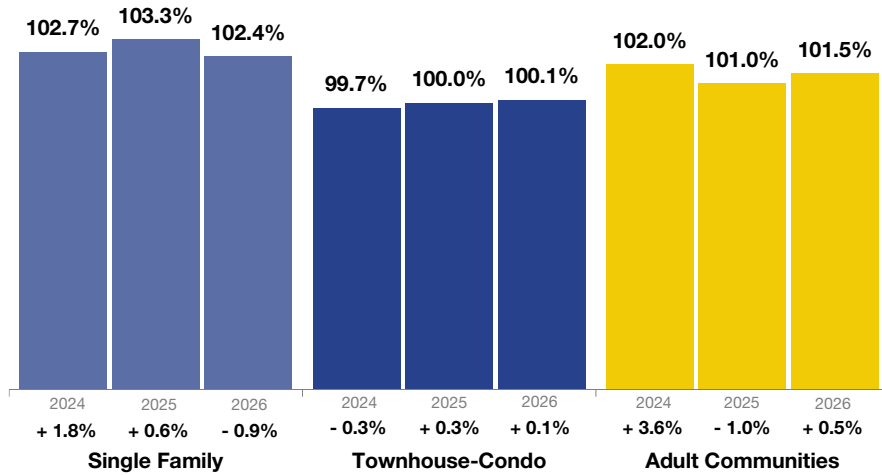
* Avg. Sales Price for all properties from April 2025 through March 2026. This is not the average of the individual figures above.

Percent of List Price Received

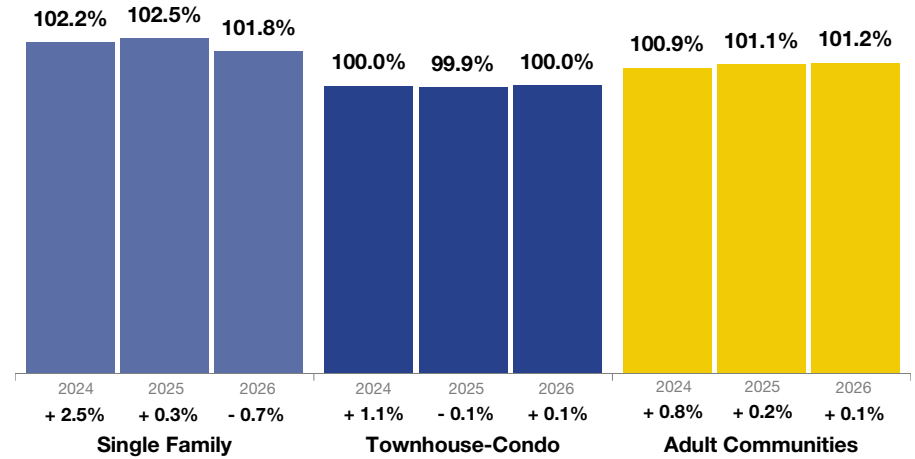


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

March

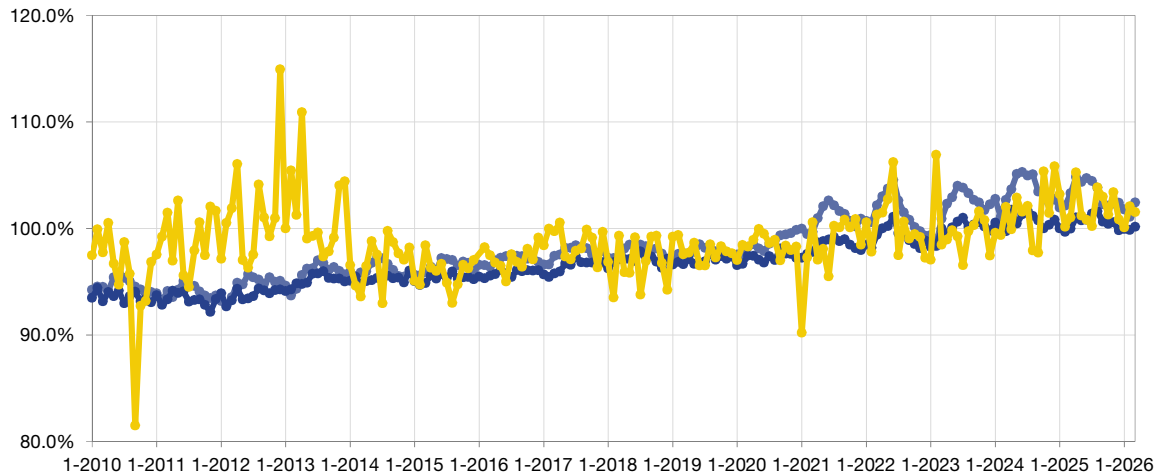


Year to Date



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.

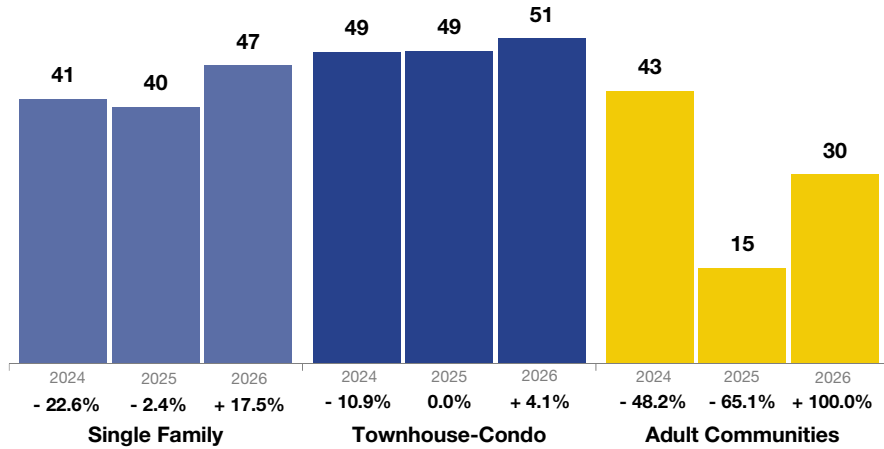
	Single Family	Townhouse-Condo	Adult Communities
April 2025	104.9%	101.0%	105.3%
May 2025	104.4%	100.7%	101.2%
June 2025	104.7%	100.8%	100.8%
July 2025	104.4%	101.4%	100.2%
August 2025	103.8%	101.6%	103.9%
September 2025	102.2%	100.6%	103.0%
October 2025	102.1%	100.4%	101.3%
November 2025	102.3%	100.6%	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%
March 2026	102.4%	100.1%	101.5%
12-Month Avg.*	103.2%	100.6%	102.1%

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

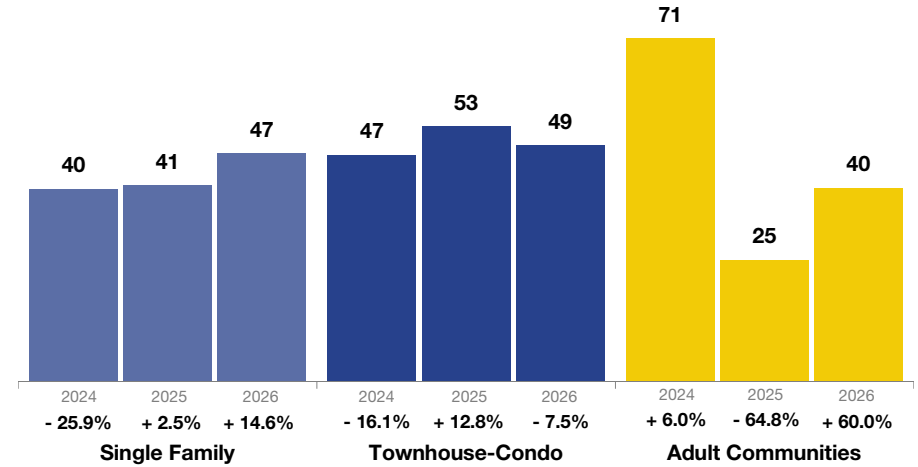
Days on Market Until Sale

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

March

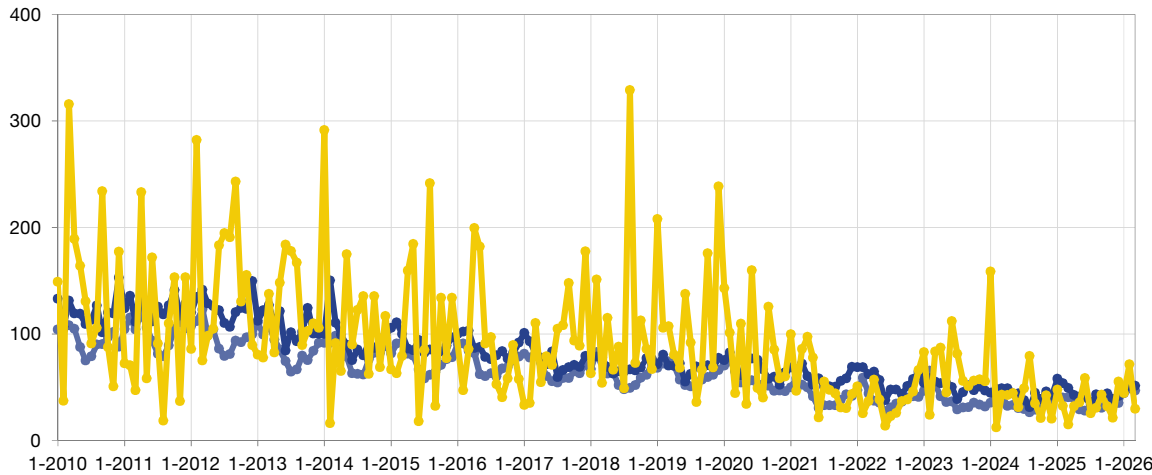


Year to Date



Historical Days on Market Until Sale 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
April 2025	40	43	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	48	51	71
March 2026	47	51	30
12-Month Avg.*	35	42	37

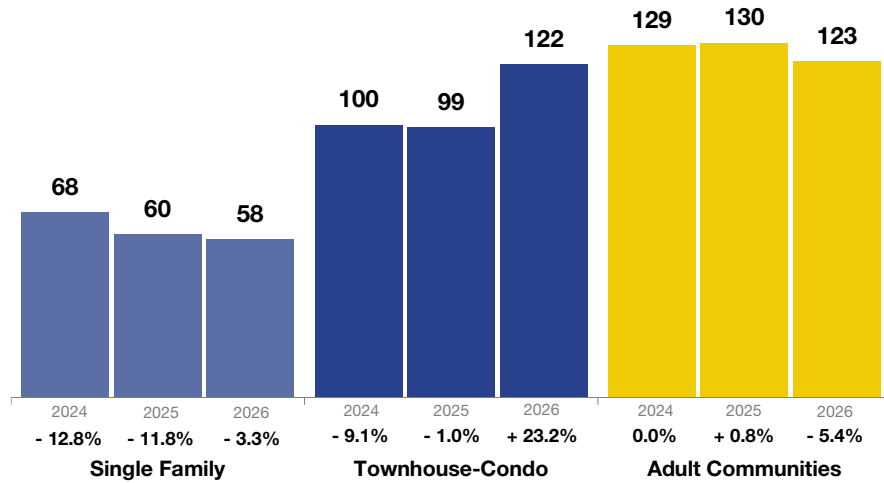
* Days on Market for all properties from April 2025 through March 2026. This is not the average of the individual figures above.

Housing Affordability Index

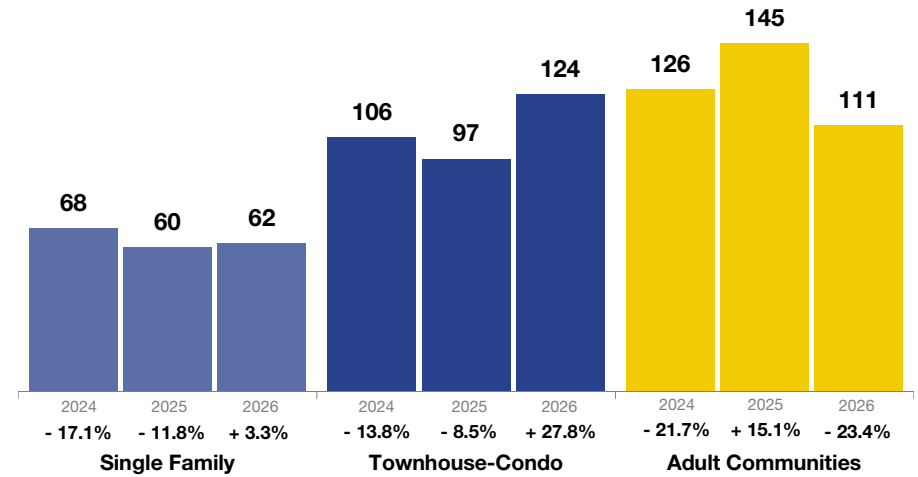


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

March

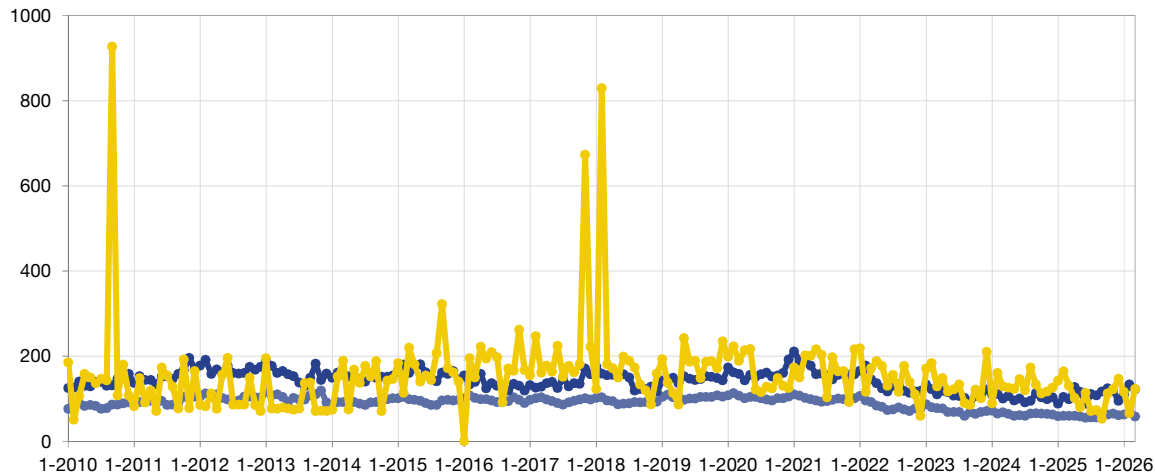


Year to Date



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.

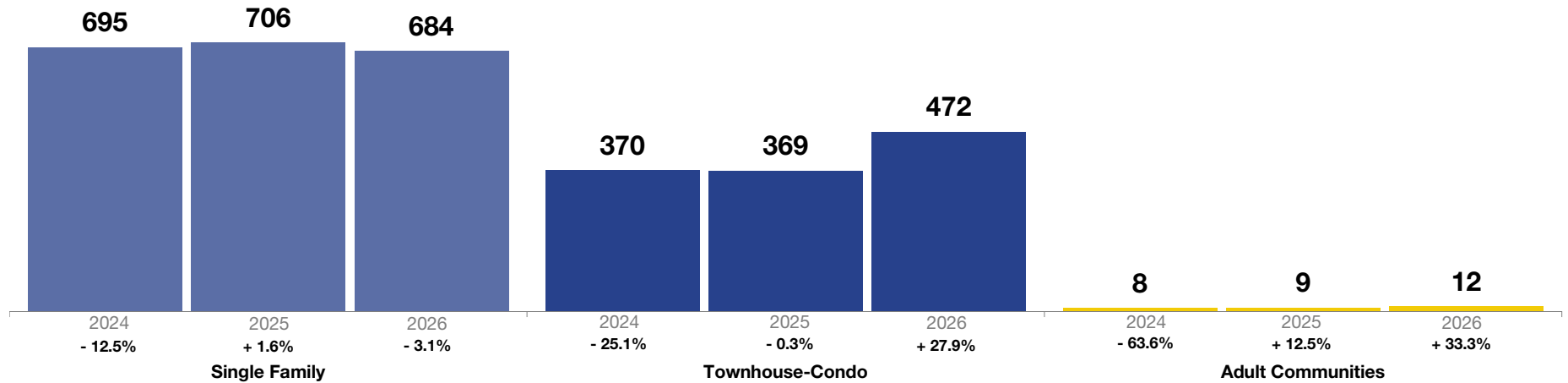
	Single Family	Townhouse-Condo	Adult Communities
April 2025	60	127	102
May 2025	58	116	80
June 2025	55	88	114
July 2025	56	111	71
August 2025	56	108	73
September 2025	61	117	53
October 2025	63	124	112
November 2025	65	120	122
December 2025	61	95	147
January 2026	63	109	116
February 2026	68	133	66
March 2026	58	122	123
12-Month Avg.*	60	114	98

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

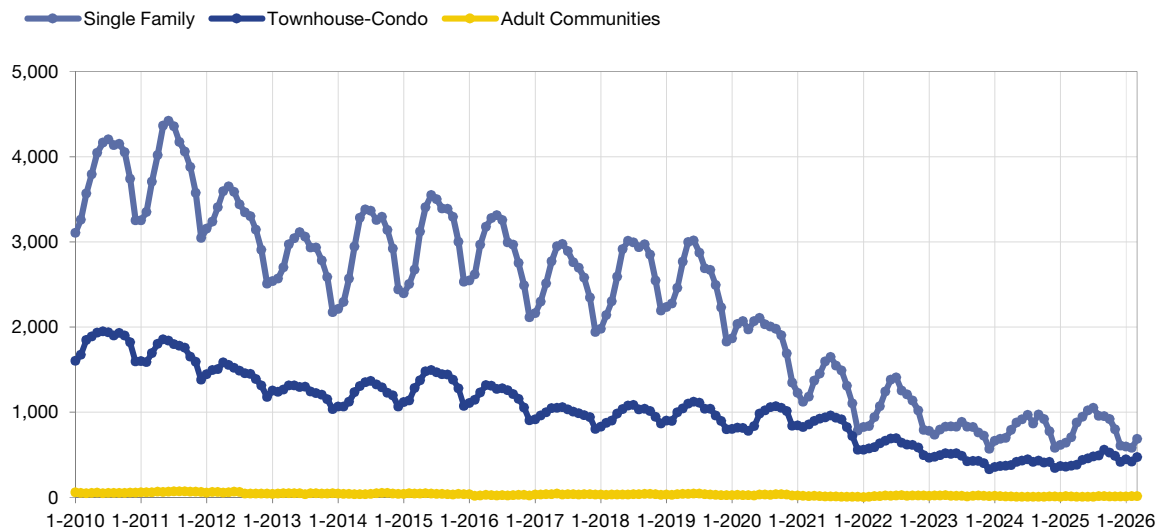
Inventory of Homes for Sale

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

March



Historical Inventory of Homes for Sale by Month



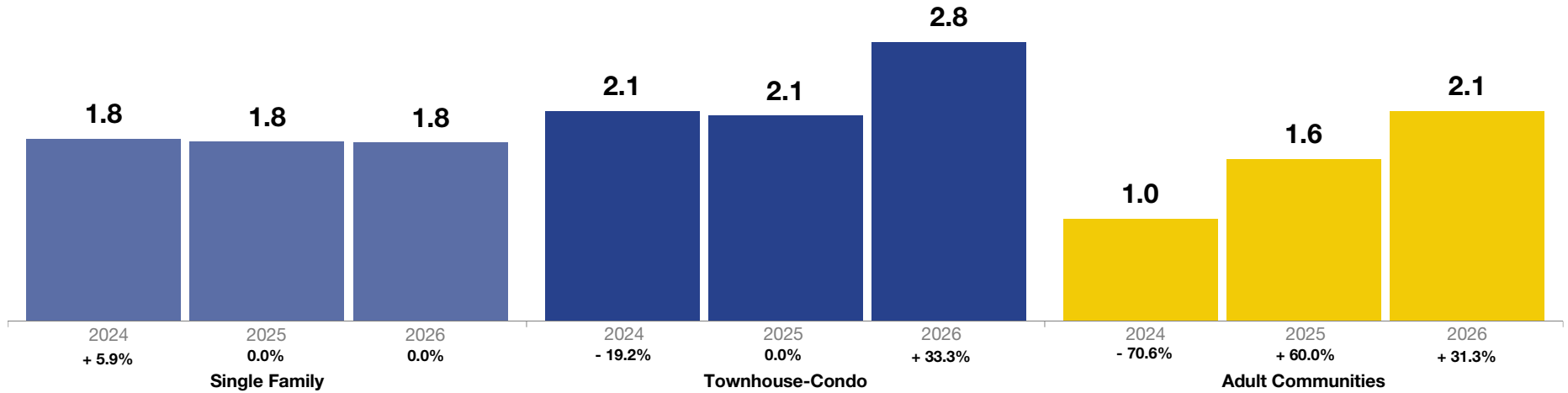
	Single Family	Townhouse-Condo	Adult Communities
April 2025	876	381	7
May 2025	944	438	6
June 2025	1,021	457	7
July 2025	1,051	479	6
August 2025	957	491	12
September 2025	951	558	11
October 2025	917	524	10
November 2025	798	487	10
December 2025	606	415	9
January 2026	597	446	9
February 2026	580	420	14
March 2026	684	472	12
12-Month Avg.	832	464	9

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

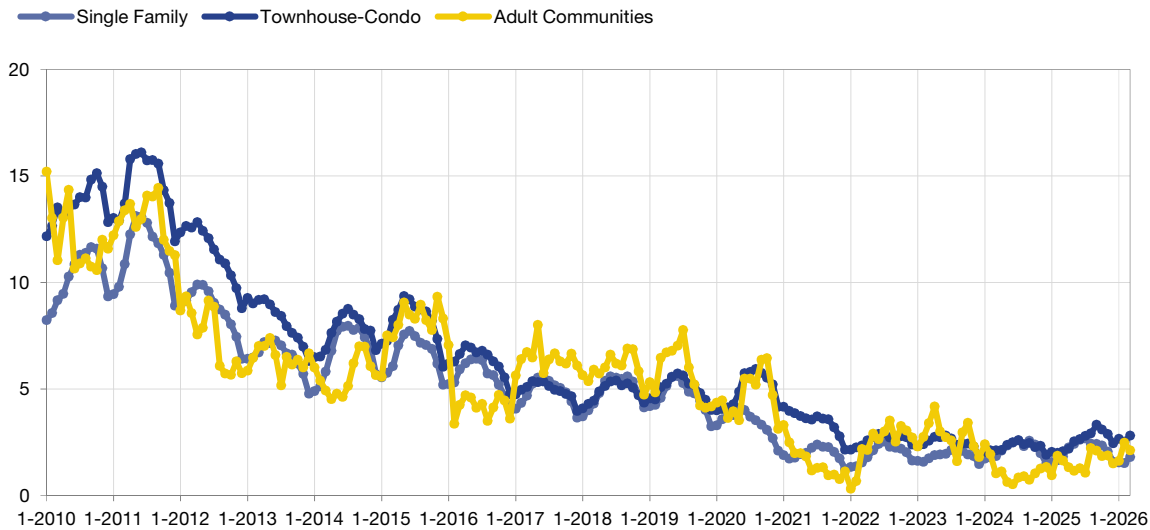
Months Supply of Inventory

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.

March



Historical Months Supply of Inventory 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
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	2.9	1.9
December 2025	1.6	2.4	1.5
January 2026	1.5	2.7	1.6
February 2026	1.5	2.5	2.5
March 2026	1.8	2.8	2.1
12-Month Avg.*	2.1	2.7	1.7

* Months Supply for all properties from April 2025 through March 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	3-2025	3-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		822	914	+ 11.2%	2,074	2,026	- 2.3%
Pending Sales		603	567	- 6.0%	1,453	1,350	- 7.1%
Closed Sales		432	428	- 0.9%	1,241	1,208	- 2.7%
Median Sales Price		\$720,000	\$742,500	+ 3.1%	\$715,000	\$710,000	- 0.7%
Average Sales Price		\$857,264	\$909,088	+ 6.0%	\$905,050	\$894,234	- 1.2%
Pct. of List Price Received		102.1%	101.7%	- 0.4%	101.6%	101.2%	- 0.4%
Days on Market Until Sale		43	48	+ 11.6%	45	48	+ 6.7%
Housing Affordability Index		67	67	0.0%	68	70	+ 2.9%
Inventory of Homes for Sale		1,084	1,168	+ 7.7%	--	--	--
Months Supply of Inventory		1.9	2.1	+ 10.5%	--	--	--