

Monthly Indicators



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

April 2026

U.S. existing-home sales fell 3.6% month-over-month and 1.0% year-over-year to a seasonally adjusted annual rate of 3.98 million, according to the National Association of REALTORS® (NAR), as tight supply and ongoing affordability challenges constrained activity. Sales declined month-over-month in all four regions. Year-over-year, sales increased in the South and West but fell in the Midwest and Northeast.

- Single Family Closed Sales decreased 7.8 percent to 306.
- Townhouse-Condo Closed Sales increased 6.5 percent to 164.
- Adult Communities Closed Sales decreased 50.0 percent to 3.

- Single Family Median Sales Price was up 3.2 percent to \$825,500.
- Townhouse-Condo Median Sales Price was up 7.4 percent to \$470,000.
- Adult Communities Median Sales Price was down 14.7 percent to \$465,000.

Nationally, the median existing-home price rose 1.4% from a year earlier to \$408,800, marking the 33rd consecutive month of year-over-year price increases as limited inventory continued to put upward pressure on prices, NAR said. There were 1.36 million homes for sale heading into April, up 2.3% from a year earlier, representing a 4.1-month supply at the current sales pace.

Monthly Snapshot

- 3.9% **+ 13.4%** **+ 5.6%**

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	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		694	745	+ 7.3%	2,073	2,040	- 1.6%
Pending Sales		403	458	+ 13.6%	1,349	1,335	- 1.0%
Closed Sales		332	306	- 7.8%	1,148	1,124	- 2.1%
Median Sales Price		\$800,000	\$825,500	+ 3.2%	\$800,000	\$810,000	+ 1.3%
Average Sales Price		\$1,056,699	\$1,075,492	+ 1.8%	\$1,057,605	\$1,055,162	- 0.2%
Pct. of List Price Received		104.8%	103.8%	- 1.0%	103.1%	102.3%	- 0.8%
Days on Market Until Sale		40	35	- 12.5%	40	44	+ 10.0%
Housing Affordability Index		60	61	+ 1.7%	60	62	+ 3.3%
Inventory of Homes for Sale		877	867	- 1.1%	--	--	--
Months Supply of Inventory		2.3	2.2	- 4.3%	--	--	--

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	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		240	338	+ 40.8%	911	1,086	+ 19.2%
Pending Sales		177	192	+ 8.5%	665	649	- 2.4%
Closed Sales		154	164	+ 6.5%	566	541	- 4.4%
Median Sales Price		\$437,500	\$470,000	+ 7.4%	\$485,000	\$468,000	- 3.5%
Average Sales Price		\$588,489	\$639,812	+ 8.7%	\$608,146	\$592,235	- 2.6%
Pct. of List Price Received		101.0%	99.7%	- 1.3%	100.2%	99.9%	- 0.3%
Days on Market Until Sale		43	45	+ 4.7%	50	48	- 4.0%
Housing Affordability Index		109	125	+ 14.7%	98	125	+ 27.6%
Inventory of Homes for Sale		381	550	+ 44.4%	--	--	--
Months Supply of Inventory		2.2	3.3	+ 50.0%	--	--	--

Adult Community Market Overview



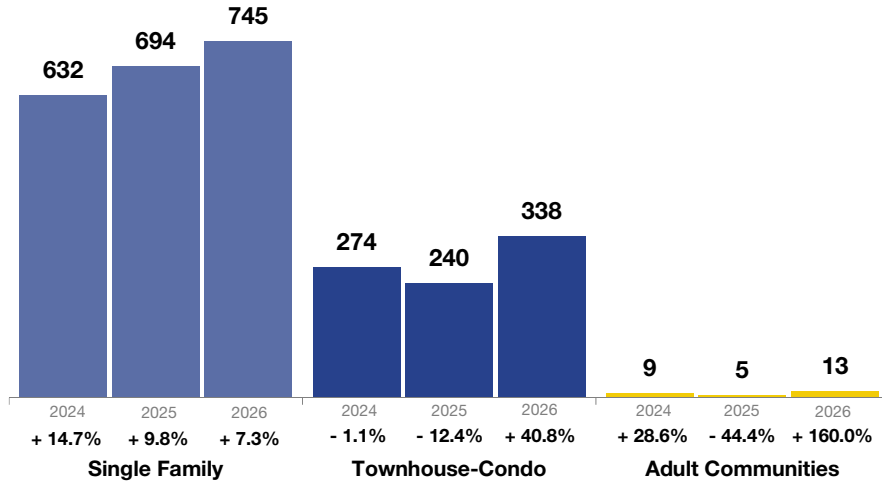
Key metrics for properties in **Adult Communities Only** for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		5	13	+ 160.0%	29	35	+ 20.7%
Pending Sales		6	7	+ 16.7%	25	22	- 12.0%
Closed Sales		6	3	- 50.0%	19	23	+ 21.1%
Median Sales Price		\$544,950	\$465,000	- 14.7%	\$435,000	\$505,000	+ 16.1%
Average Sales Price		\$737,483	\$597,333	- 19.0%	\$547,636	\$603,101	+ 10.1%
Pct. of List Price Received		105.3%	98.3%	- 6.6%	102.4%	100.8%	- 1.6%
Days on Market Until Sale		32	85	+ 165.6%	27	46	+ 70.4%
Housing Affordability Index		102	126	+ 23.5%	128	116	- 9.4%
Inventory of Homes for Sale		7	17	+ 142.9%	--	--	--
Months Supply of Inventory		1.3	3.0	+ 130.8%	--	--	--

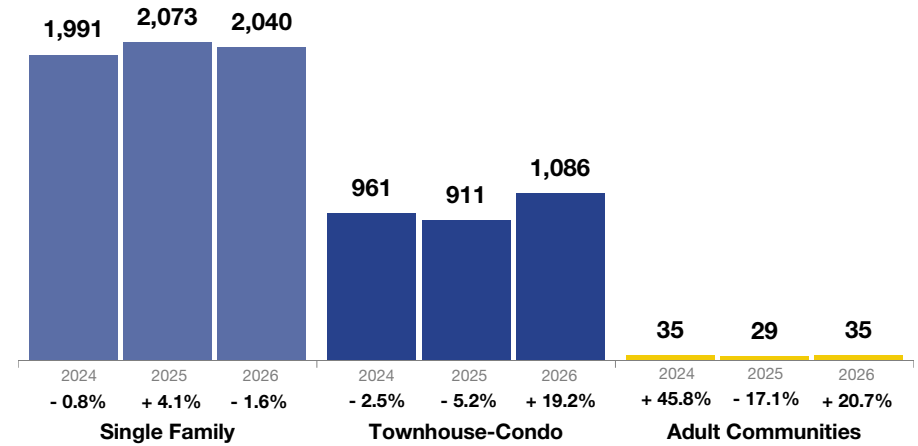
New Listings

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

April

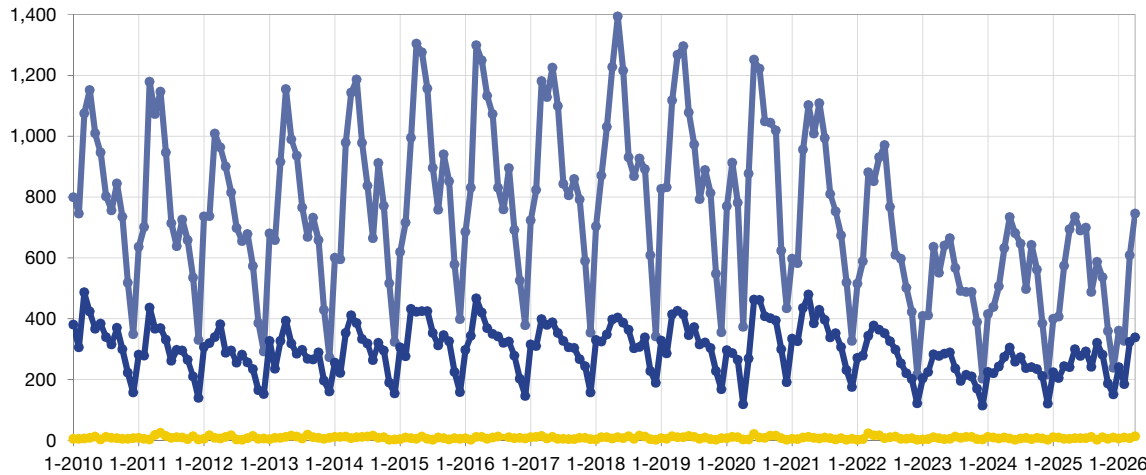


Year to Date



Historical New Listings by Month

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



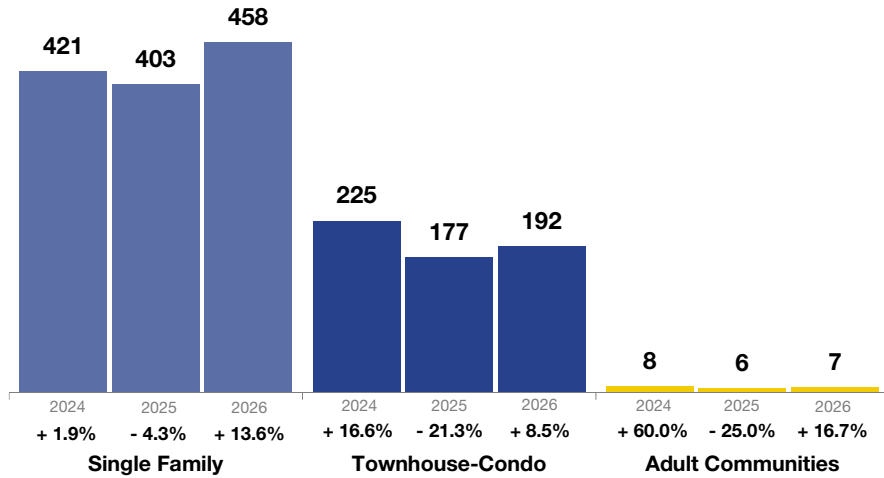
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
May 2025	735	299	7
June 2025	689	277	7
July 2025	699	292	7
August 2025	487	241	11
September 2025	586	320	2
October 2025	536	281	10
November 2025	359	187	5
December 2025	238	151	9
January 2026	360	240	6
February 2026	327	185	9
March 2026	608	323	7
April 2026	745	338	13
12-Month Avg.	531	261	8

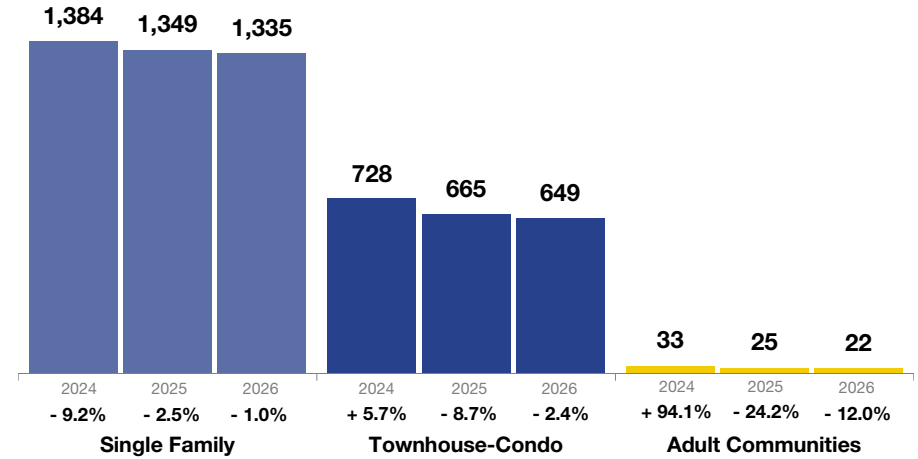
Pending Sales

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

April

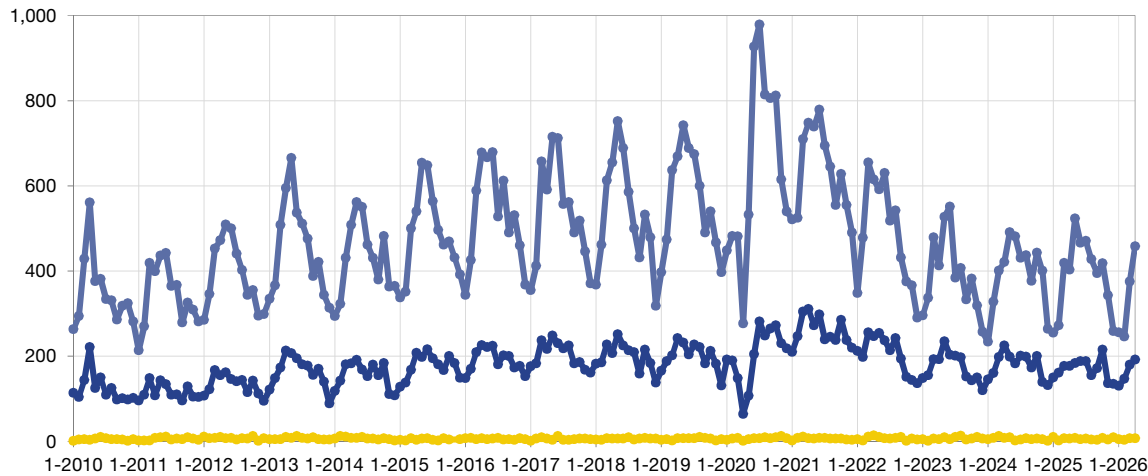


Year to Date



Historical Pending Sales by Month

Single Family Townhouse-Condo Adult Communities



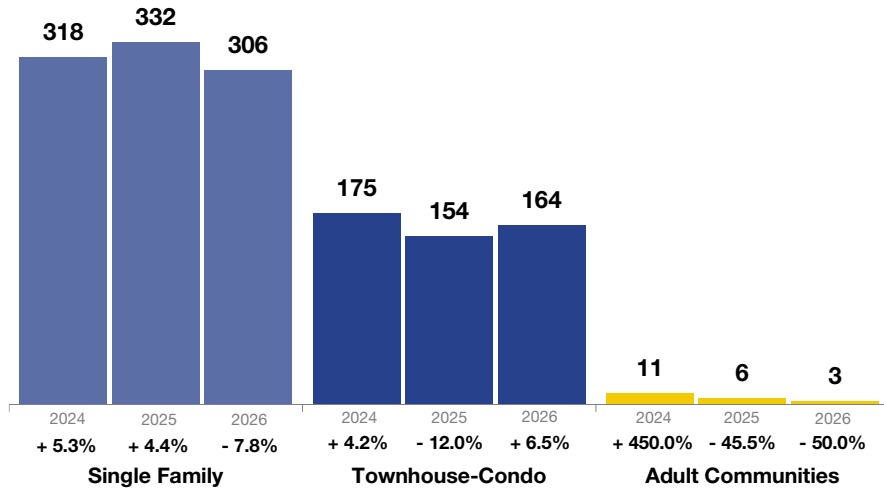
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
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	418	215	8
November 2025	343	136	4
December 2025	259	135	9
January 2026	256	130	5
February 2026	246	147	3
March 2026	375	180	7
April 2026	458	192	7
12-Month Avg.	387	169	6

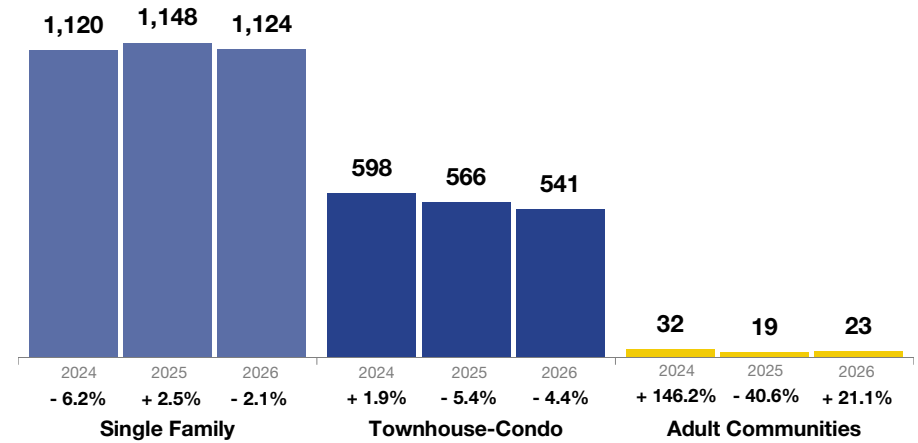
Closed Sales

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

April

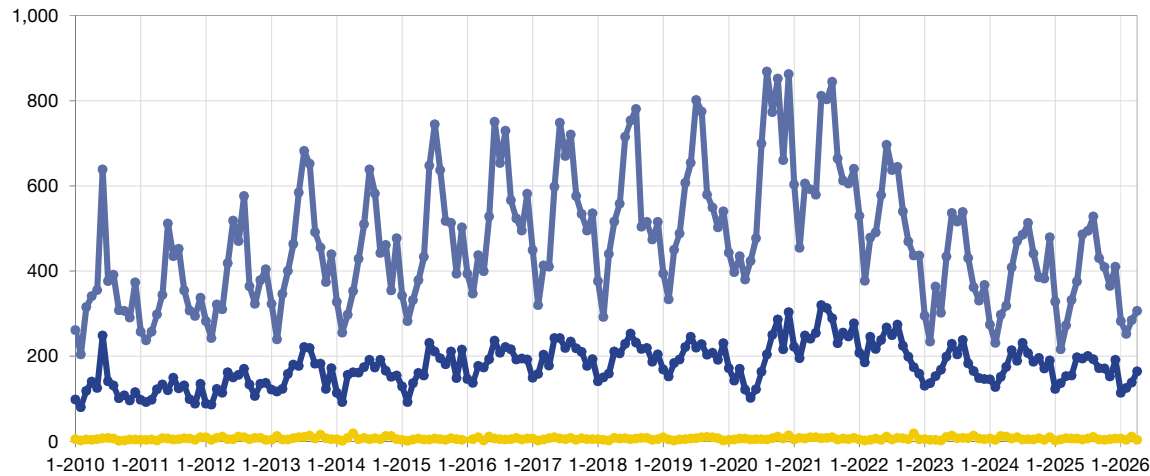


Year to Date



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.

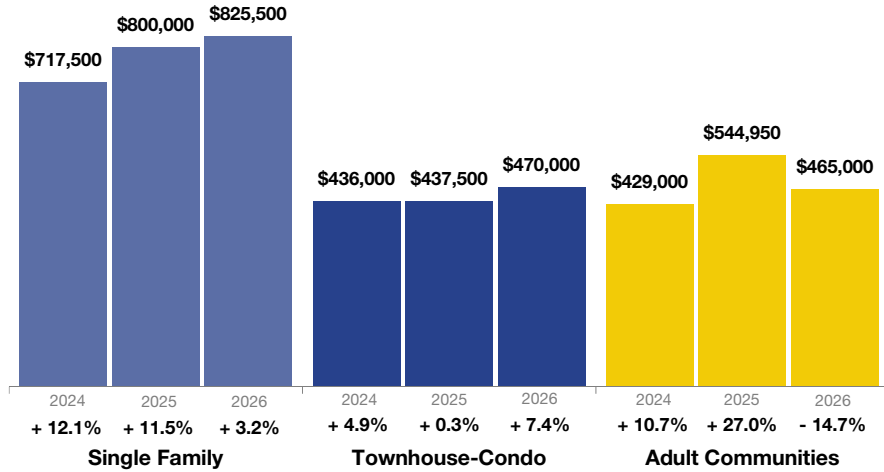
	Single Family	Townhouse-Condo	Adult Communities
May 2025	375	197	6
June 2025	486	194	4
July 2025	494	200	6
August 2025	528	193	10
September 2025	430	172	4
October 2025	409	171	3
November 2025	365	152	5
December 2025	410	191	6
January 2026	282	114	6
February 2026	252	125	3
March 2026	284	138	11
April 2026	306	164	3
12-Month Avg.	385	168	6

Median Sales Price

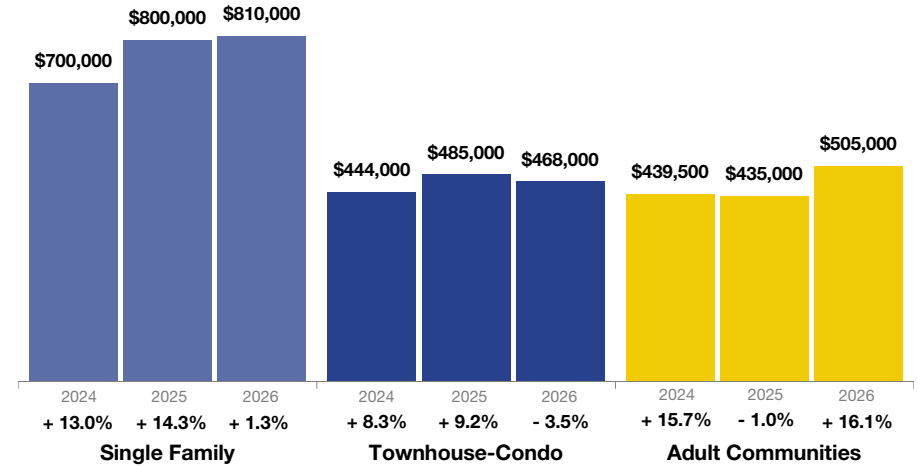


Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

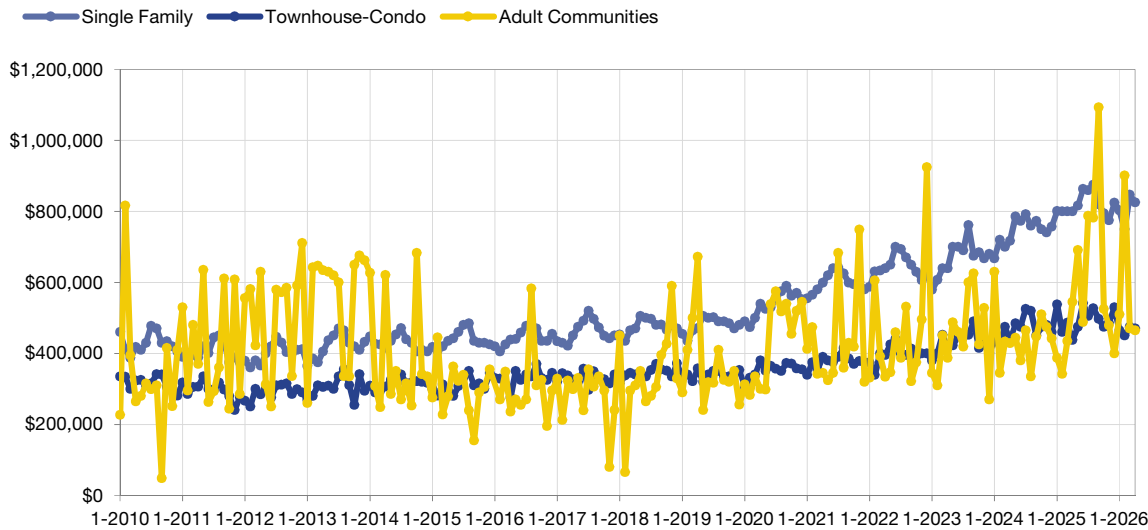
April



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
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	\$795,000	\$475,000	\$525,000
November 2025	\$775,000	\$486,500	\$479,500
December 2025	\$825,000	\$530,000	\$399,500
January 2026	\$802,500	\$465,000	\$509,500
February 2026	\$750,000	\$450,000	\$901,000
March 2026	\$847,000	\$475,000	\$470,000
April 2026	\$825,500	\$470,000	\$465,000
12-Month Med.*	\$825,000	\$498,944	\$529,000

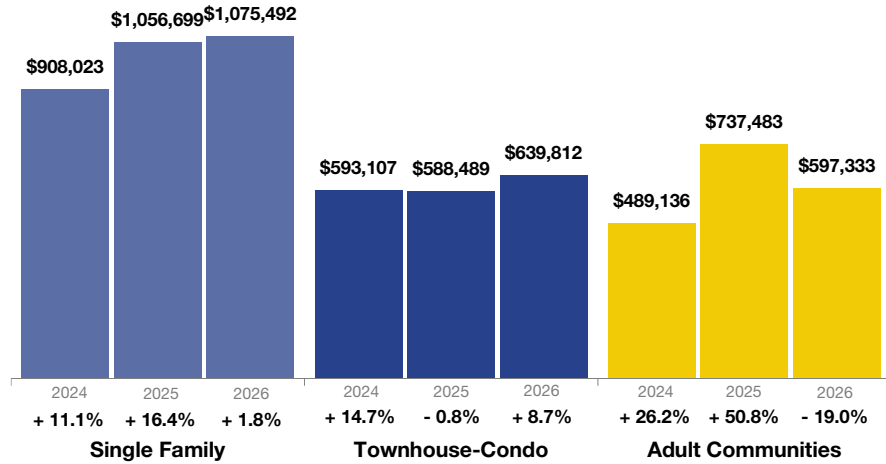
* Median Sales Price for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

Average Sales Price

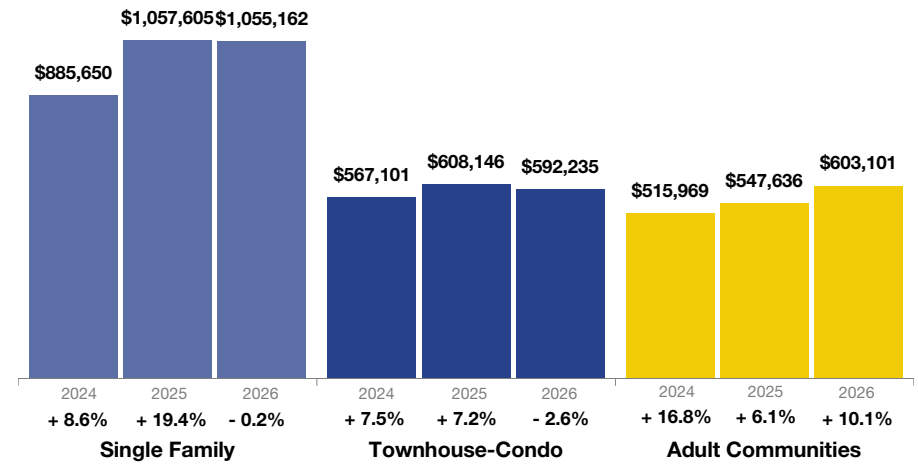


Average sales price for all closed sales, not accounting for seller concessions, in a given month.

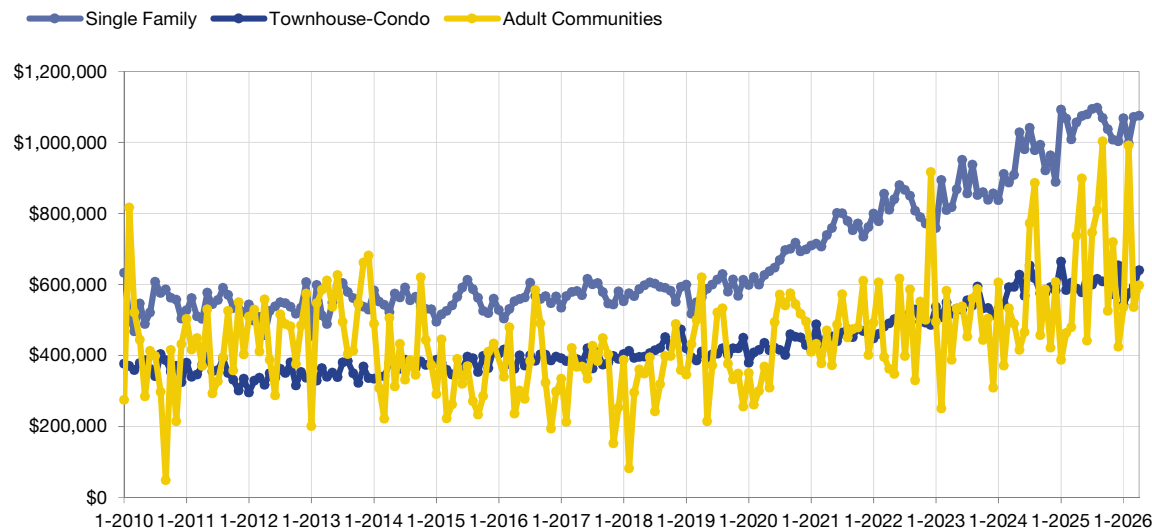
April



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
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	\$1,037,236	\$606,233	\$525,000
November 2025	\$1,007,737	\$572,103	\$719,500
December 2025	\$1,002,937	\$652,966	\$424,555
January 2026	\$1,067,714	\$542,225	\$535,865
February 2026	\$997,712	\$574,453	\$991,000
March 2026	\$1,071,770	\$593,476	\$535,558
April 2026	\$1,075,492	\$639,812	\$597,333
12-Month Avg.*	\$1,059,522	\$604,079	\$676,509

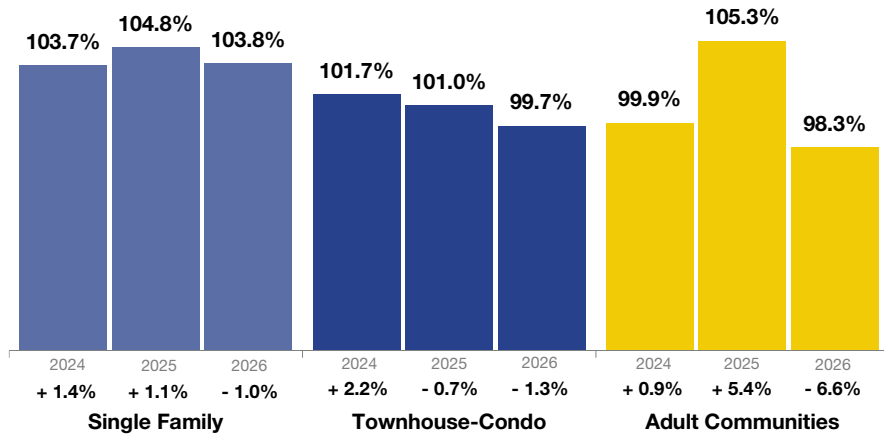
* Avg. Sales Price for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

Percent of List Price Received

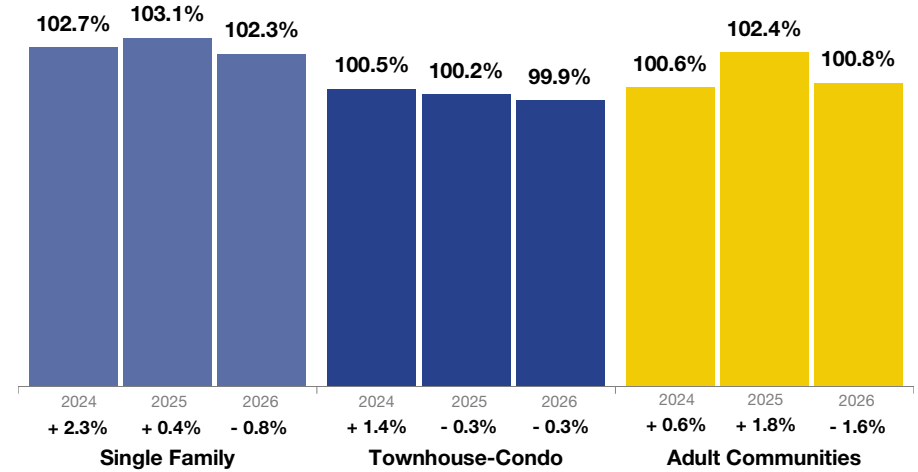


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

April

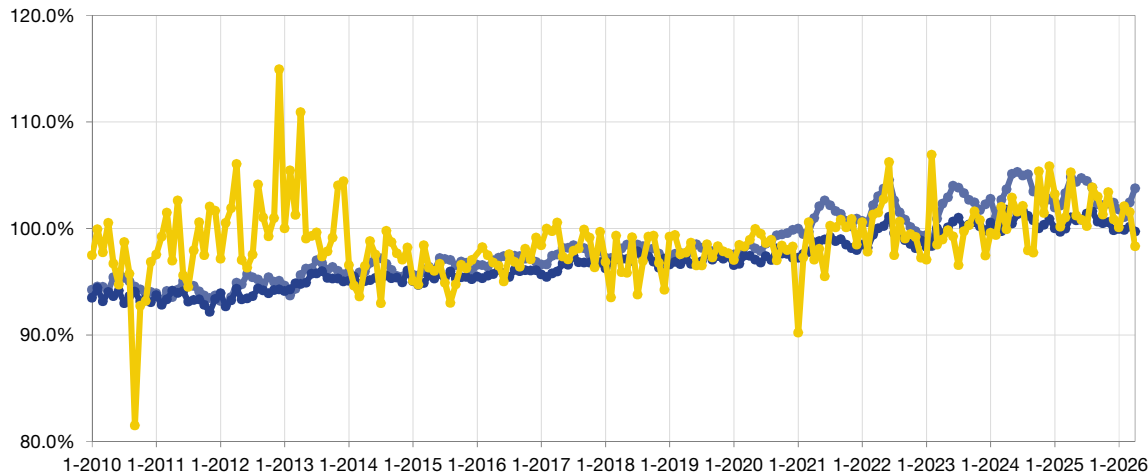


Year to Date



Historical Percent of List Price Received 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.

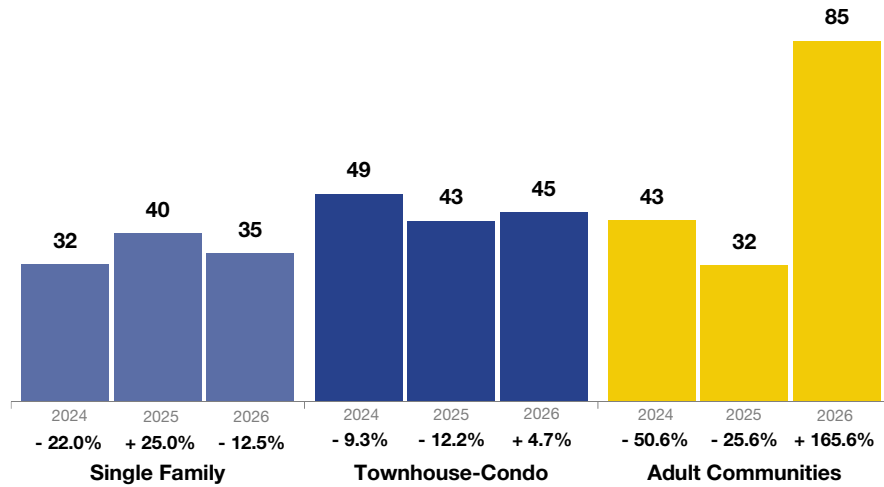
	Single Family	Townhouse-Condo	Adult Communities
May 2025	104.4%	100.7%	101.2%
June 2025	104.7%	100.8%	100.8%
July 2025	104.4%	101.4%	100.2%
August 2025	103.8%	101.6%	103.9%
September 2025	102.2%	100.6%	103.0%
October 2025	102.2%	100.5%	101.3%
November 2025	102.3%	100.6%	103.4%
December 2025	102.4%	99.8%	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%
April 2026	103.8%	99.7%	98.3%
12-Month Avg.*	103.1%	100.5%	101.6%

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

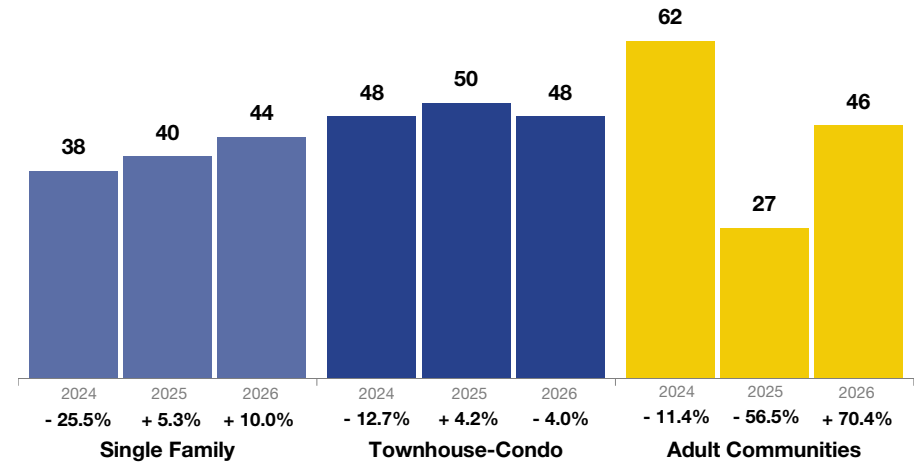
Days on Market Until Sale

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

April

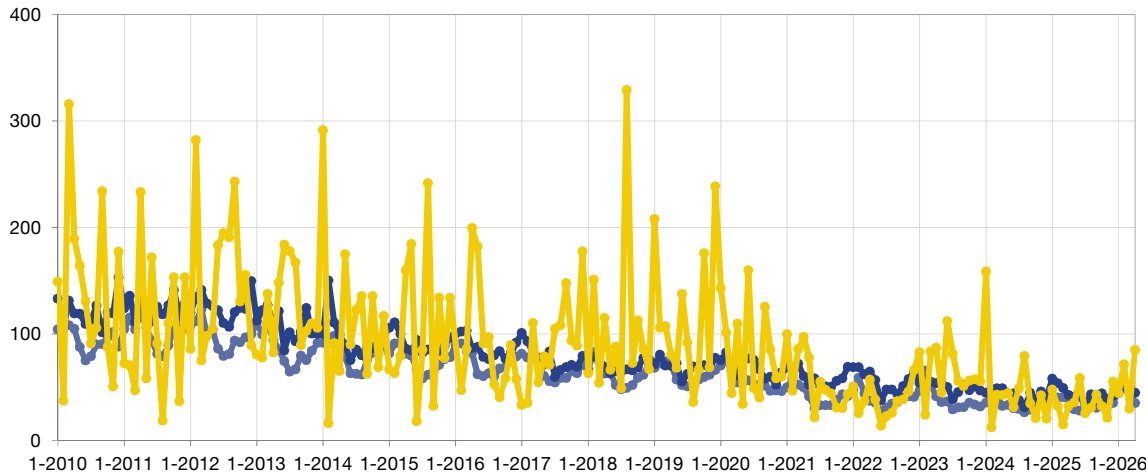


Year to Date



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
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	48	44	44
February 2026	49	51	71
March 2026	46	51	30
April 2026	35	45	85
12-Month Avg.*	35	42	40

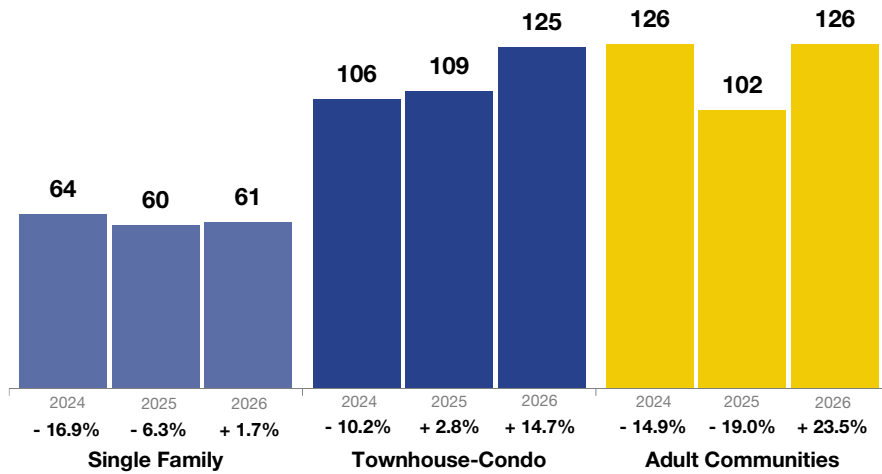
* Days on Market for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

Housing Affordability Index

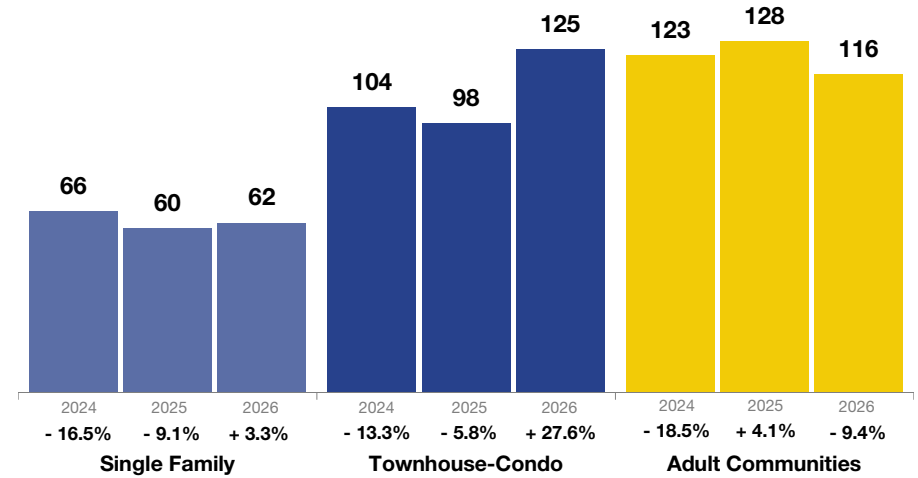


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

April

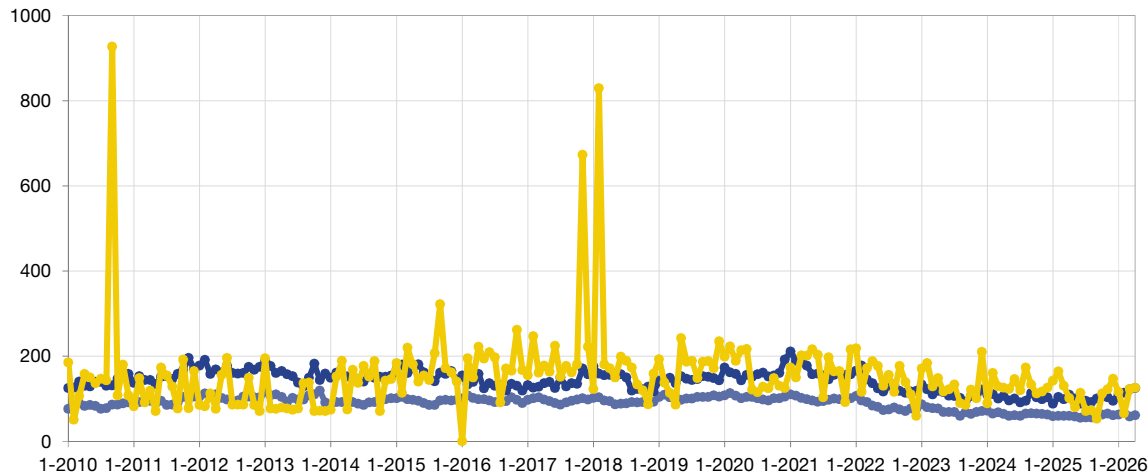


Year to Date



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.

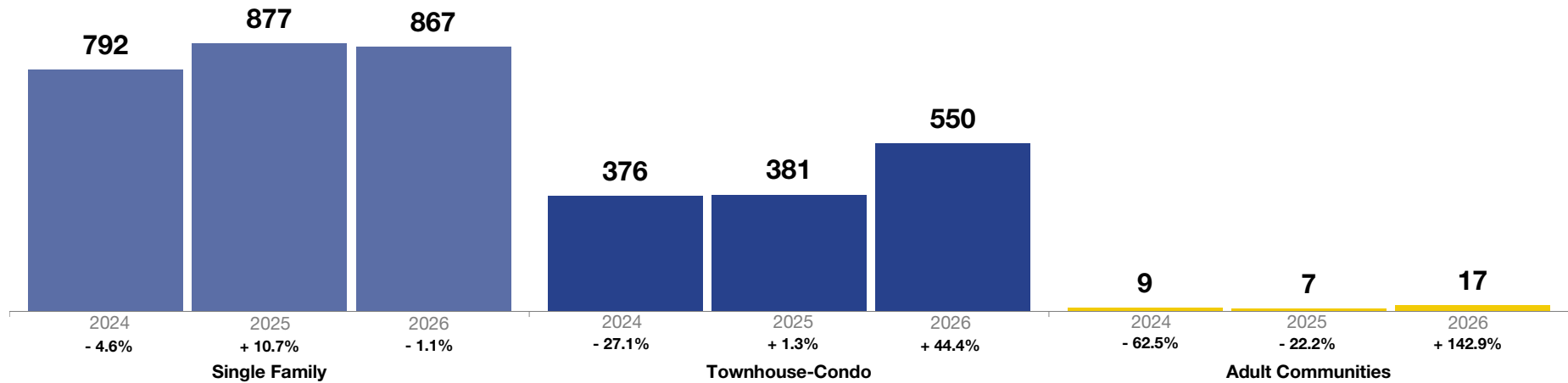
	Single Family	Townhouse-Condo	Adult Communities
May 2025	58	100	80
June 2025	55	88	114
July 2025	56	95	71
August 2025	56	92	73
September 2025	61	100	53
October 2025	63	106	112
November 2025	65	103	122
December 2025	61	95	147
January 2026	63	109	116
February 2026	68	114	66
March 2026	58	122	123
April 2026	61	125	126
12-Month Avg.*	60	104	100

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

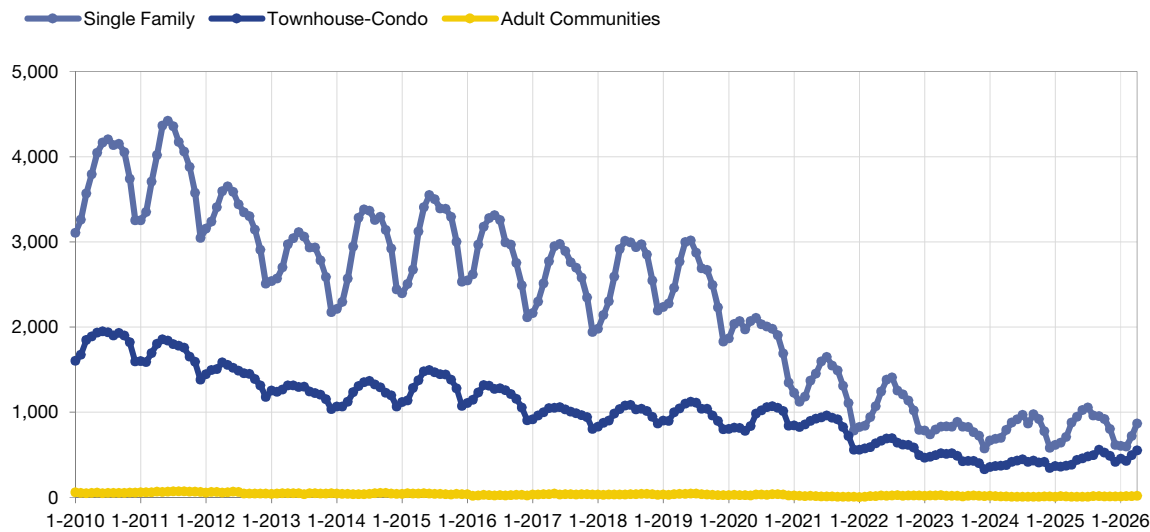
Inventory of Homes for Sale

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

April



Historical Inventory of Homes for Sale by Month



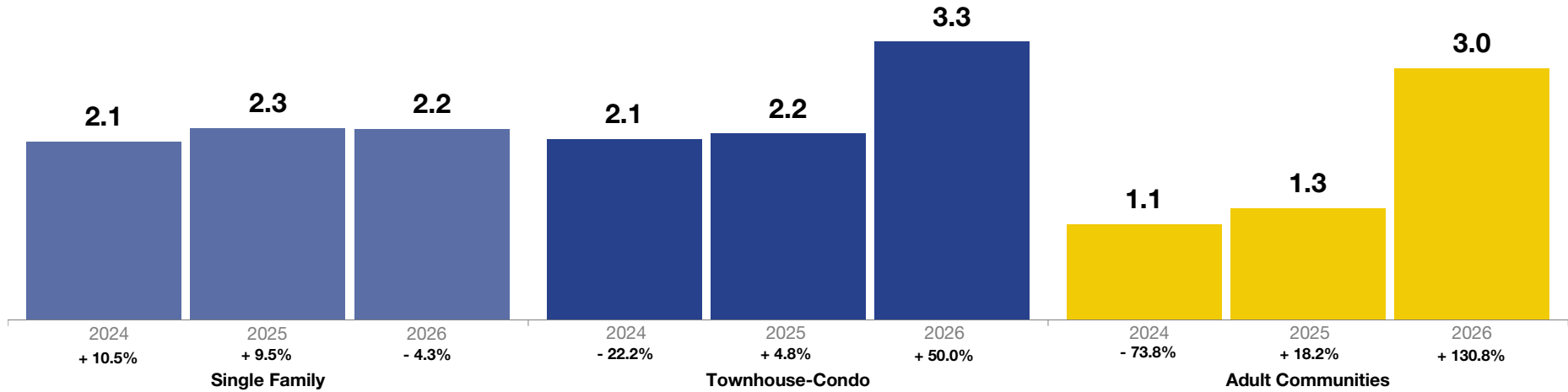
	Single Family	Townhouse-Condo	Adult Communities
May 2025	945	438	6
June 2025	1,022	457	7
July 2025	1,052	480	6
August 2025	959	492	12
September 2025	953	559	11
October 2025	918	525	10
November 2025	801	488	10
December 2025	613	415	9
January 2026	604	451	9
February 2026	596	426	14
March 2026	719	493	12
April 2026	867	550	17
12-Month Avg.	837	481	10

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

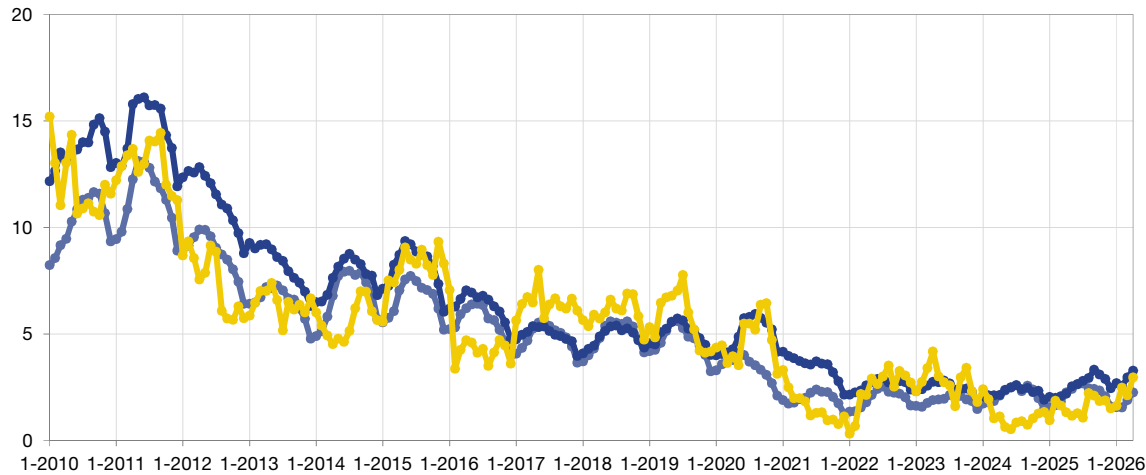
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

April



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
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	1.6	2.7	1.6
February 2026	1.5	2.6	2.5
March 2026	1.9	2.9	2.1
April 2026	2.2	3.3	3.0
12-Month Avg.*	2.1	2.8	1.8

* Months Supply for all properties from May 2025 through April 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	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		939	1,096	+ 16.7%	3,013	3,161	+ 4.9%
Pending Sales		586	657	+ 12.1%	2,039	2,006	- 1.6%
Closed Sales		492	473	- 3.9%	1,733	1,688	- 2.6%
Median Sales Price		\$710,000	\$750,000	+ 5.6%	\$715,000	\$720,000	+ 0.7%
Average Sales Price		\$906,253	\$921,996	+ 1.7%	\$905,391	\$901,184	- 0.5%
Pct. of List Price Received		103.6%	102.3%	- 1.3%	102.2%	101.5%	- 0.7%
Days on Market Until Sale		40	39	- 2.5%	44	45	+ 2.3%
Housing Affordability Index		67	67	0.0%	67	70	+ 4.5%
Inventory of Homes for Sale		1,265	1,434	+ 13.4%	--	--	--
Months Supply of Inventory		2.2	2.6	+ 18.2%	--	--	--