Monthly Indicators

GREATER BERGEN REALTORS®

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.

July 2026

U.S. existing-home sales declined 2.4% from the previous month to a seasonally adjusted annual rate of 4.09 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast but declined in the West, South, and Midwest. Compared to a year earlier, existing-home sales rose 2.8%, with gains in the Midwest, South, and West while remaining unchanged in the Northeast.

- Single Family Closed Sales increased 12.1 percent to 555.
- Townhouse-Condo Closed Sales decreased 3.5 percent to 193.
- Adult Communities Closed Sales increased 133.3 percent to 14.

- Single Family Median Sales Price was up 6.6 percent to $917,000.
- Townhouse-Condo Median Sales Price was up 4.3 percent to $526,500.
- Adult Communities Median Sales Price was down 32.1 percent to $535,000.

Nationally, the median existing-home price hit a new record of $440,600, a 1.8% increase from a year earlier, NAR reported. Home prices have now increased on an annual basis for 36 consecutive months, reflecting continued demand despite inventory remaining below historically balanced levels. Heading into July, there were 1.56 million properties for sale, down 0.6% month-over-month but up 1.3% from the same period last year, representing a 4.6-month supply at the current sales pace. Homes spent a median of 28 days on the market, with first-time homebuyers accounting for 33% of home purchases.

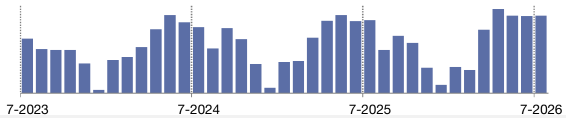
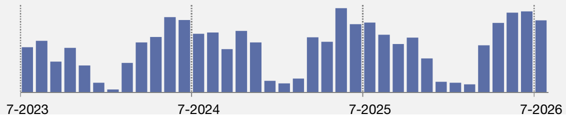
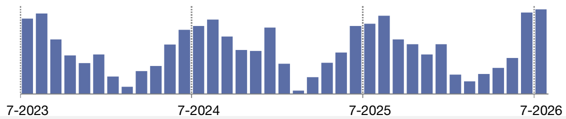
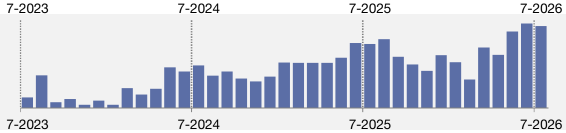
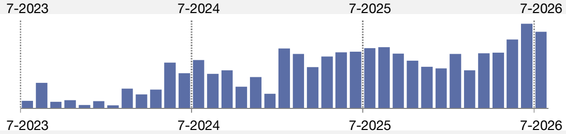
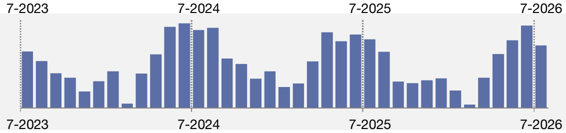
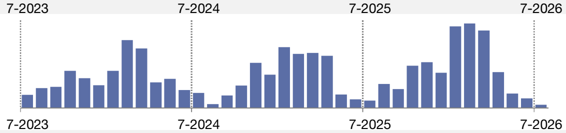
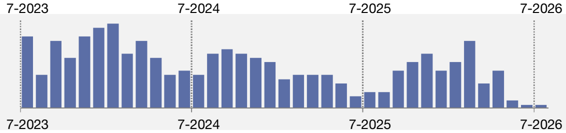
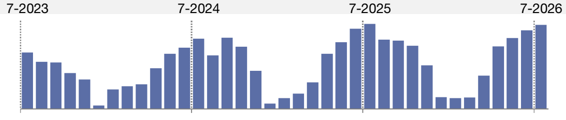
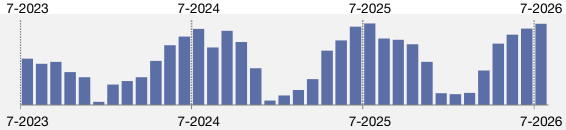
Monthly Snapshot

+ 8.7%	+ 8.6%	+ 6.6%
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

Single Family Market Overview

GREATER BERGEN REALTORS®

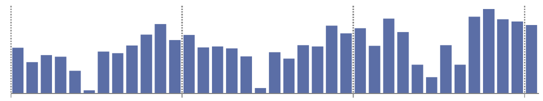
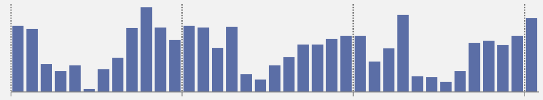
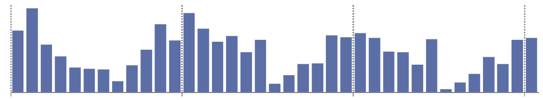
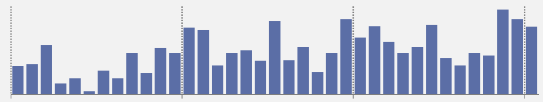
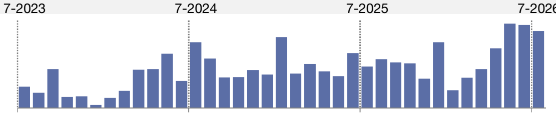
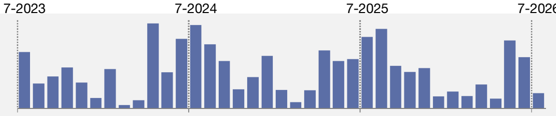
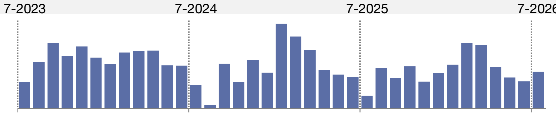
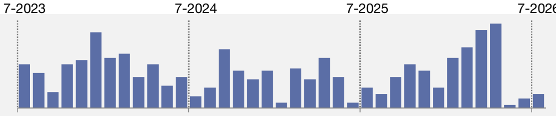
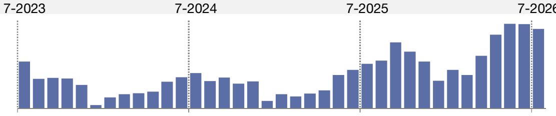
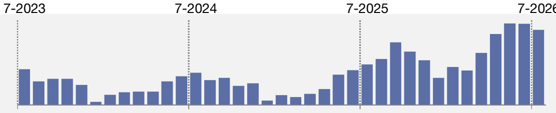
Key metrics for **Single Family Properties Only**, excluding Manufactured Housing, for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	7-2025	7-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		699	**730**	+ 4.4%	4,198	**4,299**	+ 2.4%
Pending Sales		472	**480**	+ 1.7%	2,810	**2,871**	+ 2.2%
Closed Sales		495	**555**	+ 12.1%	2,504	**2,581**	+ 3.1%
Median Sales Price		$860,000	**$917,000**	+ 6.6%	$825,000	**$860,000**	+ 4.2%
Average Sales Price		$1,093,280	**$1,167,253**	+ 6.8%	$1,071,205	**$1,120,196**	+ 4.6%
Pct. of List Price Received		104.5%	**104.1%**	- 0.4%	103.9%	**103.6%**	- 0.3%
Days on Market Until Sale		27	**26**	- 3.7%	34	**35**	+ 2.9%
Housing Affordability Index		56	**53**	- 5.4%	58	**56**	- 3.4%
Inventory of Homes for Sale		1,054	**1,048**	- 0.6%	--	**--**	--
Months Supply of Inventory		2.7	**2.7**	0.0%	--	**--**	--

Townhouse-Condo Market Overview

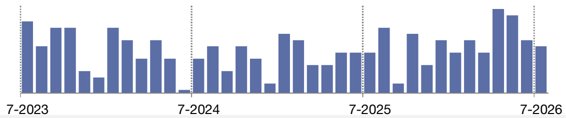
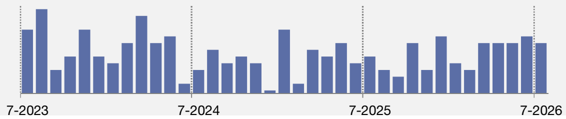
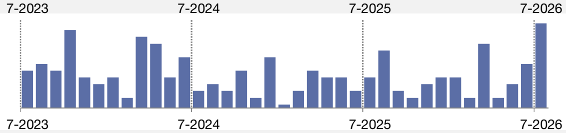
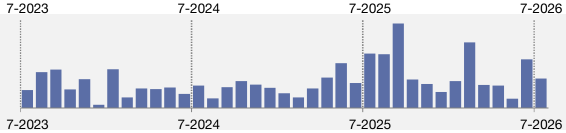
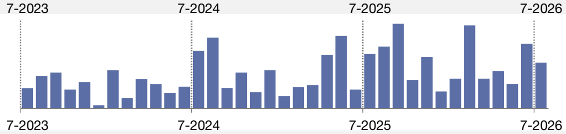
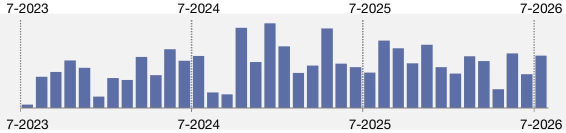
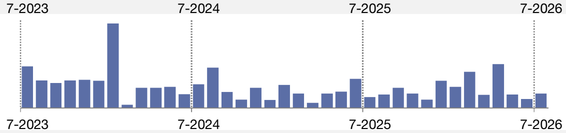
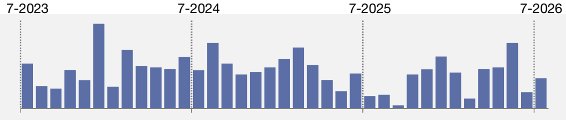
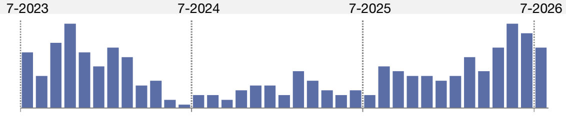
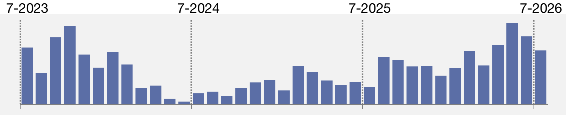
GREATER BERGEN REALTORS®

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	7-2025	7-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		292	**301**	+ 3.1%	1,779	**2,032**	+ 14.2%
Pending Sales		188	**211**	+ 12.2%	1,225	**1,208**	- 1.4%
Closed Sales		200	**193**	- 3.5%	1,157	**1,078**	- 6.8%
Median Sales Price		$505,000	**$526,500**	+ 4.3%	$496,950	**$500,000**	+ 0.6%
Average Sales Price		$599,276	**$678,109**	+ 13.2%	$604,908	**$640,084**	+ 5.8%
Pct. of List Price Received		101.4%	**99.9%**	- 1.5%	100.6%	**100.3%**	- 0.3%
Days on Market Until Sale		34	**42**	+ 23.5%	44	**44**	0.0%
Housing Affordability Index		95	**92**	- 3.2%	96	**96**	0.0%
Inventory of Homes for Sale		479	**608**	+ 26.9%	--	**--**	--
Months Supply of Inventory		2.8	**3.6**	+ 28.6%	--	**--**	--

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	7-2025	7-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		7	**8**	+ 14.3%	50	**67**	+ 34.0%
Pending Sales		6	**8**	+ 33.3%	44	**50**	+ 13.6%
Closed Sales		6	**14**	+ 133.3%	35	**50**	+ 42.9%
Median Sales Price		$787,500	**$535,000**	- 32.1%	$465,000	**$529,500**	+ 13.9%
Average Sales Price		$746,029	**$671,750**	- 10.0%	$629,702	**$648,017**	+ 2.9%
Pct. of List Price Received		100.2%	**102.2%**	+ 2.0%	101.6%	**101.2%**	- 0.4%
Days on Market Until Sale		26	**32**	+ 23.1%	32	**37**	+ 15.6%
Housing Affordability Index		71	**105**	+ 47.9%	120	**107**	- 10.8%
Inventory of Homes for Sale		6	**16**	+ 166.7%	--	**--**	--
Months Supply of Inventory		1.1	**2.5**	+ 127.3%	--	**--**	--

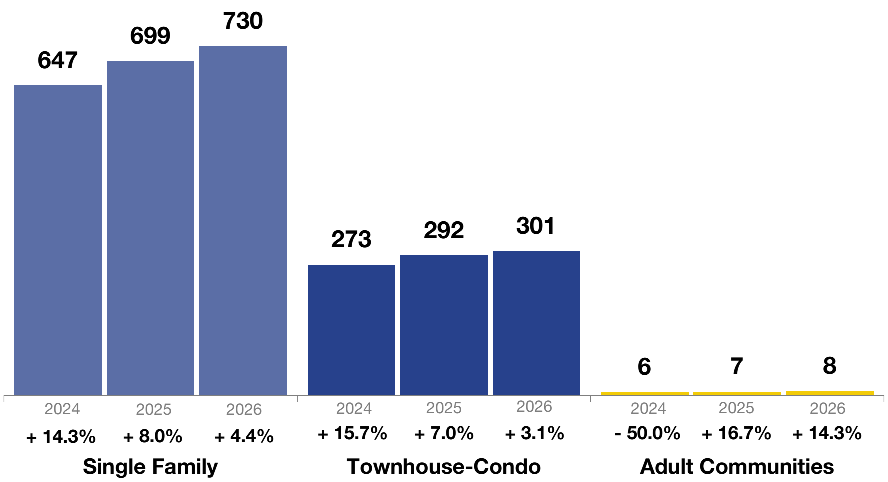
Data as of August 9, 2026. All data from New Jersey MLS and Hudson County MLS. Margin of error for reported statewide numbers is +/- 4% at a 95% confidence level. Provided by New Jersey REALTORS®.

New Listings

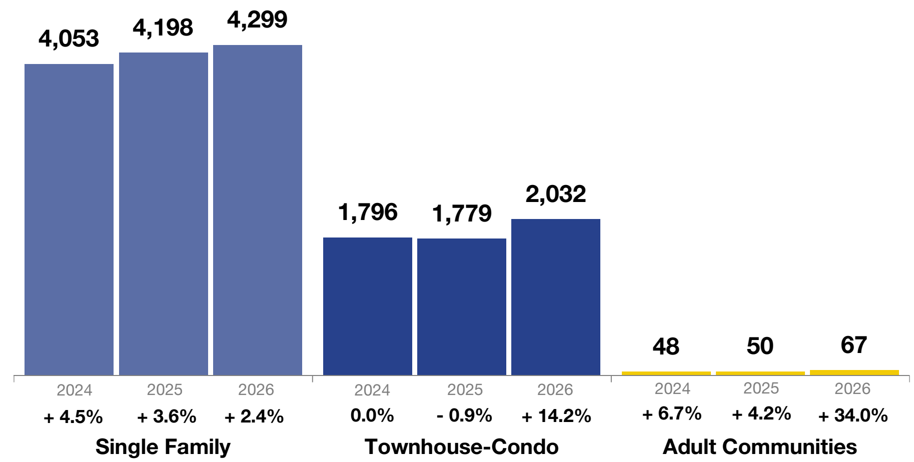
GREATER BERGEN REALTORS®

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

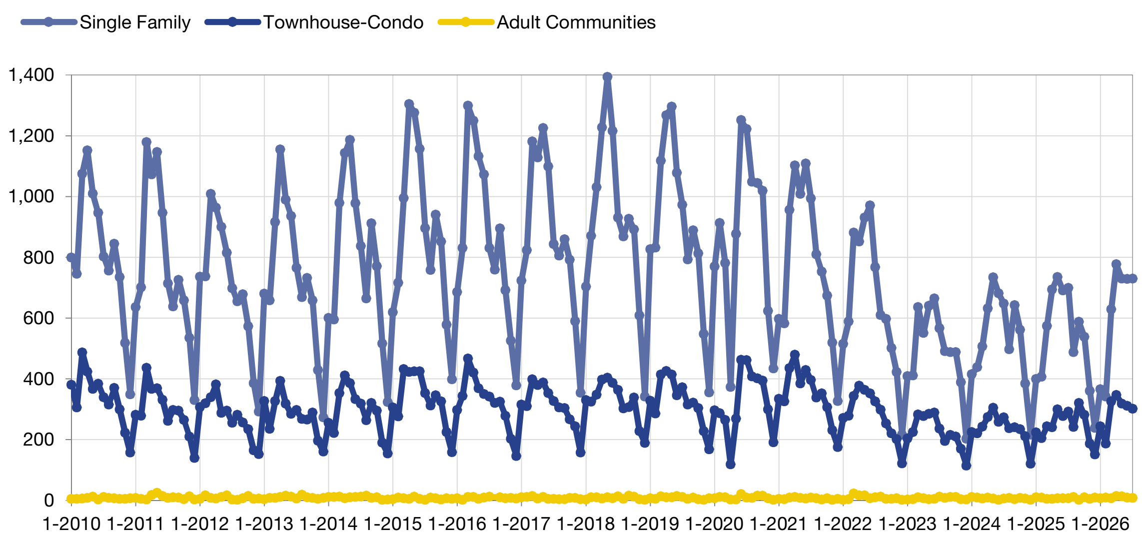
July



Year to Date



Historical New Listings by Month



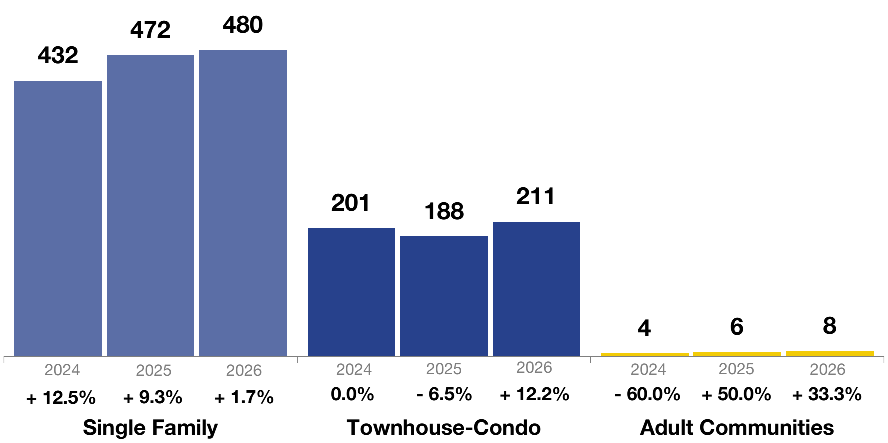
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
August 2025	487	241	11
September 2025	587	320	2
October 2025	538	281	10
November 2025	360	187	5
December 2025	238	151	9
January 2026	365	243	7
February 2026	341	187	9
March 2026	629	325	7
April 2026	777	347	14
May 2026	729	318	13
June 2026	728	311	9
July 2026	**730**	**301**	**8**
12-Month Avg.	542	268	9

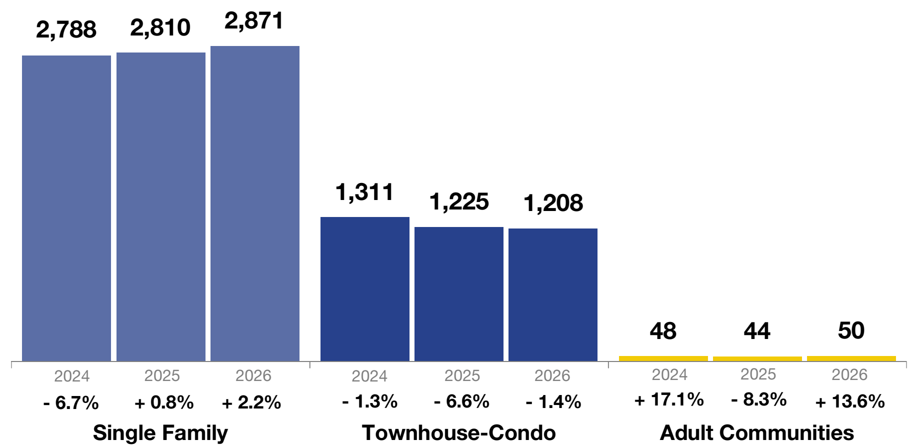
Pending Sales

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

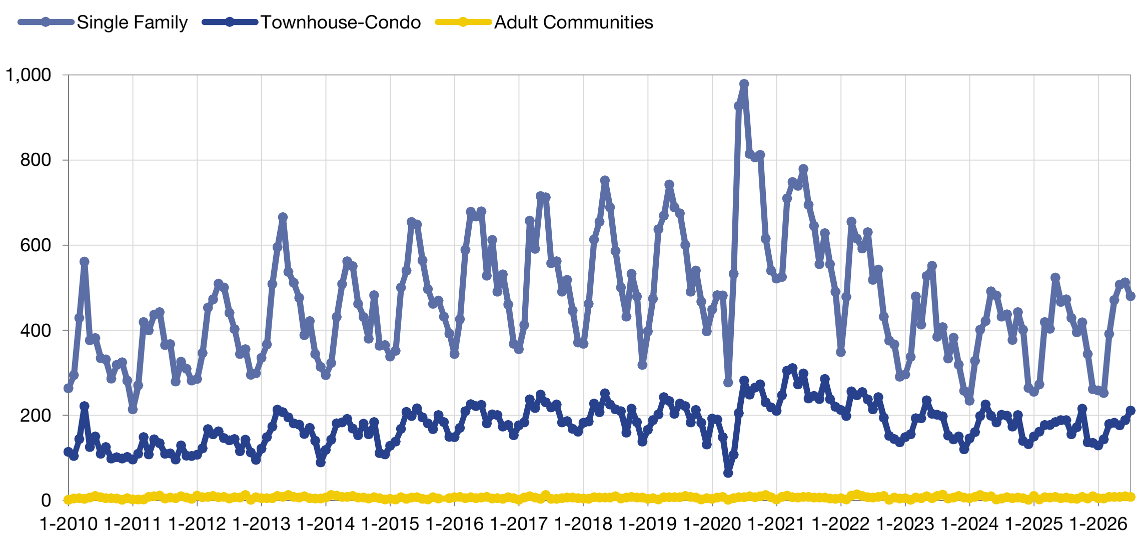
July



Year to Date



Historical Pending Sales 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.

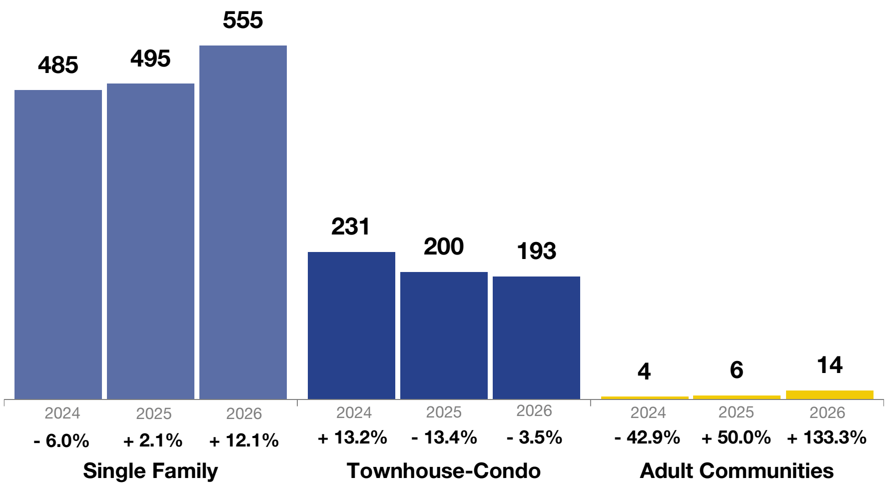
	Single Family	Townhouse-Condo	Adult Communities
August 2025	429	155	4
September 2025	395	172	3
October 2025	418	215	8
November 2025	344	136	4
December 2025	261	135	9
January 2026	258	129	5
February 2026	252	143	4
March 2026	391	179	8
April 2026	471	182	8
May 2026	507	176	8
June 2026	512	188	9
July 2026	**480**	**211**	**8**
12-Month Avg.	393	168	7

GREATER BERGEN REALTORS®

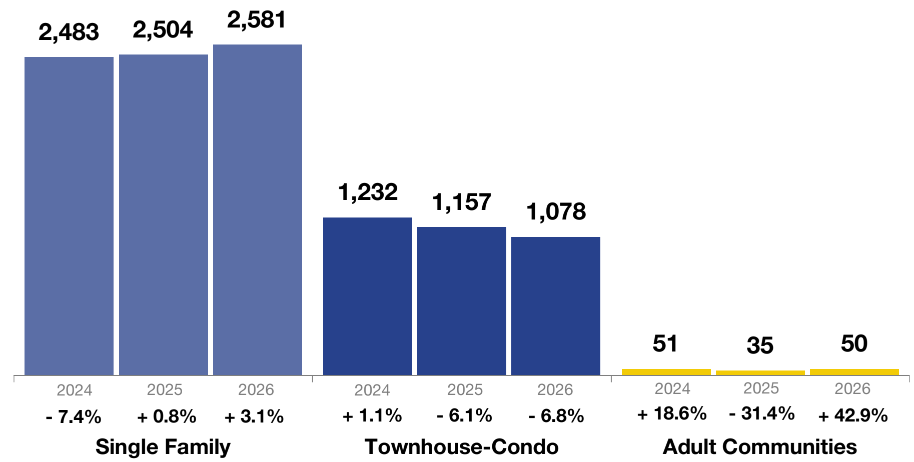
Closed Sales

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

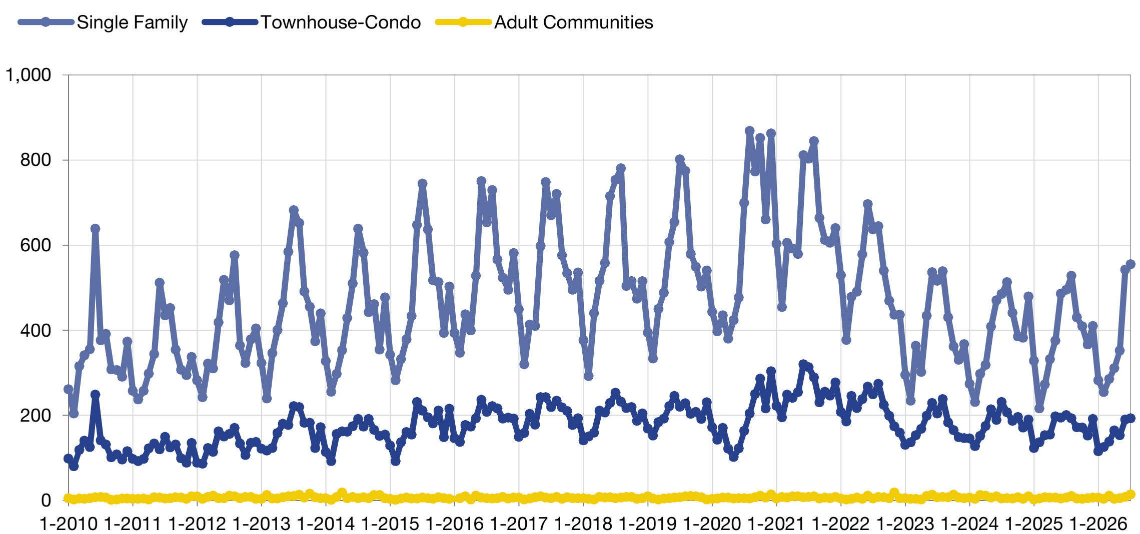
July



Year to Date



Historical Closed Sales by Month



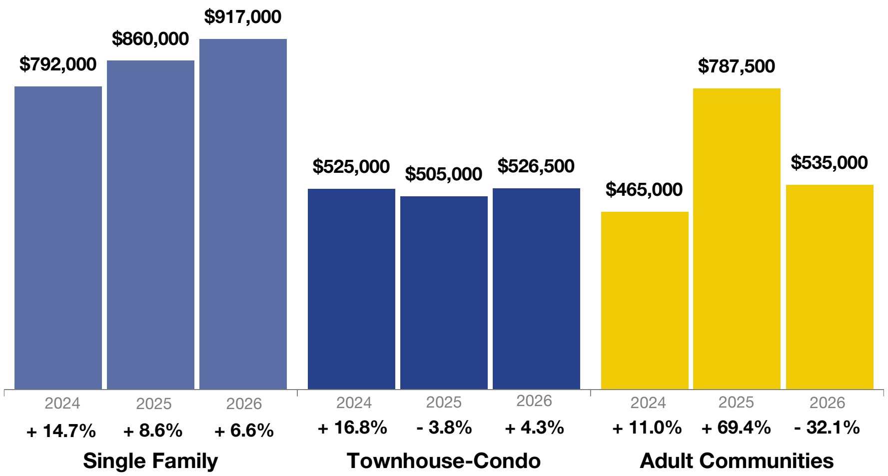
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
August 2025	528	193	10
September 2025	430	172	4
October 2025	409	171	3
November 2025	366	152	5
December 2025	410	191	6
January 2026	282	115	6
February 2026	254	125	3
March 2026	285	138	11
April 2026	311	164	3
May 2026	352	153	5
June 2026	542	190	8
July 2026	**555**	**193**	**14**
12-Month Avg.	394	163	7

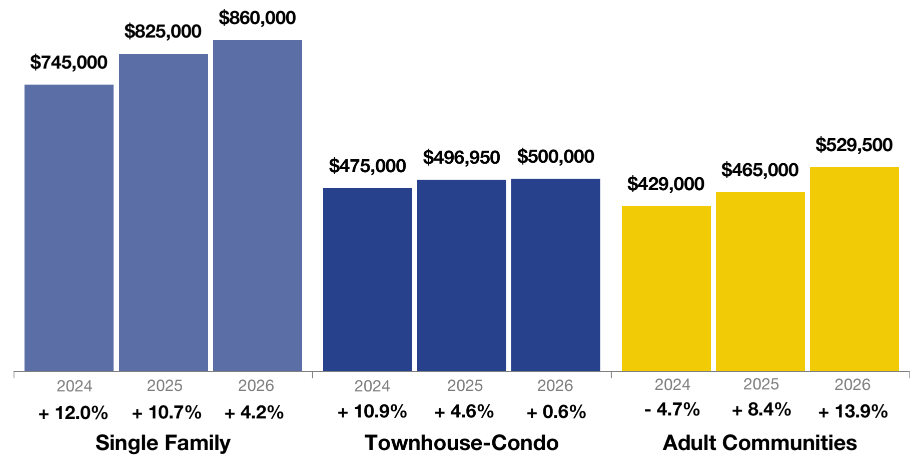
Median Sales Price

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

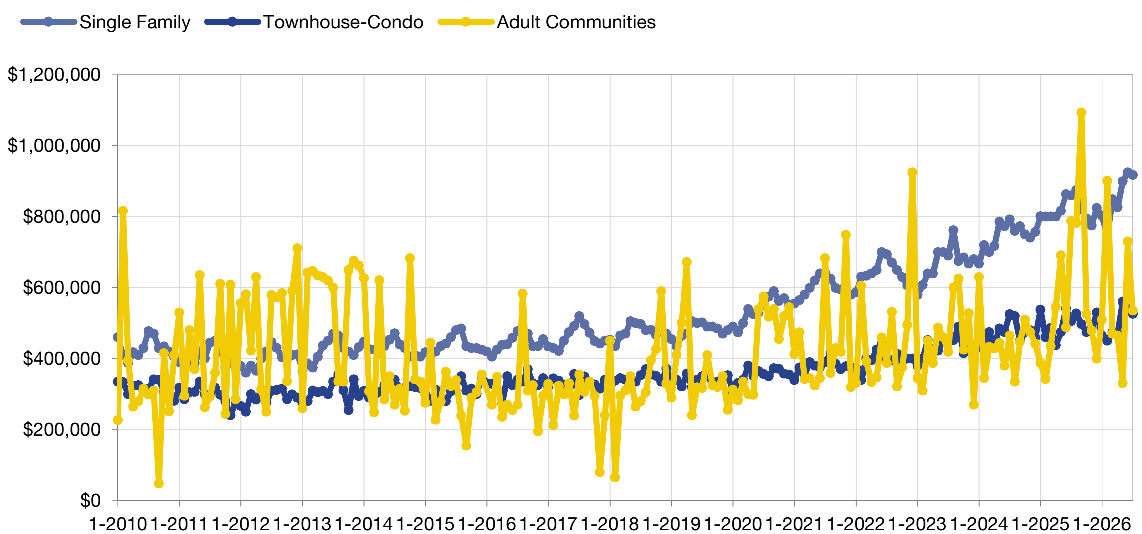
July



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.

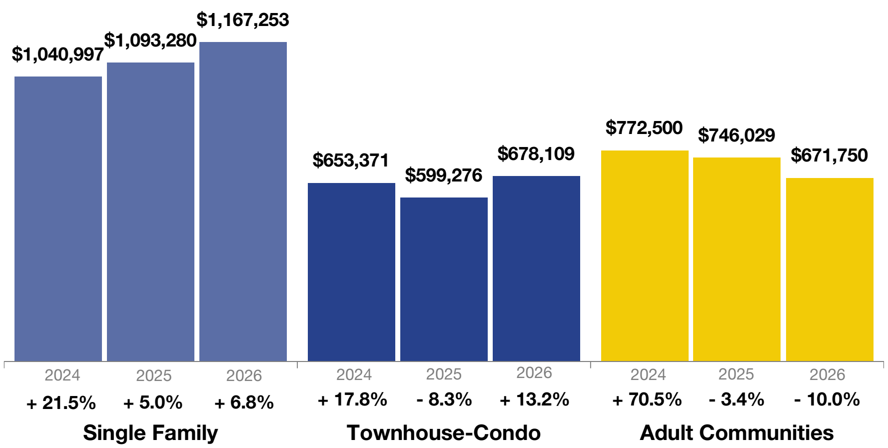
	Single Family	Townhouse-Condo	Adult Communities
August 2025	$875,000	$527,000	$782,500
September 2025	$820,000	$497,000	$1,093,000
October 2025	$795,000	$475,000	$525,000
November 2025	$775,000	$486,500	$479,500
December 2025	$825,000	$530,000	$399,500
January 2026	$802,500	$465,000	$509,500
February 2026	$747,500	$450,000	$901,000
March 2026	$849,000	$475,000	$470,000
April 2026	$826,000	$470,000	$465,000
May 2026	$899,500	$560,000	$330,000
June 2026	$925,000	$541,225	$730,000
July 2026	**$917,000**	**$526,500**	**$535,000**
12-Month Med.*	$840,000	$510,000	$531,500

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

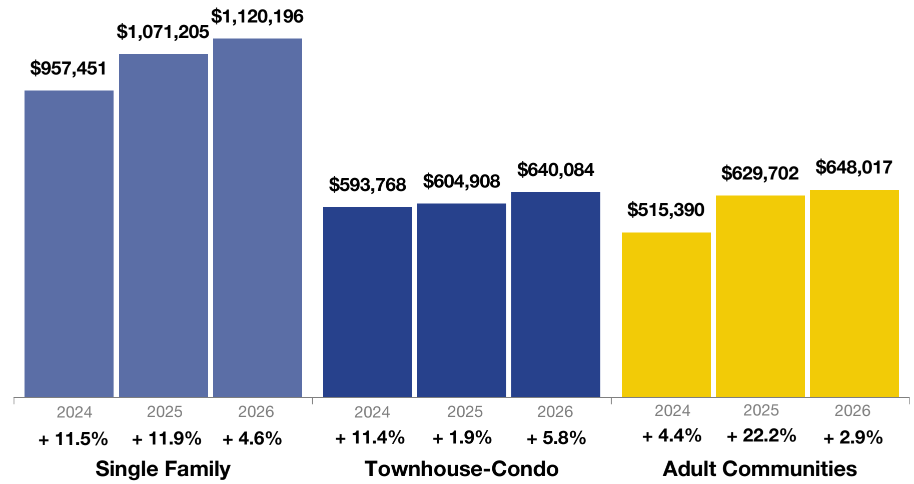
Average Sales Price

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

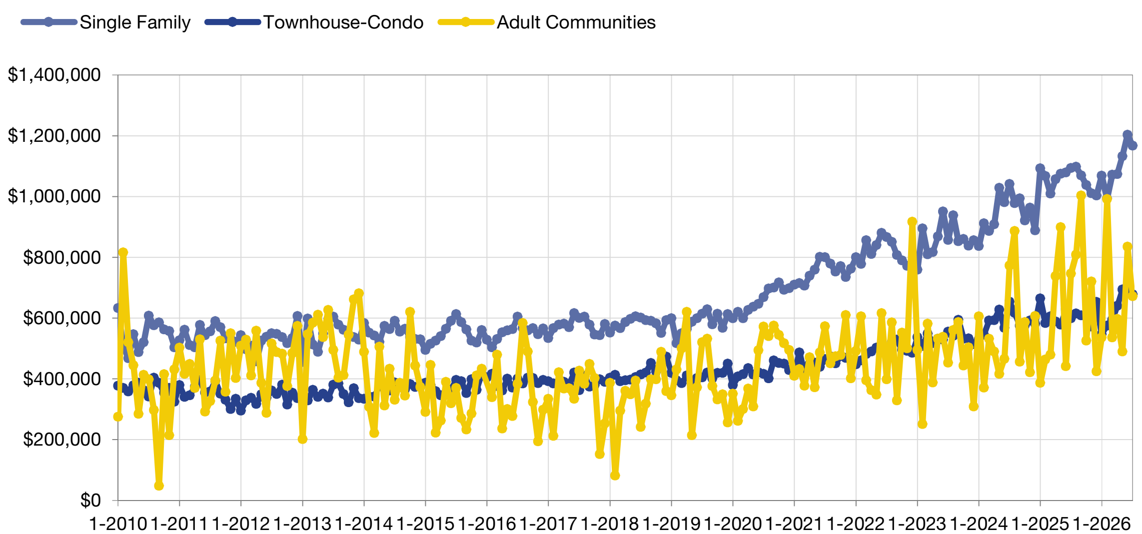
July



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.

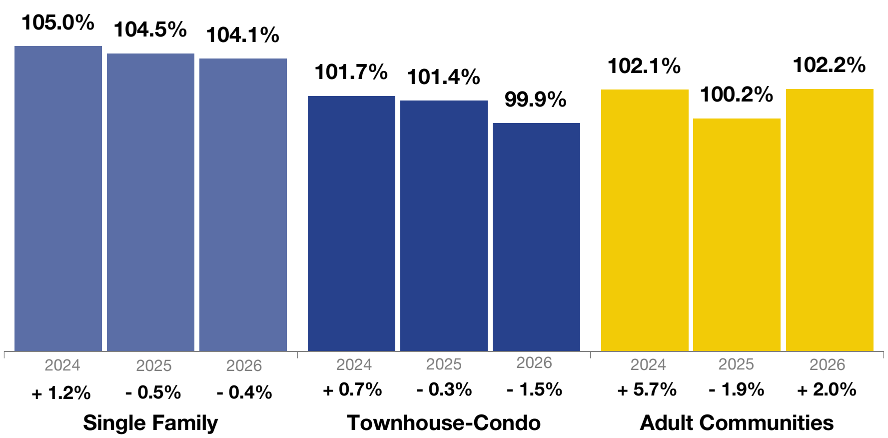
	Single Family	Townhouse-Condo	Adult Communities
August 2025	$1,097,410	$615,138	$808,850
September 2025	$1,068,991	$608,338	$1,003,000
October 2025	$1,037,236	$606,233	$525,000
November 2025	$1,009,909	$572,103	$719,500
December 2025	$1,002,937	$652,966	$424,555
January 2026	$1,067,714	$546,449	$535,865
February 2026	$993,734	$574,453	$991,000
March 2026	$1,071,027	$593,476	$535,558
April 2026	$1,073,275	$639,812	$597,333
May 2026	$1,132,477	$694,133	$490,000
June 2026	$1,203,385	$691,379	$834,375
July 2026	**$1,167,253**	**$678,109**	**$671,750**
12-Month Avg.*	$1,087,084	$627,834	$669,502

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

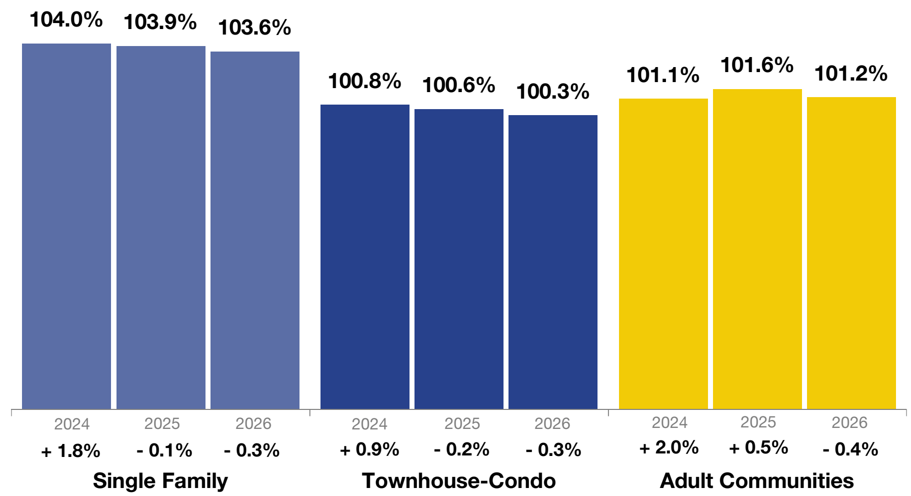
Percent of List Price Received

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.

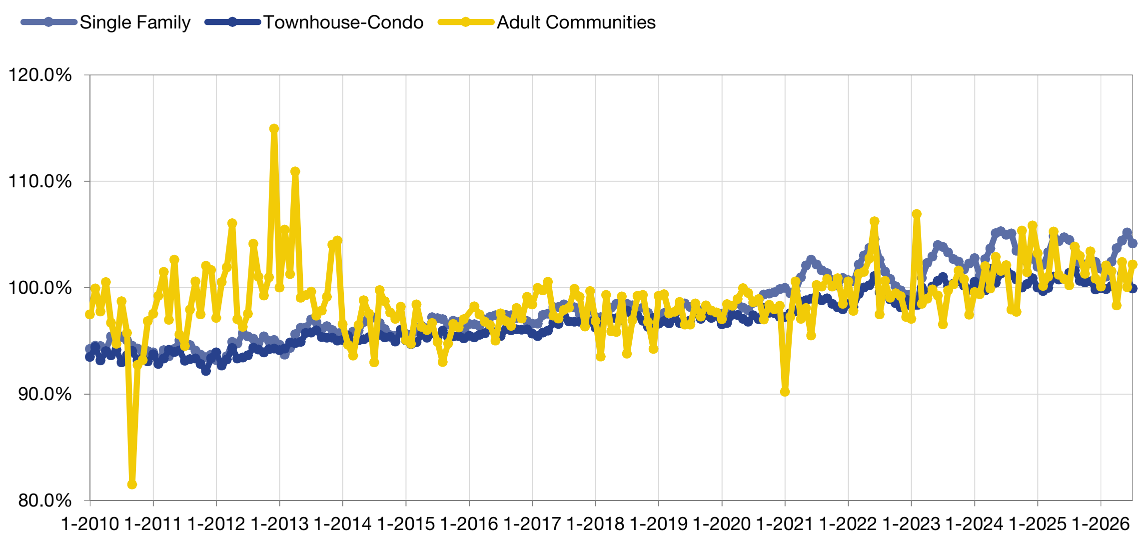
July



Year to Date



Historical Percent of List Price Received 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.

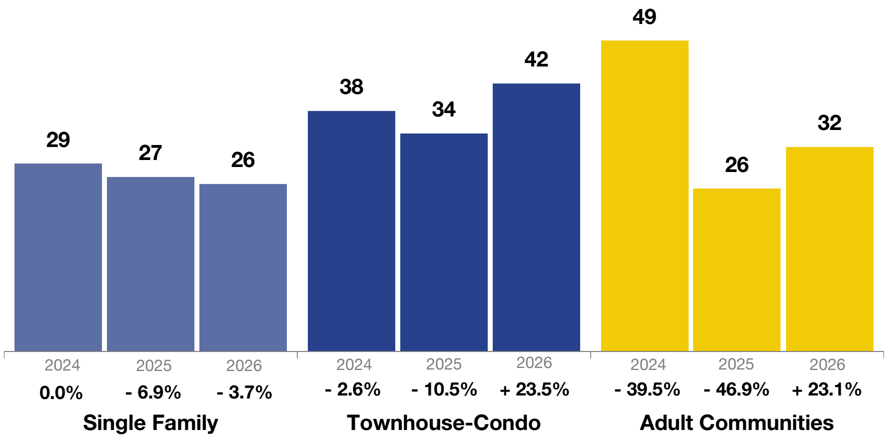
	Single Family	Townhouse-Condo	Adult Communities
August 2025	103.8%	101.6%	103.9%
September 2025	102.2%	100.6%	103.0%
October 2025	102.2%	100.5%	101.3%
November 2025	102.3%	100.6%	103.4%
December 2025	102.4%	99.8%	100.8%
January 2026	101.8%	100.0%	100.1%
February 2026	101.0%	99.8%	102.1%
March 2026	102.4%	100.1%	101.5%
April 2026	103.7%	99.8%	98.3%
May 2026	104.4%	101.3%	102.4%
June 2026	105.2%	100.9%	100.0%
July 2026	**104.1%**	**99.9%**	**102.2%**
12-Month Avg.*	103.2%	100.4%	101.8%

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

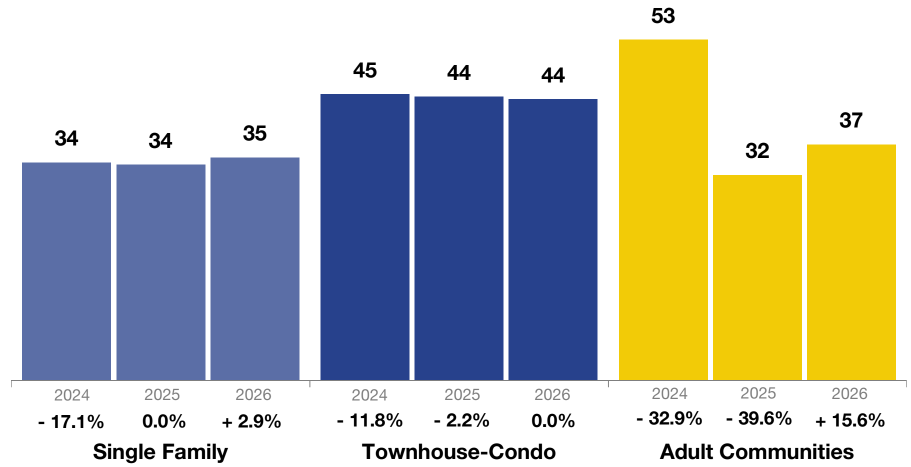
Days on Market Until Sale

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

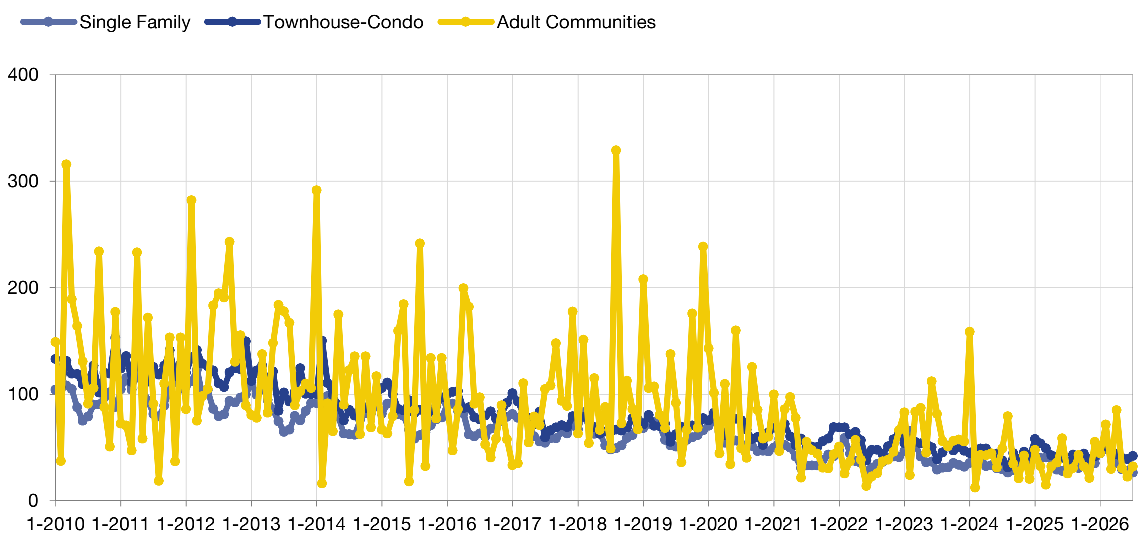
July



Year to Date



Historical Days on Market Until Sale 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
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	48	51	71
March 2026	46	51	30
April 2026	35	44	85
May 2026	29	40	30
June 2026	28	39	22
July 2026	**26**	**42**	**32**
12-Month Avg.*	34	43	37

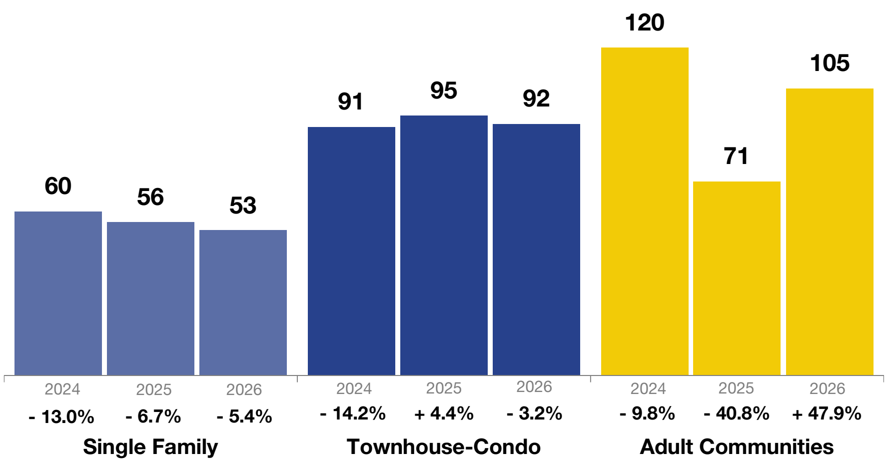
* Days on Market for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

Housing Affordability Index

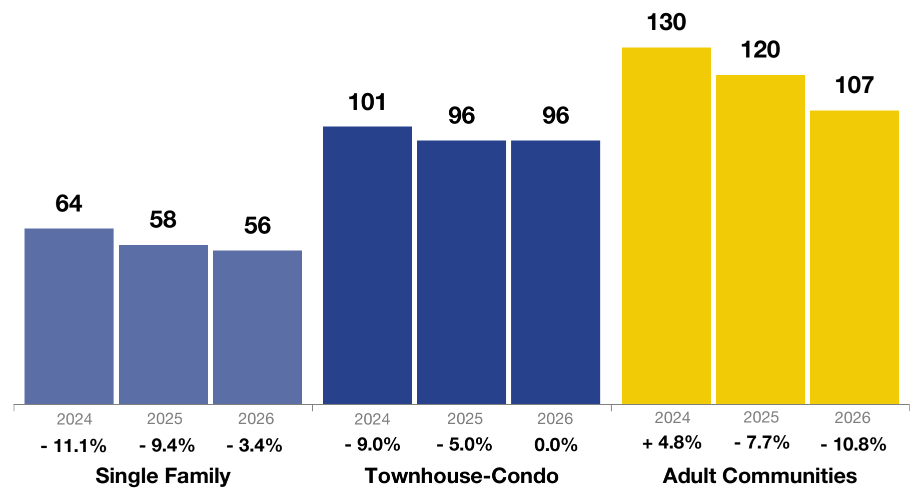
GREATER BERGEN REALTORS®

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.

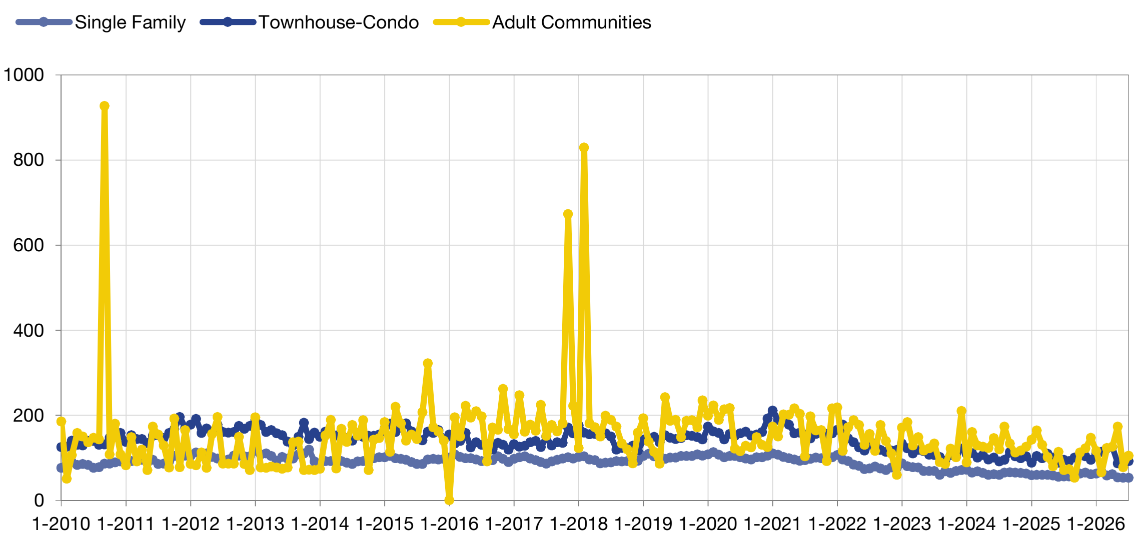
July



Year to Date



Historical Housing Affordability Index 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
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
May 2026	54	87	173
June 2026	53	90	78
July 2026	**53**	**92**	**105**
12-Month Avg.*	60	103	108

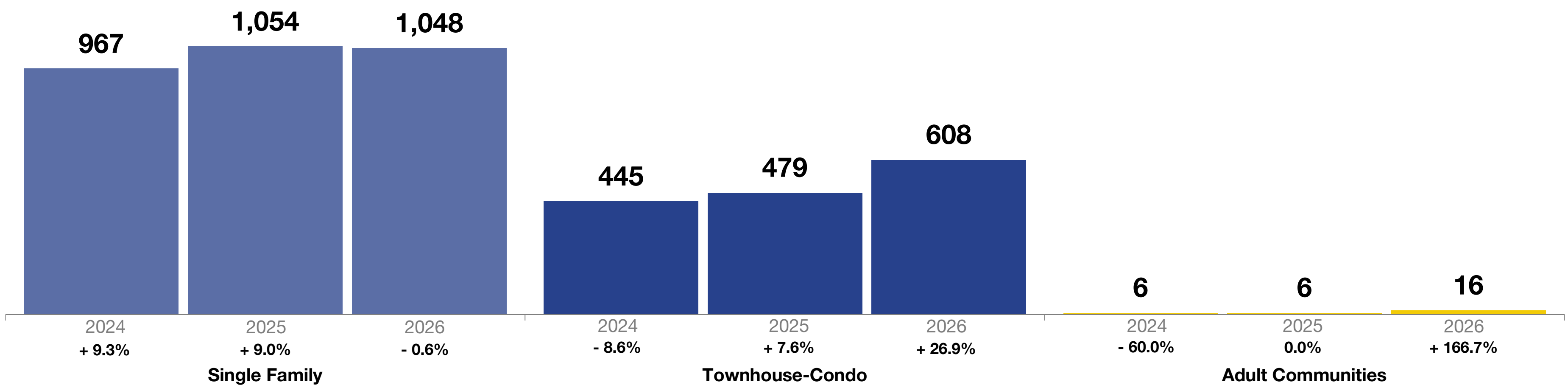
* Affordability Index for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

Inventory of Homes for Sale

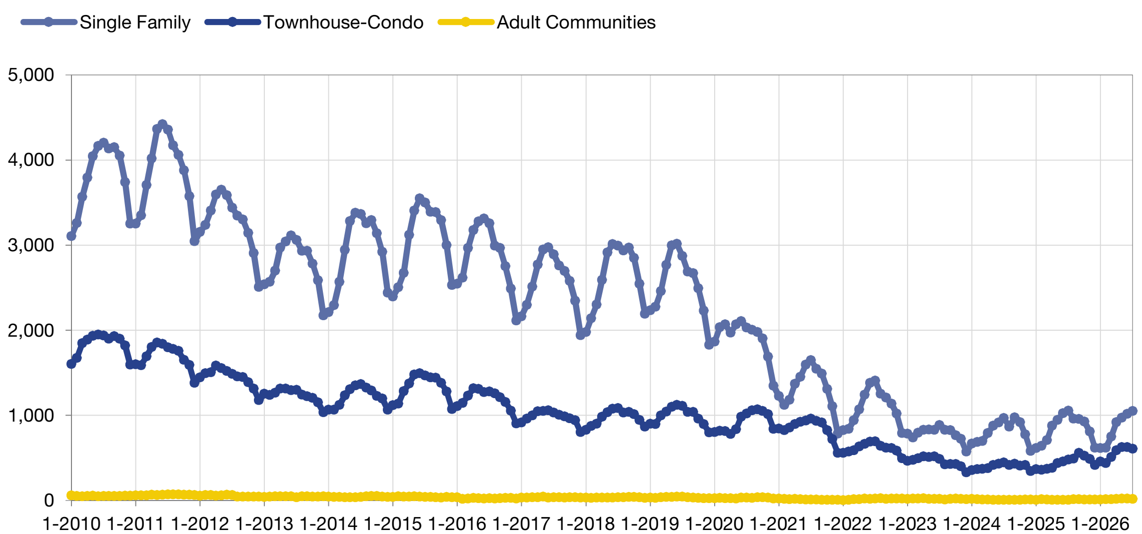
The number of properties available for sale in active status at the end of a given month.

GREATER BERGEN REALTORS®

July



Historical Inventory of Homes for Sale by Month



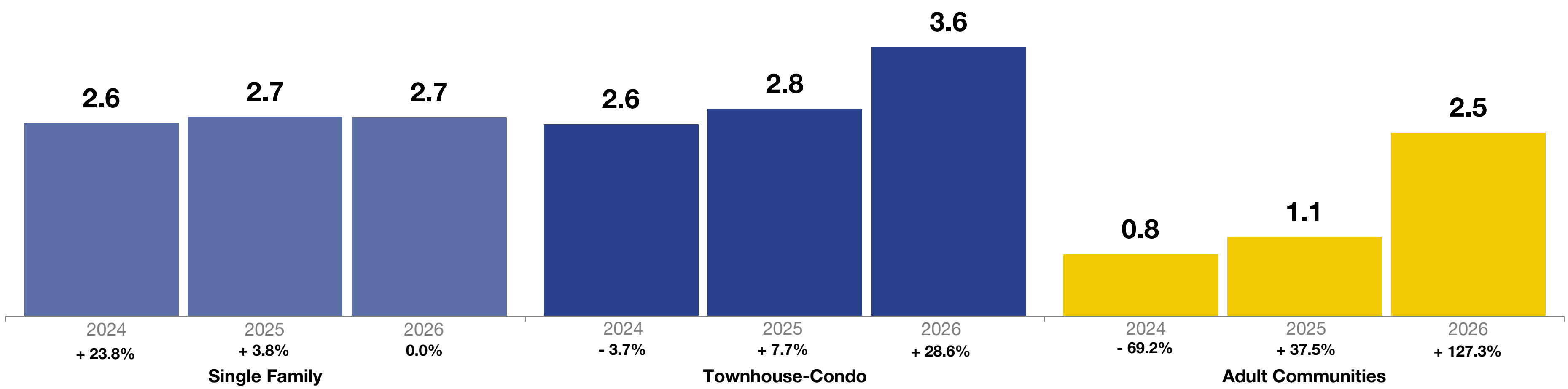
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
August 2025	960	491	12
September 2025	956	558	11
October 2025	924	524	10
November 2025	808	488	10
December 2025	619	416	9
January 2026	614	457	10
February 2026	618	438	14
March 2026	748	509	11
April 2026	920	587	16
May 2026	971	627	21
June 2026	1,017	626	19
July 2026	**1,048**	**608**	**16**
12-Month Avg.	850	527	13

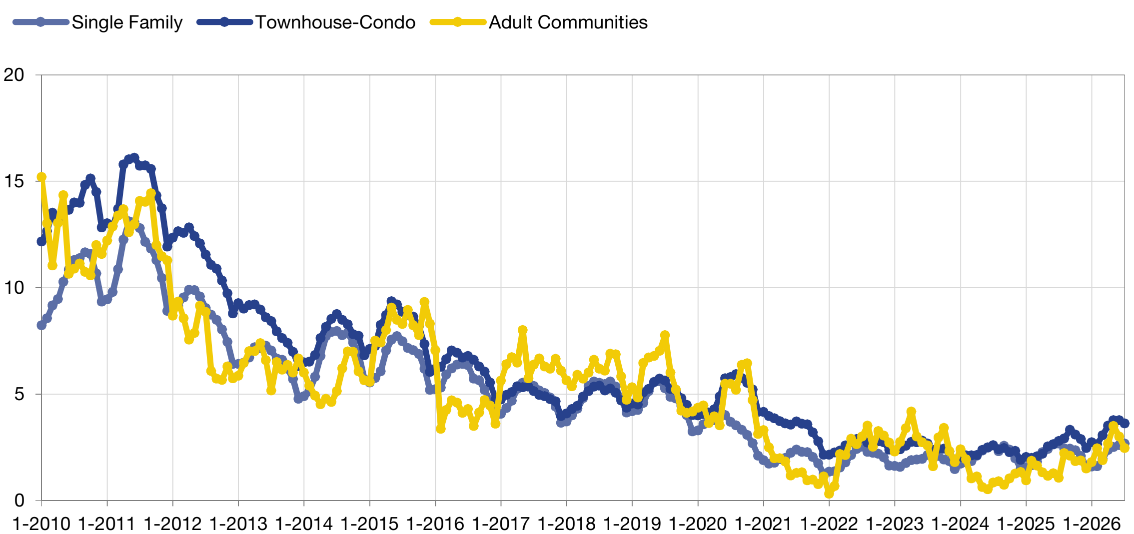
Months Supply of Inventory

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.

July



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.

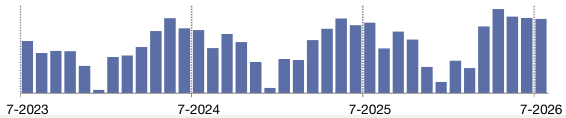
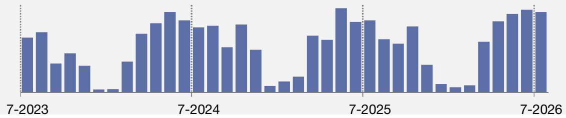
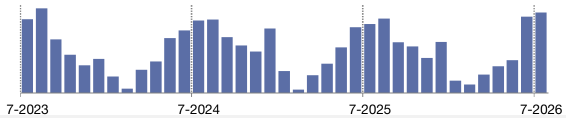
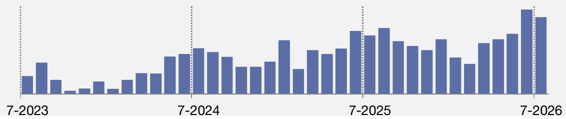
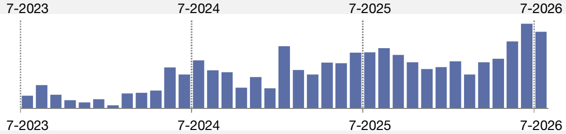
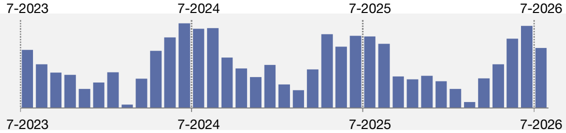
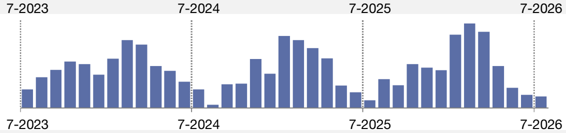
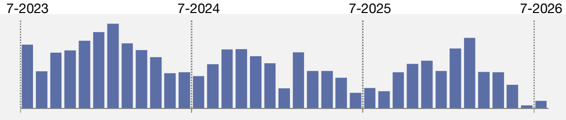
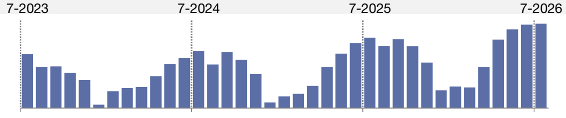
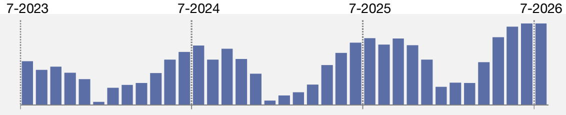
	Single Family	Townhouse-Condo	Adult Communities
August 2025	2.4	2.9	2.2
September 2025	2.4	3.3	2.1
October 2025	2.4	3.1	1.8
November 2025	2.1	2.9	1.9
December 2025	1.6	2.4	1.5
January 2026	1.6	2.7	1.8
February 2026	1.6	2.6	2.4
March 2026	1.9	3.1	1.9
April 2026	2.4	3.5	2.7
May 2026	2.5	3.8	3.5
June 2026	2.6	3.8	3.0
July 2026	**2.7**	**3.6**	**2.5**
12-Month Avg.*	2.2	3.1	2.3

* Months Supply for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

Total Market Overview

GREATER BERGEN REALTORS®

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	7-2025	7-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		998	**1,039**	+ 4.1%	6,027	**6,398**	+ 6.2%
Pending Sales		666	**699**	+ 5.0%	4,079	**4,129**	+ 1.2%
Closed Sales		701	**762**	+ 8.7%	3,696	**3,709**	+ 0.4%
Median Sales Price		$760,000	**$810,000**	+ 6.6%	$740,000	**$766,250**	+ 3.5%
Average Sales Price		$949,365	**$1,034,258**	+ 8.9%	$921,139	**$974,559**	+ 5.8%
Pct. of List Price Received		103.5%	**103.0%**	- 0.5%	102.8%	**102.6%**	- 0.2%
Days on Market Until Sale		29	**30**	+ 3.4%	37	**37**	0.0%
Housing Affordability Index		63	**60**	- 4.8%	65	**63**	- 3.1%
Inventory of Homes for Sale		1,539	**1,672**	+ 8.6%	--	**--**	--
Months Supply of Inventory		2.7	**2.9**	+ 7.4%	--	**--**	--