Monthly Indicators

For residential real estate activity in Allendale, Alpine, Bergenfield, Bogota, Carlstadt, Cliffside Park, Closter, Cresskill, Demarest, Dumont, East Rutherford, Edgewater, Elmwood Park, Englewood, Englewood Cliffs, Emerson, Fair Lawn, Fairview, Fort Lee, Franklin Lakes, Garfield, Glen Rock, Hackensack, Harrington Park, Hasbrouck Heights, Haworth, Hillsdale, HoHoKus, Leonia, Little Ferry, Lodi, Lyndhurst, Mahwah, Maywood, Midland Park, Montvale, Moonachie, New Milford, North Arlington, Northvale, Norwood, Oakland, Old Tappan, Oradell, Palisades Park, Paramus, Park Ridge, Ramsey, Ridgefield, Ridgefield Park, Ridgewood, River Edge, Rivervale, Rockleigh, Rochelle Park, Rutherford, Saddle Brook, Saddle River, South Hackensack, Teaneck, Tenafly, Teterboro, Upper Saddle River, Waldwick, Wallington, Washington Township, Westwood, Woodcliff Lake, Wood-Ridge, Wyckoff in Bergen County, as well as in East Newark, Harrison and Kearny in Hudson County. Percent changes are calculated using rounded figures.

August 2026

U.S. existing-home sales edged down 1.7% from the previous month to a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast, held steady in the West, and declined in the Midwest and South. On a year-over-year basis, sales rose in the Midwest and West while remaining flat in the Northeast and South.

- Single Family Closed Sales decreased 6.3 percent to 495.
- Townhouse-Condo Closed Sales increased 2.1 percent to 197.
- Adult Communities Closed Sales decreased 30.0 percent to 7.

- Single Family Median Sales Price was up 3.1 percent to $902,000.
- Townhouse-Condo Median Sales Price was down 0.4 percent to $525,000.
- Adult Communities Median Sales Price was down 42.4 percent to $451,000.

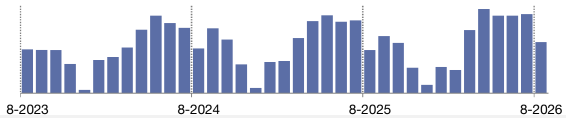
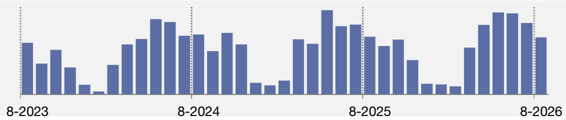
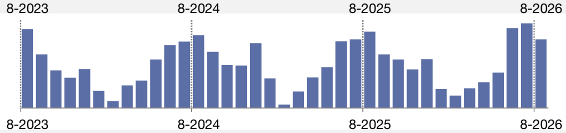
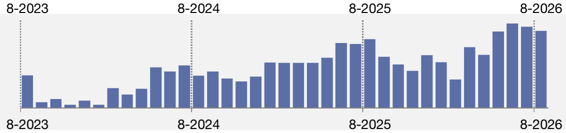
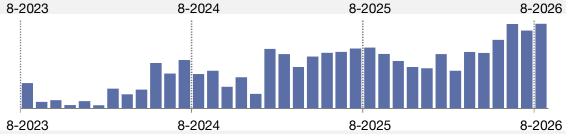
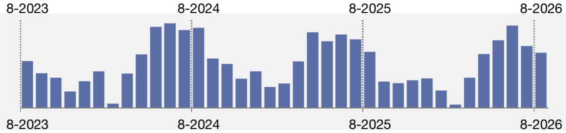
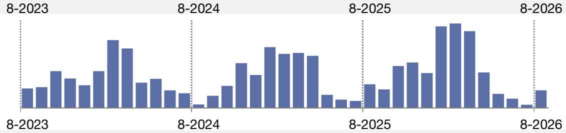
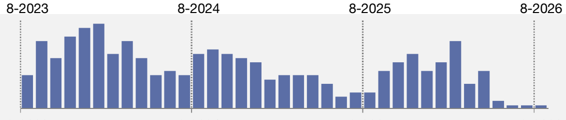
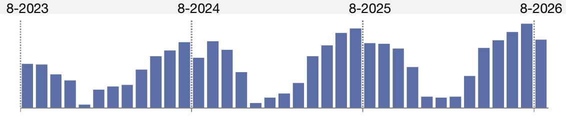
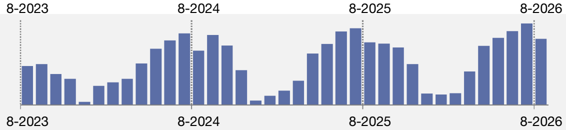
Nationally, the median existing-home sales price climbed to $431,400, as inventory remained at a 4.6-month supply at the current sales pace, NAR reported. Year-to-date sales are up 2.4%, reflecting stable demand even amid elevated mortgage rates. Homes are sitting on the market longer and fewer buyers are bidding above asking price compared to a year earlier, though local market conditions vary widely.

Monthly Snapshot

- 4.4%	+ 11.1%	+ 5.8%
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

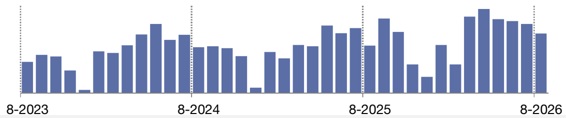
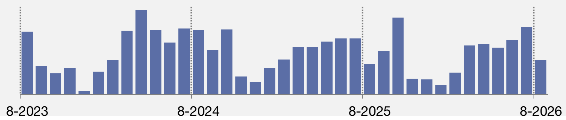
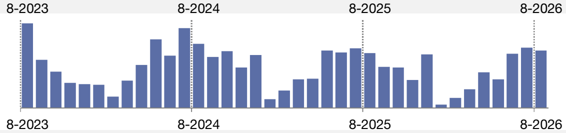
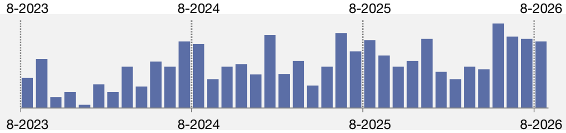
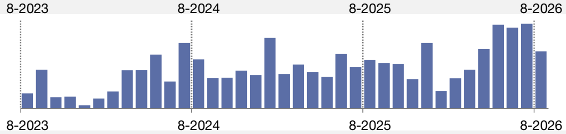
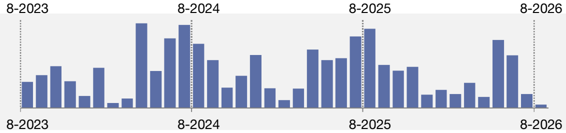
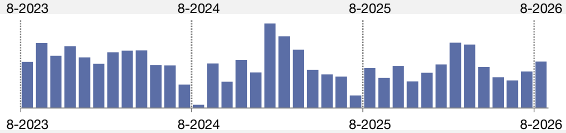
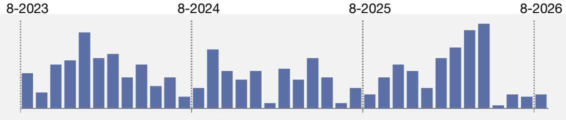
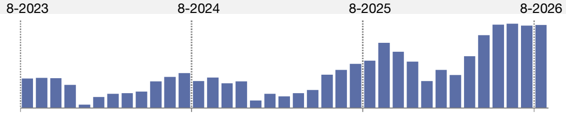
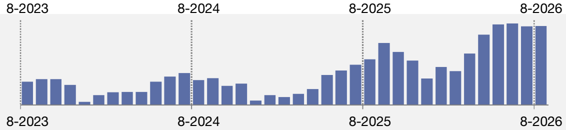
Key metrics for **Single Family Properties Only**, excluding Manufactured Housing, for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		487	**543**	+ 11.5%	4,685	**4,872**	+ 4.0%
Pending Sales		429	**426**	- 0.7%	3,239	**3,303**	+ 2.0%
Closed Sales		528	**495**	- 6.3%	3,032	**3,085**	+ 1.7%
Median Sales Price		$875,000	**$902,000**	+ 3.1%	$832,500	**$872,500**	+ 4.8%
Average Sales Price		$1,097,410	**$1,204,809**	+ 9.8%	$1,075,768	**$1,135,887**	+ 5.6%
Pct. of List Price Received		103.8%	**103.8%**	0.0%	103.9%	**103.6%**	- 0.3%
Days on Market Until Sale		32	**30**	- 6.3%	33	**34**	+ 3.0%
Housing Affordability Index		56	**53**	- 5.4%	58	**55**	- 5.2%
Inventory of Homes for Sale		960	**983**	+ 2.4%	--	**--**	--
Months Supply of Inventory		2.4	**2.5**	+ 4.2%	--	**--**	--

Townhouse-Condo Market Overview

GREATER BERGEN REALTORS®

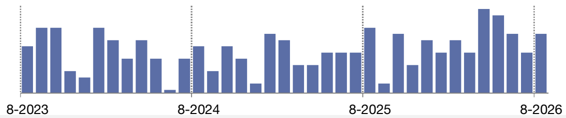
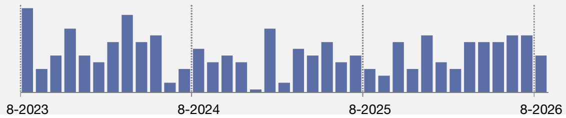
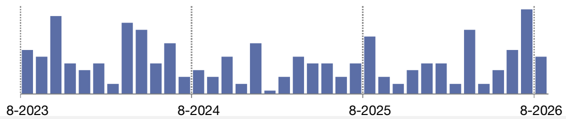
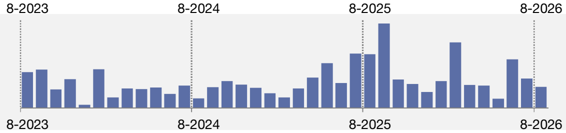
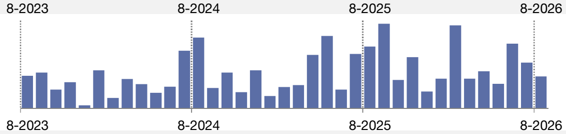
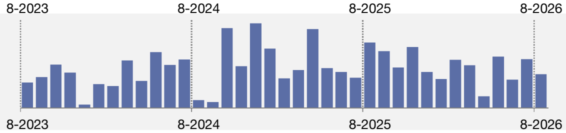
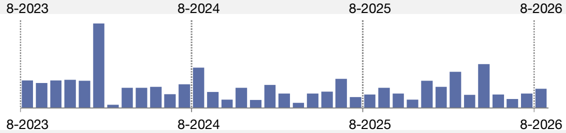
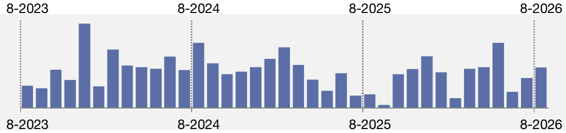
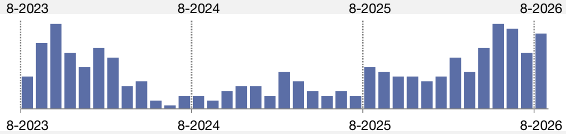
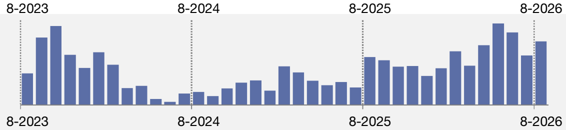
Key metrics for **Townhouses and Condominiums Only** for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		241	**276**	+ 14.5%	2,020	**2,312**	+ 14.5%
Pending Sales		155	**160**	+ 3.2%	1,380	**1,357**	- 1.7%
Closed Sales		193	**197**	+ 2.1%	1,350	**1,285**	- 4.8%
Median Sales Price		$527,000	**$525,000**	- 0.4%	$500,000	**$511,250**	+ 2.3%
Average Sales Price		$615,138	**$634,314**	+ 3.1%	$606,371	**$641,778**	+ 5.8%
Pct. of List Price Received		101.6%	**99.6%**	- 2.0%	100.7%	**100.2%**	- 0.5%
Days on Market Until Sale		43	**45**	+ 4.7%	44	**44**	0.0%
Housing Affordability Index		92	**92**	0.0%	97	**94**	- 3.1%
Inventory of Homes for Sale		491	**624**	+ 27.1%	--	**--**	--
Months Supply of Inventory		2.9	**3.7**	+ 27.6%	--	**--**	--

Adult Community Market Overview

GREATER BERGEN REALTORS®

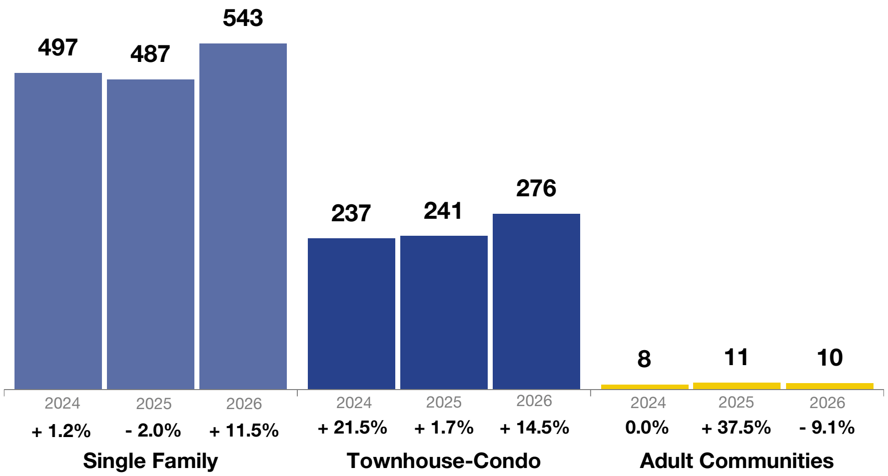
Key metrics for properties in **Adult Communities Only** for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		11	**10**	- 9.1%	61	**77**	+ 26.2%
Pending Sales		4	**6**	+ 50.0%	48	**57**	+ 18.8%
Closed Sales		10	**7**	- 30.0%	45	**57**	+ 26.7%
Median Sales Price		$782,500	**$451,000**	- 42.4%	$529,000	**$520,000**	- 1.7%
Average Sales Price		$808,850	**$554,986**	- 31.4%	$669,512	**$636,592**	- 4.9%
Pct. of List Price Received		103.9%	**100.6%**	- 3.2%	102.1%	**101.1%**	- 1.0%
Days on Market Until Sale		31	**41**	+ 32.3%	32	**37**	+ 15.6%
Housing Affordability Index		73	**125**	+ 71.2%	108	**108**	0.0%
Inventory of Homes for Sale		12	**19**	+ 58.3%	--	**--**	--
Months Supply of Inventory		2.2	**2.8**	+ 27.3%	--	**--**	--

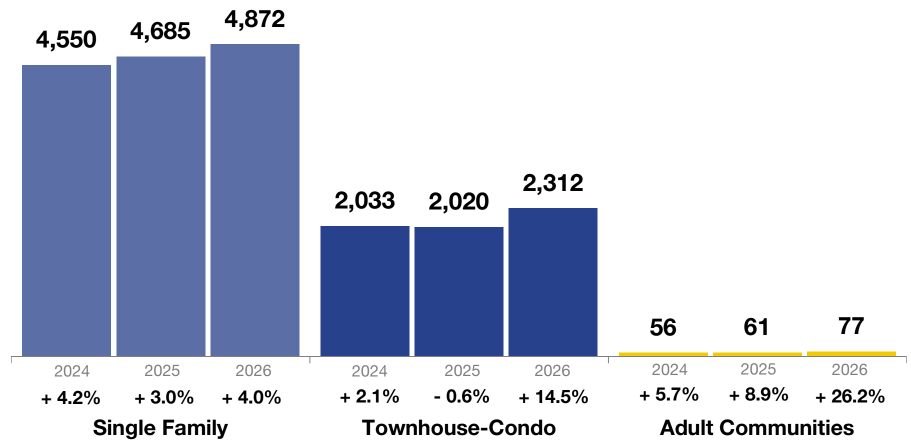
New Listings

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

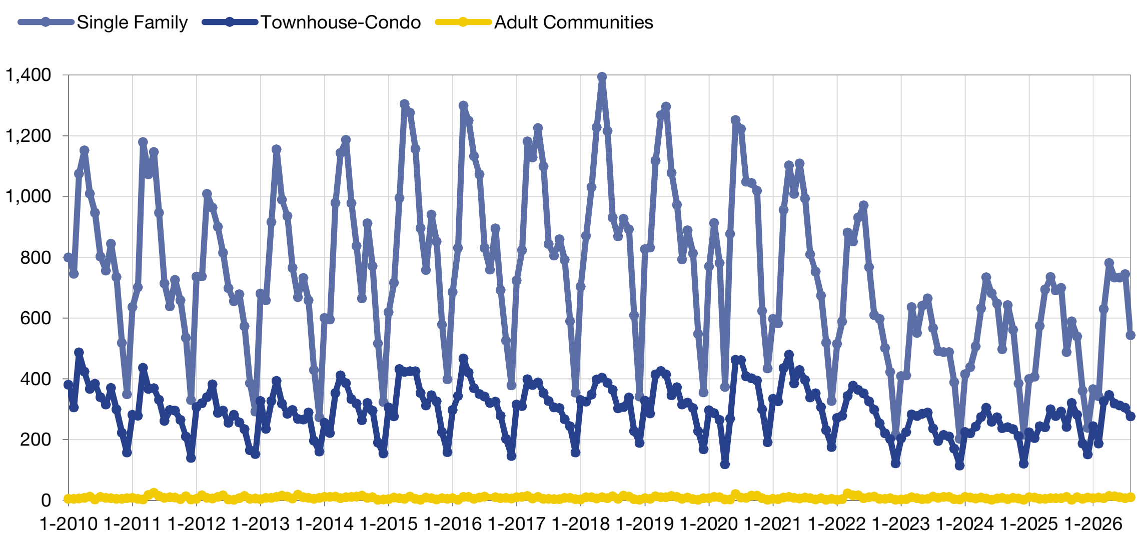
August



Year to Date



Historical New Listings by Month



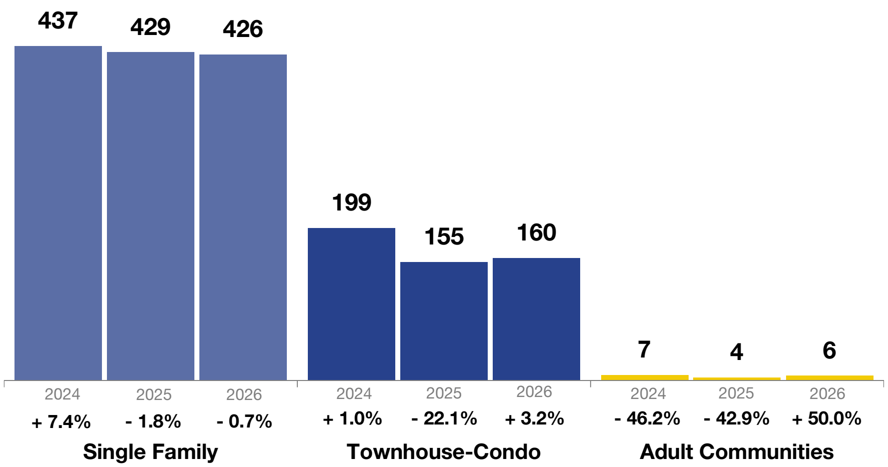
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
September 2025	588	320	2
October 2025	539	281	10
November 2025	360	187	5
December 2025	238	151	9
January 2026	366	243	7
February 2026	342	187	9
March 2026	630	325	7
April 2026	781	347	14
May 2026	733	318	13
June 2026	733	312	10
July 2026	744	304	7
August 2026	**543**	**276**	**10**
12-Month Avg.	550	271	9

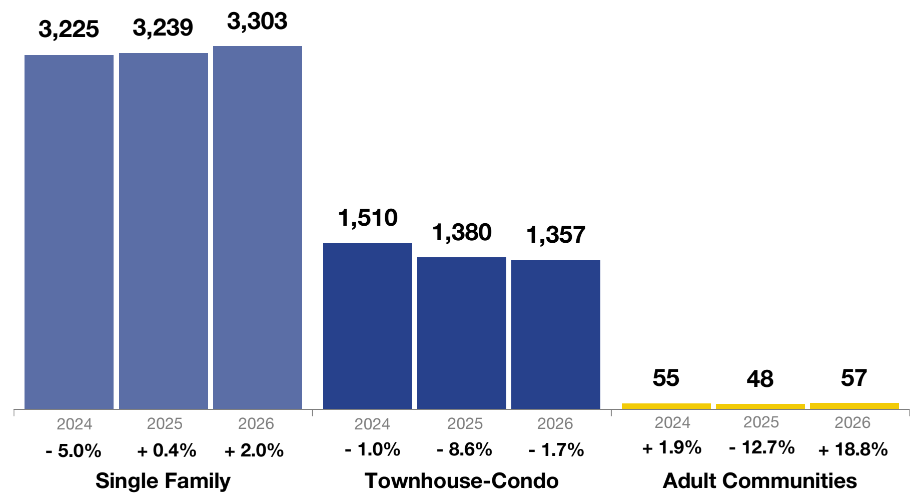
Pending Sales

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

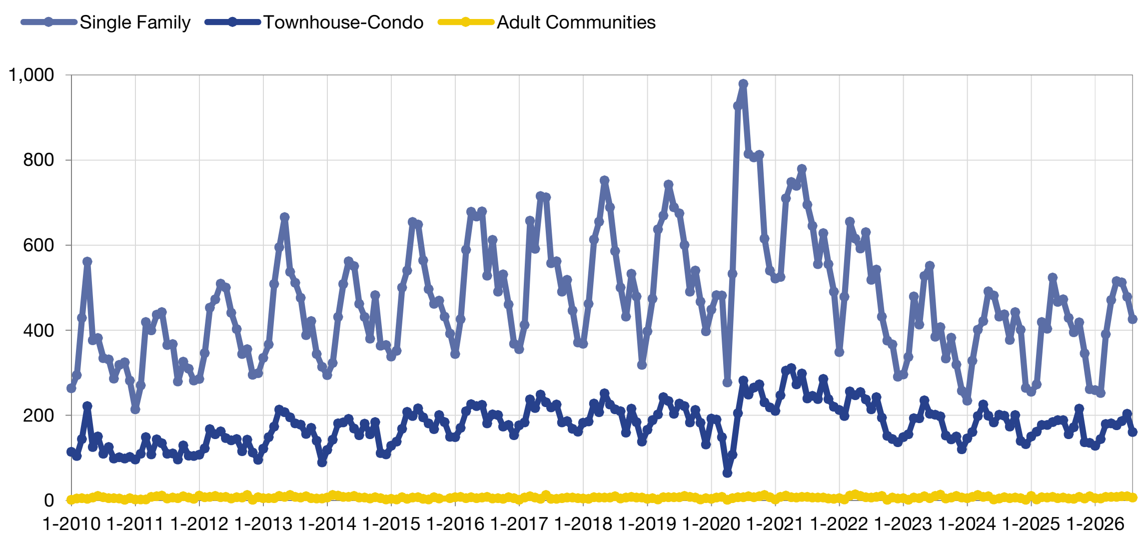
August



Year to Date



Historical Pending Sales by Month



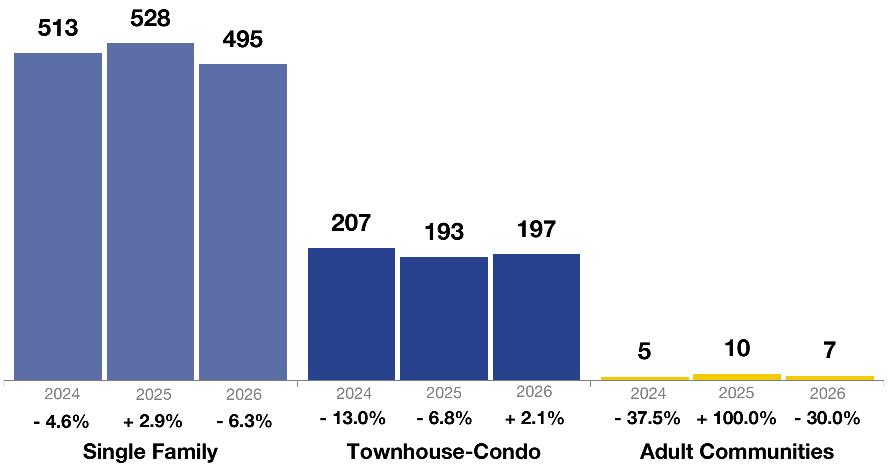
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
September 2025	395	172	3
October 2025	418	215	8
November 2025	345	136	4
December 2025	261	135	9
January 2026	259	128	5
February 2026	252	144	4
March 2026	390	179	8
April 2026	471	181	8
May 2026	515	176	8
June 2026	512	186	9
July 2026	478	203	9
August 2026	**426**	**160**	**6**
12-Month Avg.	394	168	7

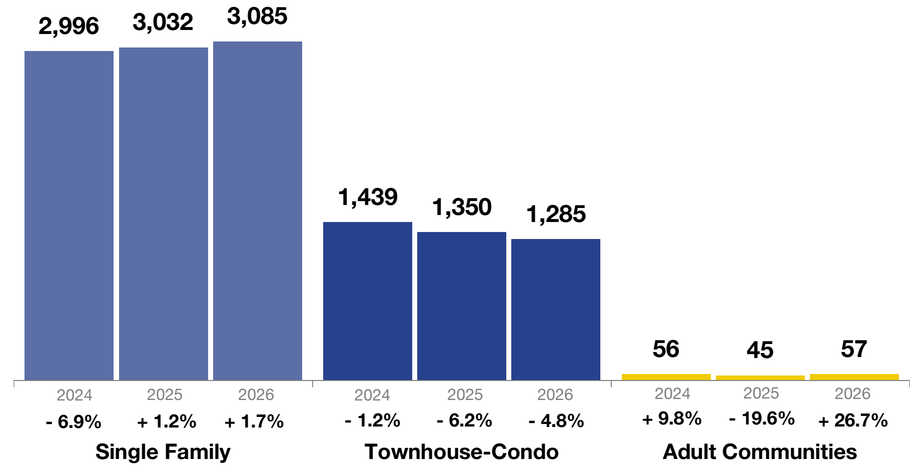
Closed Sales

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

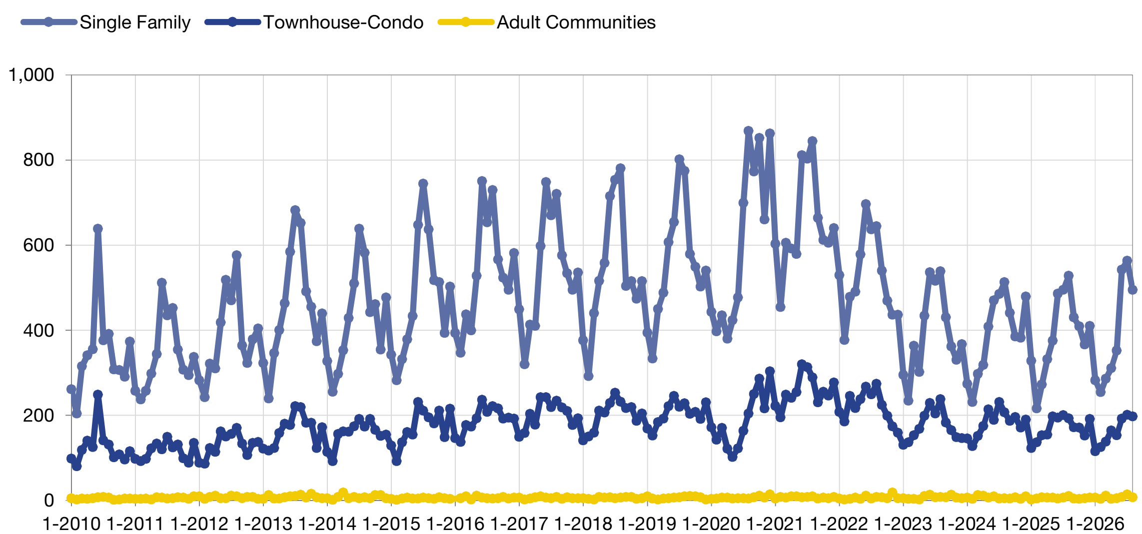
August



Year to Date



Historical Closed Sales by Month



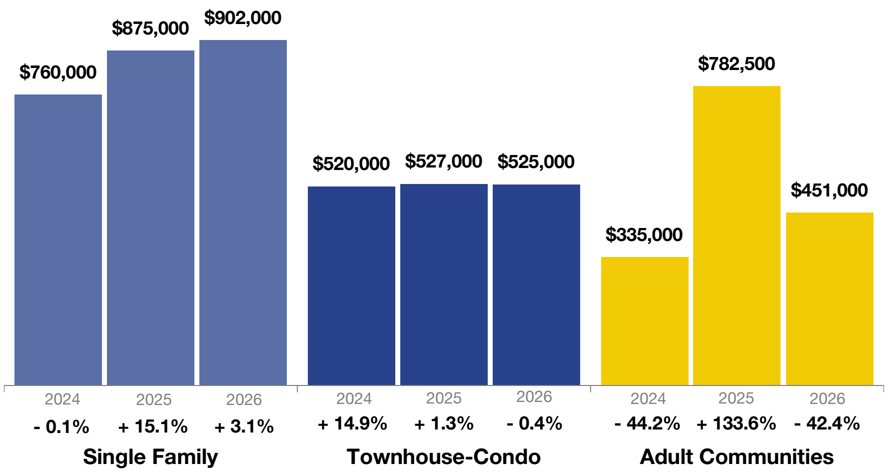
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
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	286	138	11
April 2026	311	164	3
May 2026	352	153	5
June 2026	542	192	8
July 2026	563	201	14
August 2026	**495**	**197**	**7**
12-Month Avg.	392	164	6

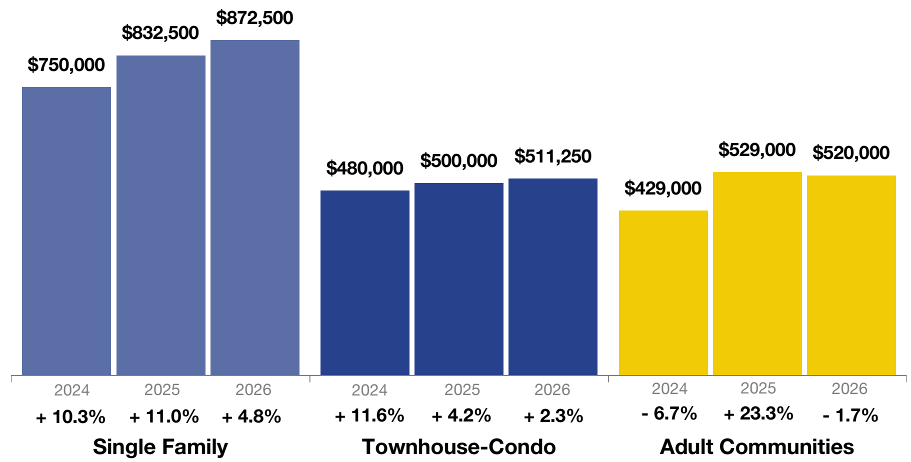
Median Sales Price

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

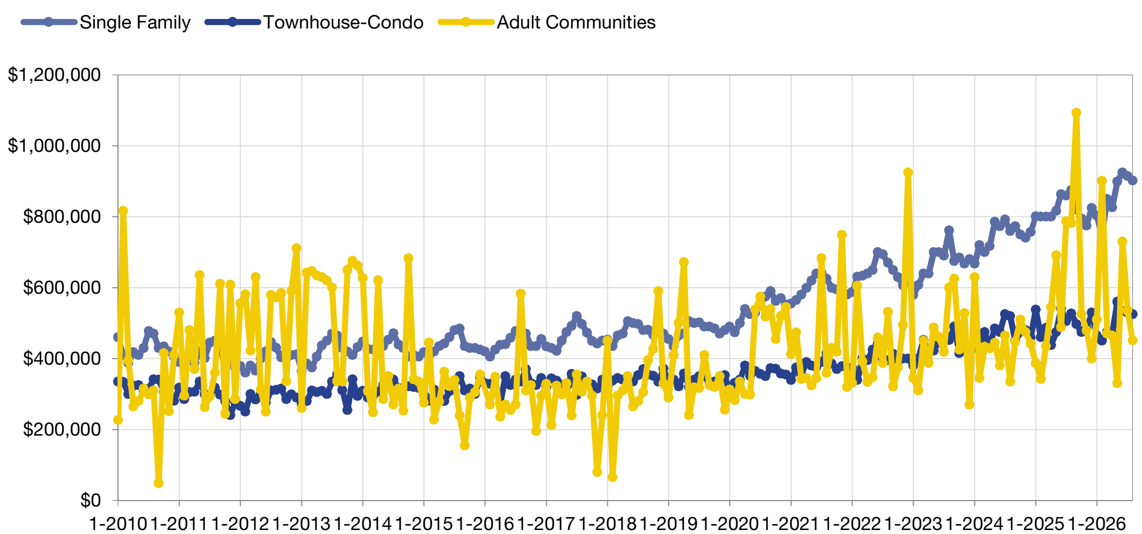
August



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
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	$849,500	$475,000	$470,000
April 2026	$826,000	$470,000	$465,000
May 2026	$899,500	$560,000	$330,000
June 2026	$925,000	$534,000	$730,000
July 2026	$915,000	$530,000	$535,000
August 2026	**$902,000**	**$525,000**	**$451,000**
12-Month Med.*	$849,500	$510,000	$510,000

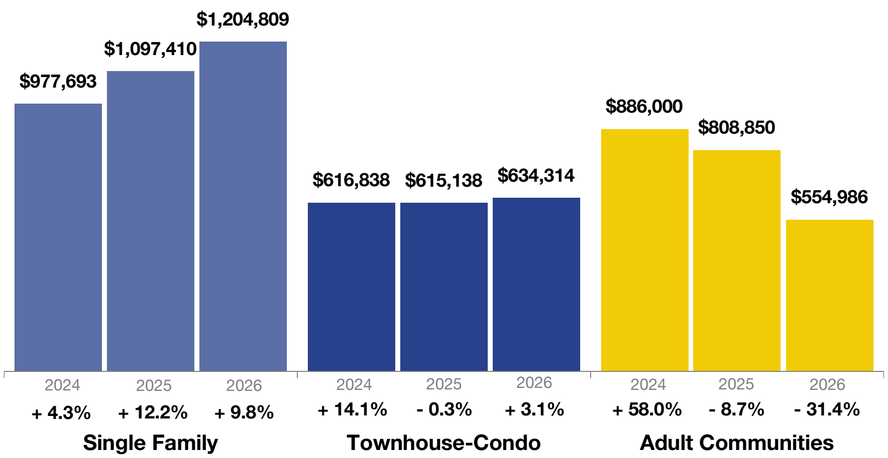
* Median Sales Price for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

Average Sales Price

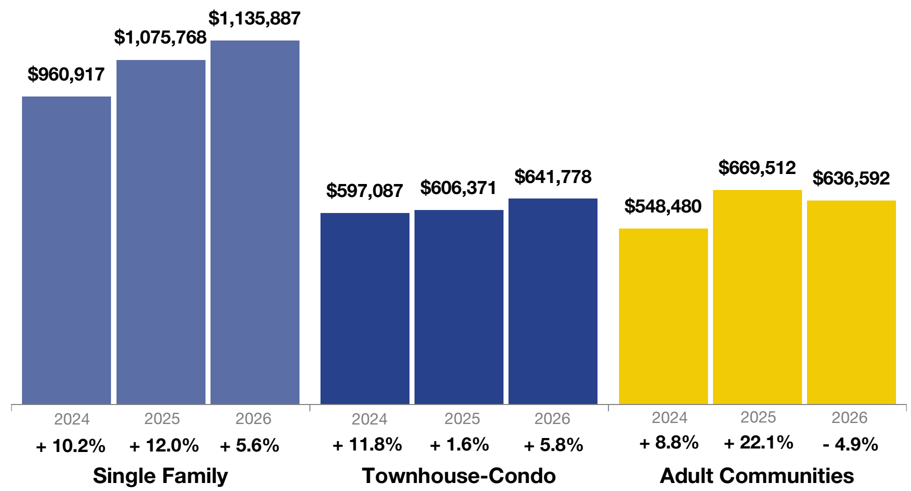
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

GREATER BERGEN REALTORS®

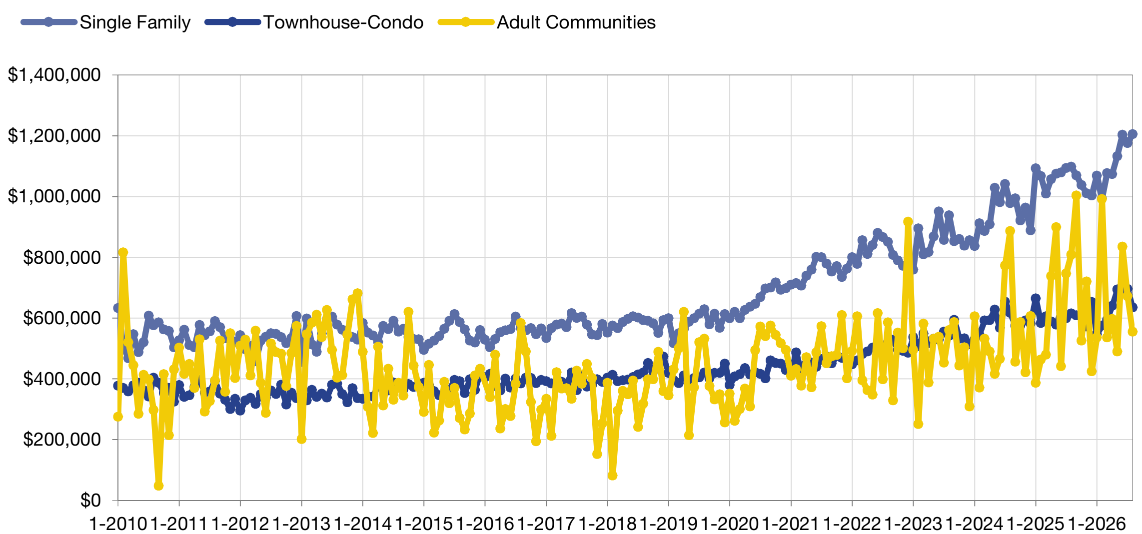
August



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.

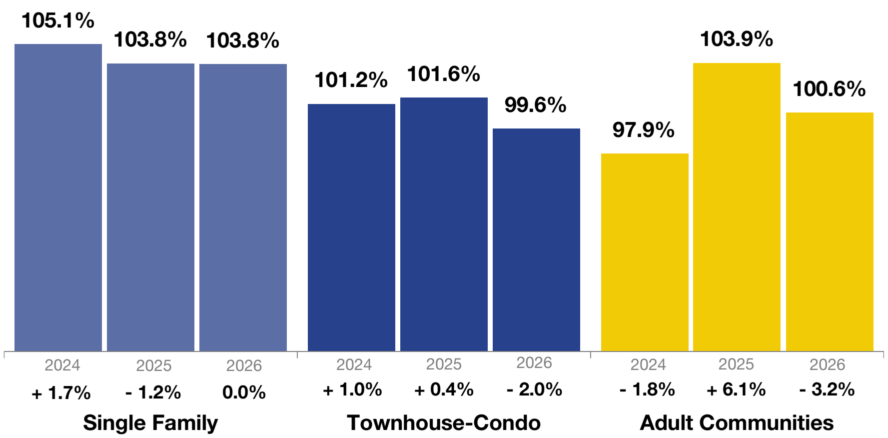
	Single Family	Townhouse-Condo	Adult Communities
September 2025	$1,068,991	$608,338	$1,003,000
October 2025	$1,037,236	$606,233	$525,000
November 2025	$1,009,909	$572,103	$719,500
December 2025	$1,002,937	$652,966	$424,555
January 2026	$1,067,714	$546,449	$535,865
February 2026	$993,734	$574,453	$991,000
March 2026	$1,076,967	$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	$687,589	$834,375
July 2026	$1,175,240	$696,166	$671,750
August 2026	**$1,204,809**	**$634,314**	**$554,986**
12-Month Avg.*	$1,099,774	$631,471	$640,234

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

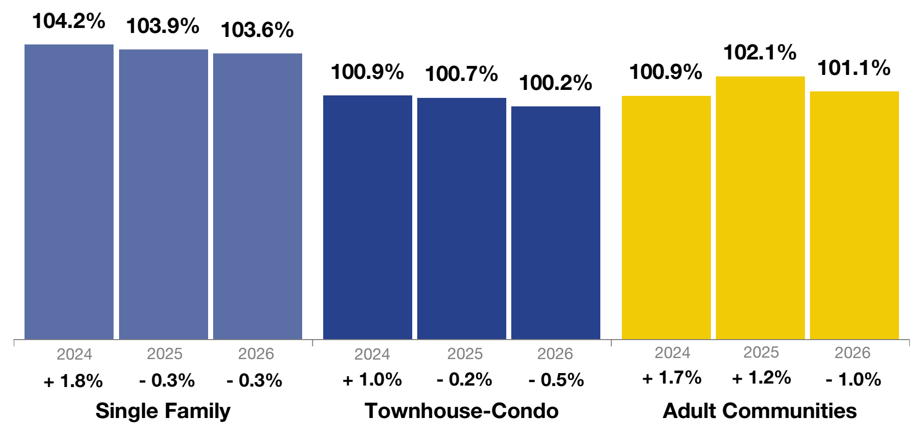
Percent of List Price Received

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.

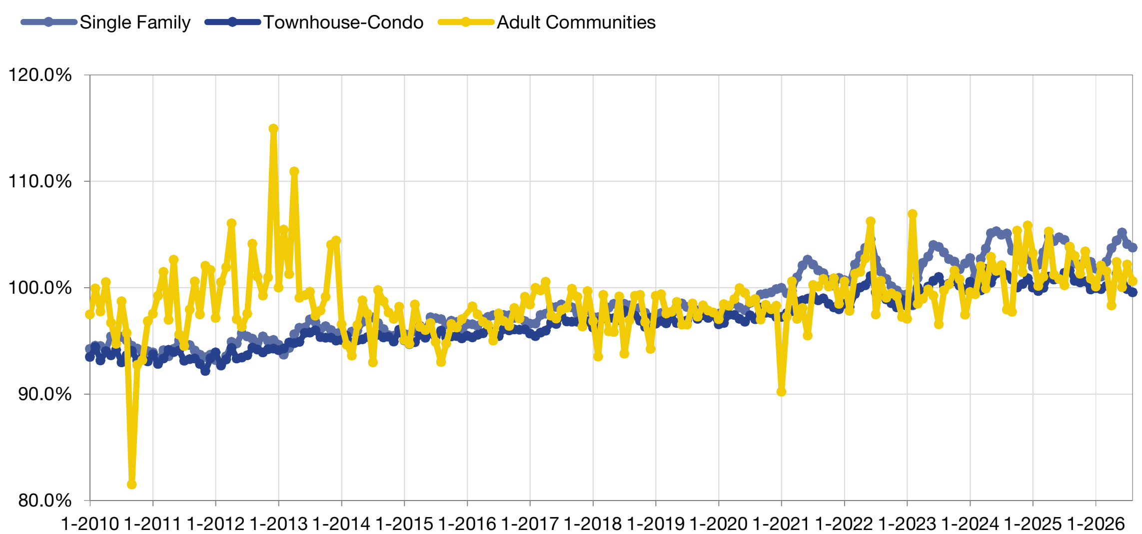
August



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.

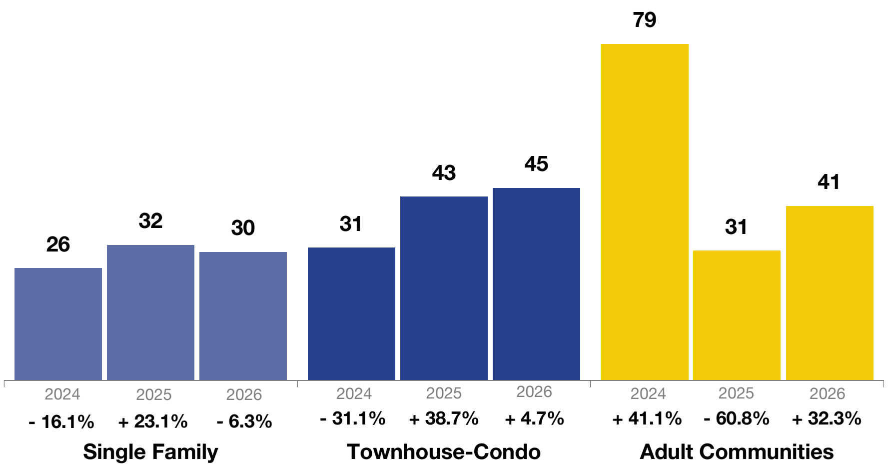
	Single Family	Townhouse-Condo	Adult Communities
September 2025	102.2%	100.6%	103.0%
October 2025	102.2%	100.5%	101.3%
November 2025	102.3%	100.6%	103.4%
December 2025	102.4%	99.8%	100.8%
January 2026	101.8%	100.0%	100.1%
February 2026	101.0%	99.8%	102.1%
March 2026	102.4%	100.1%	101.5%
April 2026	103.7%	99.8%	98.3%
May 2026	104.4%	101.3%	102.4%
June 2026	105.2%	100.9%	100.0%
July 2026	104.1%	99.8%	102.2%
August 2026	**103.8%**	**99.6%**	**100.6%**
12-Month Avg.*	103.2%	100.2%	101.4%

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

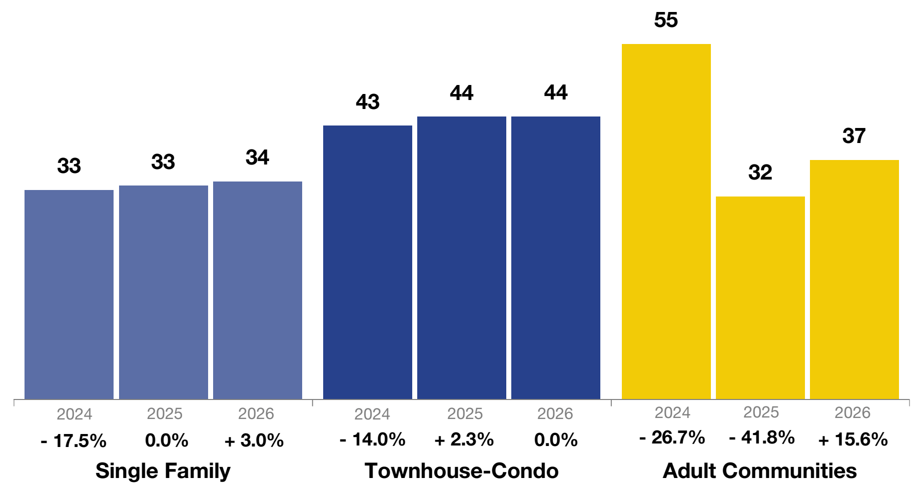
Days on Market Until Sale

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

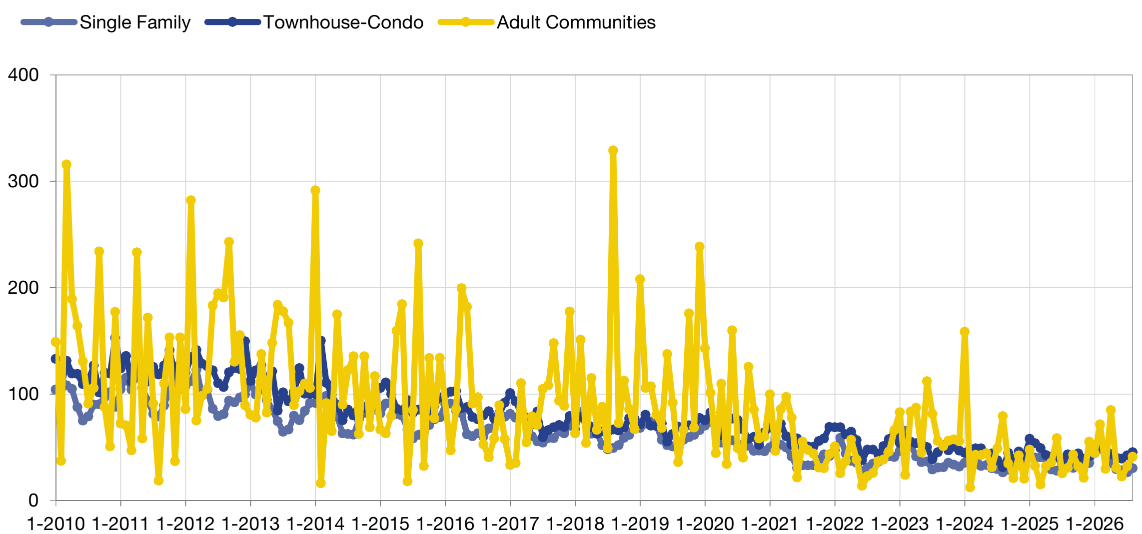
August



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.

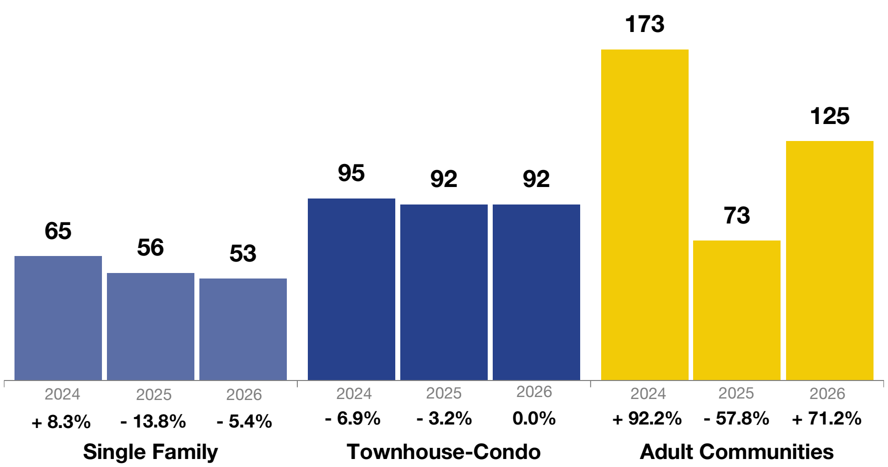
	Single Family	Townhouse-Condo	Adult Communities
September 2025	30	40	43
October 2025	37	44	32
November 2025	38	39	21
December 2025	35	42	55
January 2026	48	44	44
February 2026	48	51	71
March 2026	46	51	30
April 2026	35	44	85
May 2026	29	40	30
June 2026	28	39	22
July 2026	26	42	32
August 2026	**30**	**45**	**41**
12-Month Avg.*	34	43	38

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

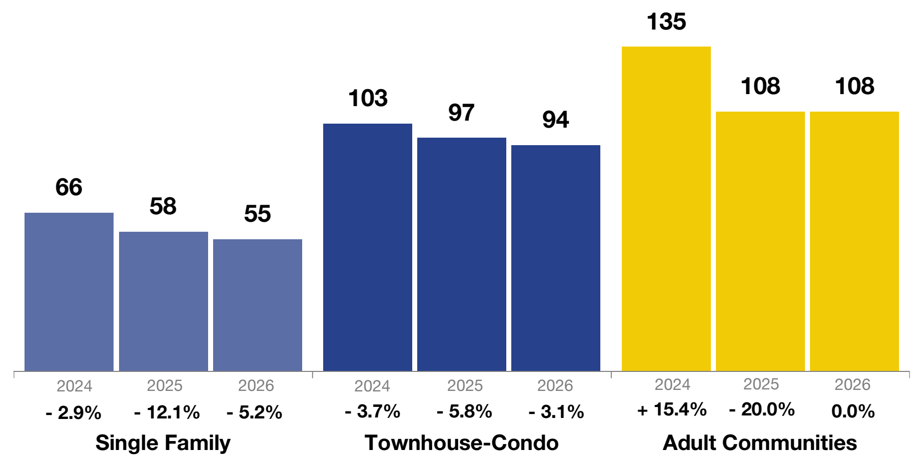
Housing Affordability Index

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.

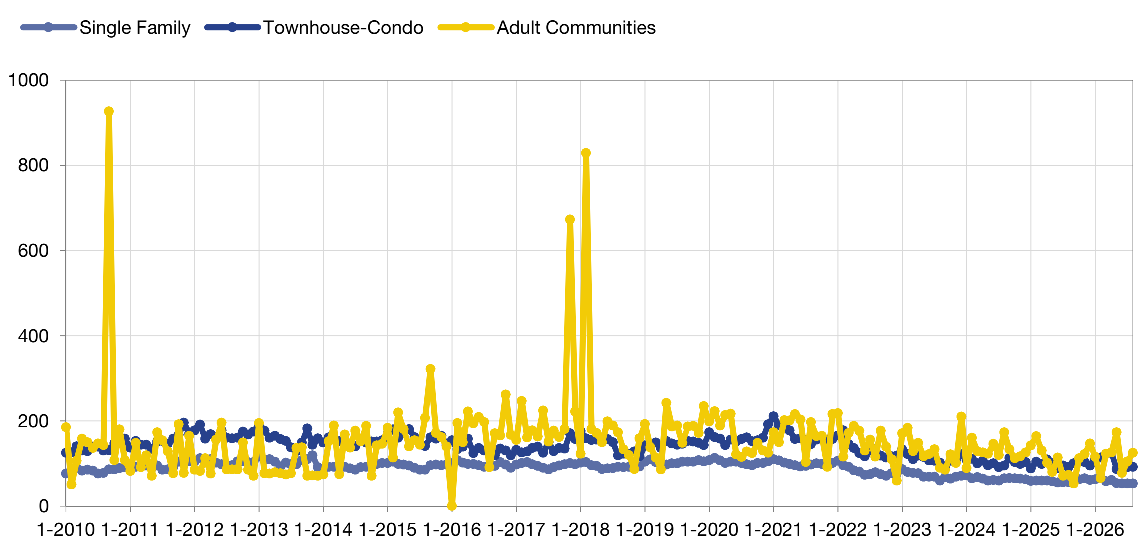
August



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.

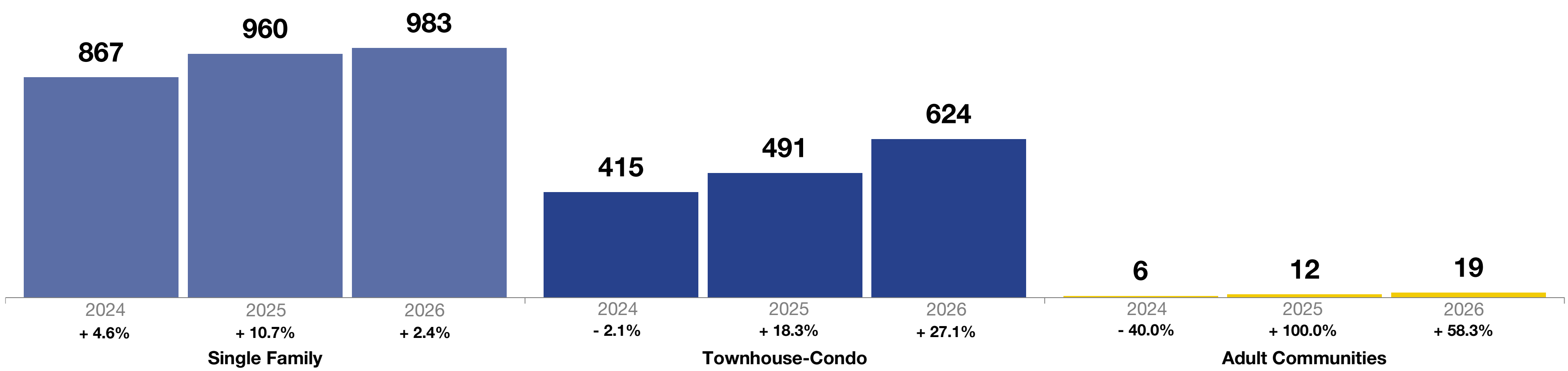
	Single Family	Townhouse-Condo	Adult Communities
September 2025	61	100	53
October 2025	63	106	112
November 2025	65	103	122
December 2025	61	95	147
January 2026	63	109	116
February 2026	68	114	66
March 2026	58	122	123
April 2026	61	125	126
May 2026	54	87	173
June 2026	53	92	78
July 2026	53	91	105
August 2026	**53**	**92**	**125**
12-Month Avg.*	59	103	112

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

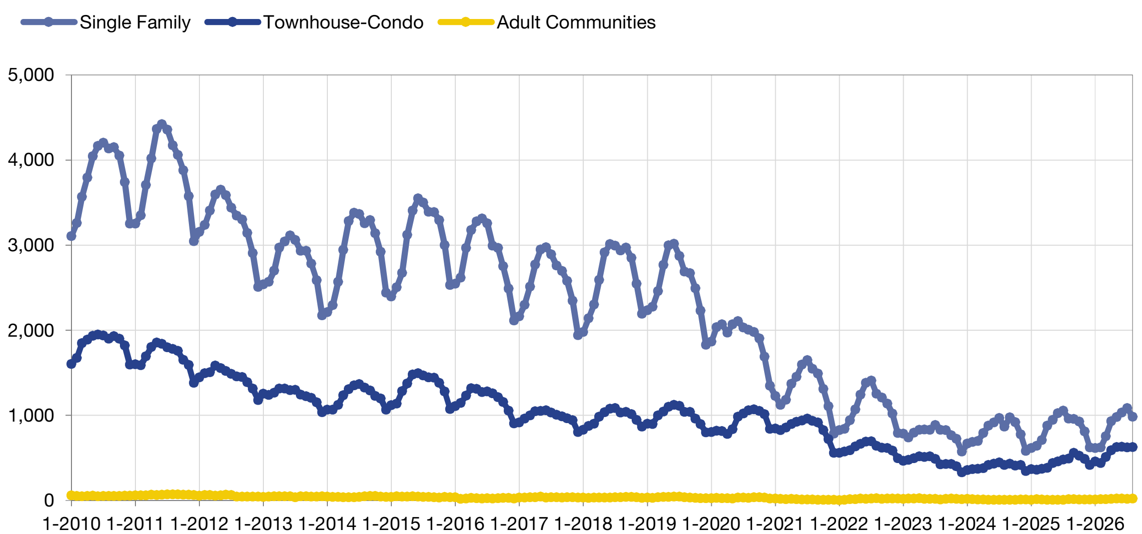
Inventory of Homes for Sale

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

August



Historical Inventory of Homes for Sale by Month



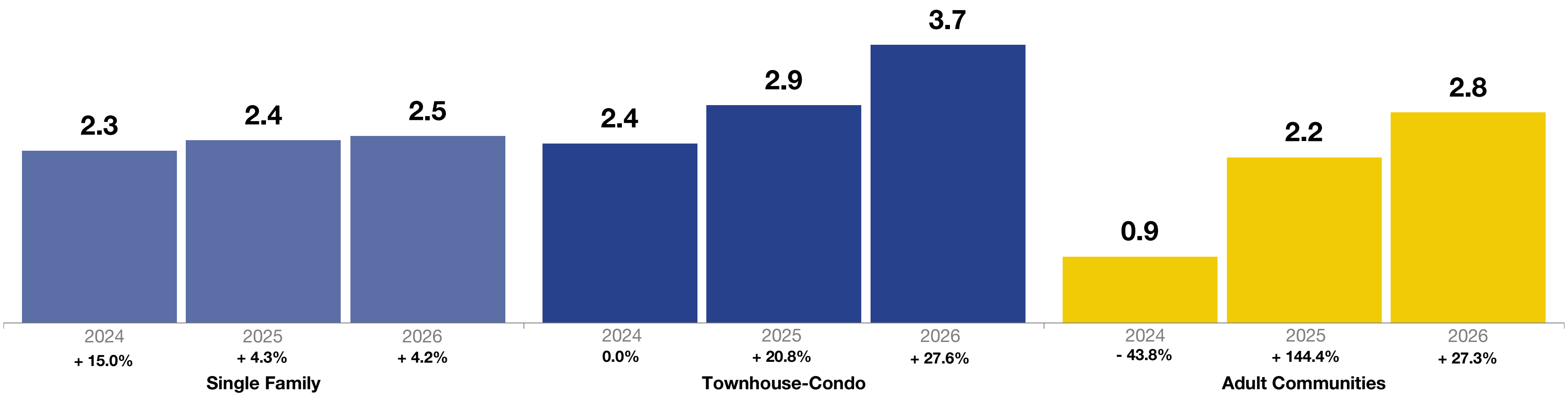
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
September 2025	957	558	11
October 2025	926	524	10
November 2025	809	488	10
December 2025	620	415	9
January 2026	615	457	10
February 2026	620	437	14
March 2026	753	508	11
April 2026	930	586	16
May 2026	980	626	21
June 2026	1,032	629	20
July 2026	1,084	622	15
August 2026	**983**	**624**	**19**
12-Month Avg.	859	540	14

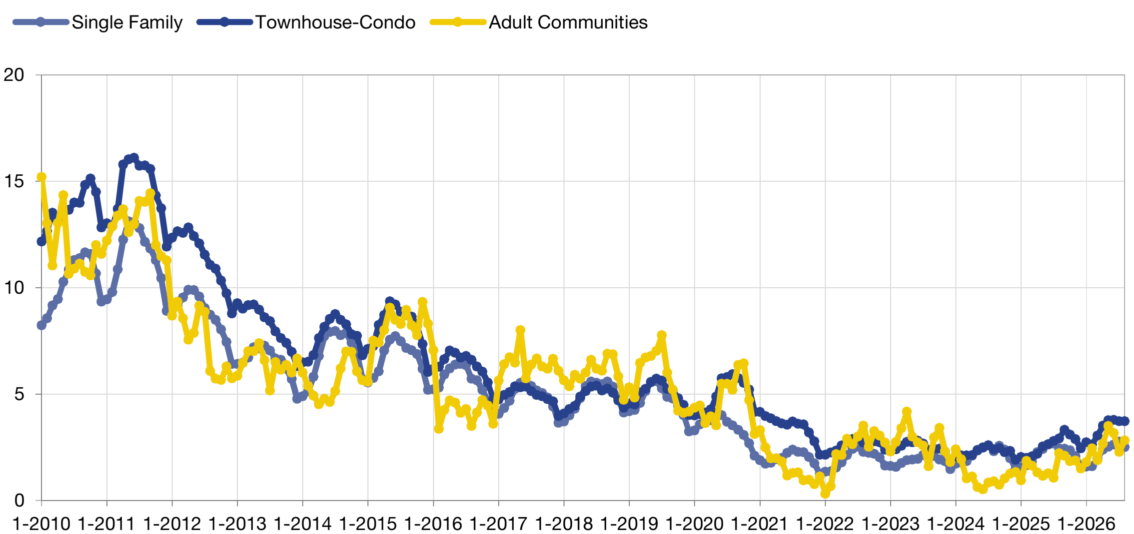
Months Supply of Inventory

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.

August



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.

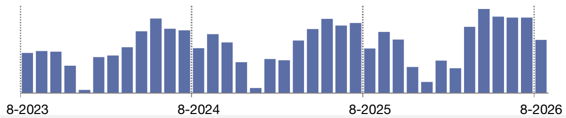
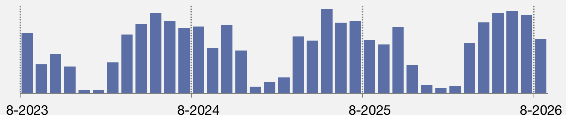
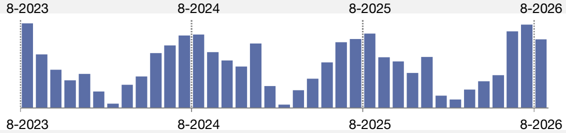
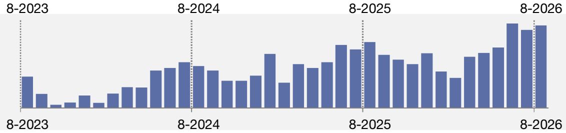
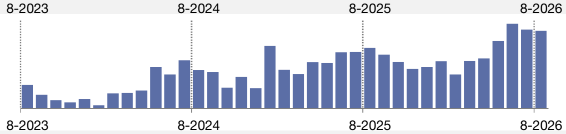
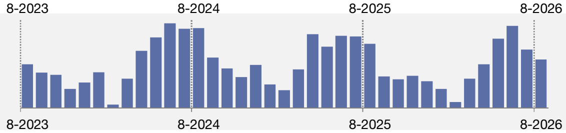
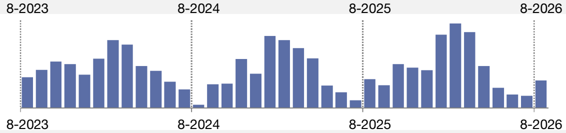
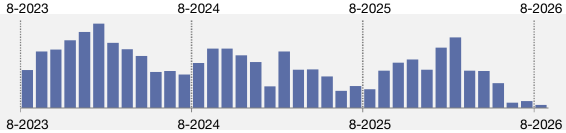
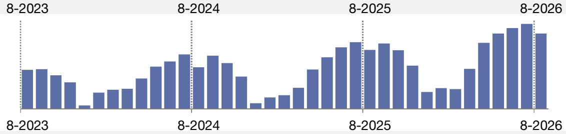
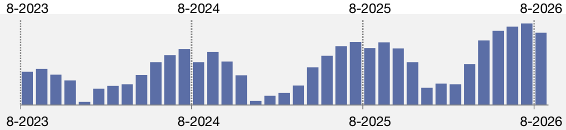
	Single Family	Townhouse-Condo	Adult Communities
September 2025	2.4	3.3	2.1
October 2025	2.4	3.1	1.8
November 2025	2.1	2.9	1.9
December 2025	1.6	2.4	1.5
January 2026	1.6	2.7	1.8
February 2026	1.6	2.6	2.4
March 2026	2.0	3.0	1.9
April 2026	2.4	3.5	2.7
May 2026	2.5	3.8	3.5
June 2026	2.6	3.8	3.2
July 2026	2.8	3.7	2.3
August 2026	**2.5**	**3.7**	**2.8**
12-Month Avg.*	2.2	3.2	2.3

* Months Supply for all properties from September 2025 through August 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	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		739	**829**	+ 12.2%	6,766	**7,261**	+ 7.3%
Pending Sales		588	**592**	+ 0.7%	4,667	**4,717**	+ 1.1%
Closed Sales		731	**699**	- 4.4%	4,427	**4,427**	0.0%
Median Sales Price		$780,000	**$825,000**	+ 5.8%	$749,000	**$775,000**	+ 3.5%
Average Sales Price		$966,132	**$1,037,518**	+ 7.4%	$928,570	**$986,270**	+ 6.2%
Pct. of List Price Received		103.2%	**102.5%**	- 0.7%	102.9%	**102.6%**	- 0.3%
Days on Market Until Sale		35	**35**	0.0%	37	**37**	0.0%
Housing Affordability Index		62	**58**	- 6.5%	65	**62**	- 4.6%
Inventory of Homes for Sale		1,463	**1,626**	+ 11.1%	--	**--**	--
Months Supply of Inventory		2.6	**2.9**	+ 11.5%	--	**--**	--