

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.

September 2026

U.S. existing-home sales fell 2.0% from the previous month and 1.2% from a year earlier to a seasonally adjusted annual rate of 3.98 million, the first reading below 4 million since June 2025, according to the National Association of REALTORS® (NAR). Sales held steady in the West and declined in the Northeast, Midwest, and South. Compared with a year earlier, sales were unchanged in the South and declined in the Northeast, Midwest, and West.

- Single Family Closed Sales increased 3.3 percent to 444.
- Townhouse-Condo Closed Sales decreased 10.5 percent to 154.
- Adult Communities Closed Sales increased 100.0 percent to 8.

- Single Family Median Sales Price was up 0.6 percent to \$825,000.
- Townhouse-Condo Median Sales Price was up 5.1 percent to \$522,500.
- Adult Communities Median Sales Price was down 70.5 percent to \$322,500.

Heading into September, there were 1.62 million homes listed for sale, up 3.2% from the previous month and 5.9% from a year earlier, the first time inventory has exceeded 1.6 million units since November 2019, NAR reported. That represents a 4.9-month supply at the current sales pace, up from 4.6 months a month earlier and the highest level in over ten years, according to NAR Chief Economist Lawrence Yun. The median existing-home sales price rose 1.6% year-over-year to \$429,100, marking 38 consecutive months of annual gains, and year-to-date sales are up 1.6%. The Federal Reserve raised its benchmark rate by a quarter point on September 16 to a range of 3.75% to 4%, its first increase since July 2023, and the 30-year fixed-rate mortgage moved above 7% in late September, up from an August average of 6.67%, according to Freddie Mac.

Monthly Snapshot

0.0% + 11.7% + 0.7%

One-Year Change in Closed Sales All Properties	One-Year Change in Homes for Sale All Properties	One-Year Change in Median Sales Price All Properties
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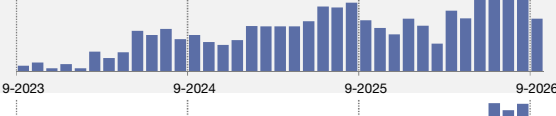
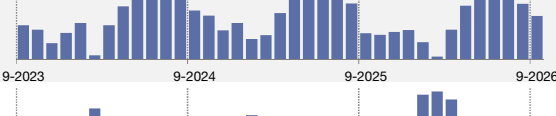
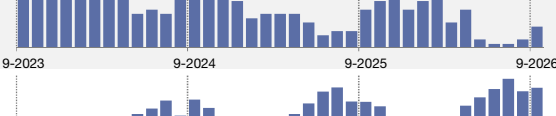
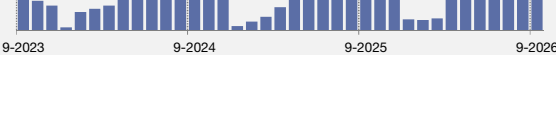
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Single Family Market Overview



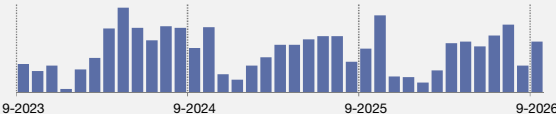
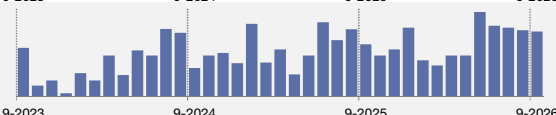
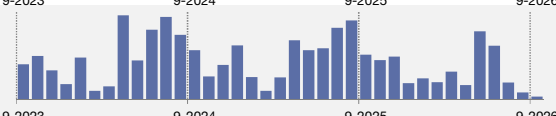
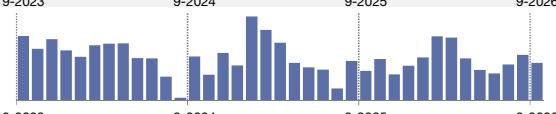
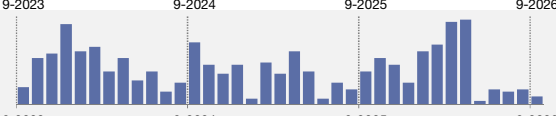
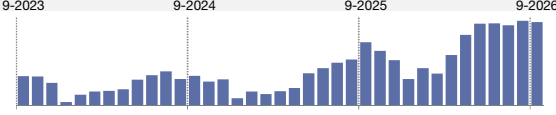
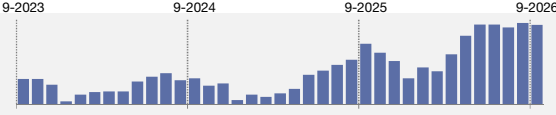
Key metrics for **Single Family Properties Only**, excluding Manufactured Housing, for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	9-2025	9-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		588	622	+ 5.8%	5,273	5,519	+ 4.7%
Pending Sales		395	369	- 6.6%	3,633	3,655	+ 0.6%
Closed Sales		430	444	+ 3.3%	3,462	3,541	+ 2.3%
Median Sales Price		\$820,000	\$825,000	+ 0.6%	\$830,000	\$861,000	+ 3.7%
Average Sales Price		\$1,068,991	\$1,055,066	- 1.3%	\$1,074,927	\$1,124,562	+ 4.6%
Pct. of List Price Received		102.2%	103.2%	+ 1.0%	103.7%	103.6%	- 0.1%
Days on Market Until Sale		30	34	+ 13.3%	33	34	+ 3.0%
Housing Affordability Index		61	57	- 6.6%	60	54	- 10.0%
Inventory of Homes for Sale		958	1,052	+ 9.8%	--	--	--
Months Supply of Inventory		2.4	2.7	+ 12.5%	--	--	--

Townhouse-Condo Market Overview



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

Key Metrics	Historical Sparklines	9-2025	9-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		320	307	- 4.1%	2,340	2,623	+ 12.1%
Pending Sales		172	181	+ 5.2%	1,552	1,530	- 1.4%
Closed Sales		172	154	- 10.5%	1,523	1,445	- 5.1%
Median Sales Price		\$497,000	\$522,500	+ 5.1%	\$500,000	\$515,000	+ 3.0%
Average Sales Price		\$608,338	\$613,790	+ 0.9%	\$606,695	\$639,088	+ 5.3%
Pct. of List Price Received		100.6%	99.4%	- 1.2%	100.7%	100.1%	- 0.6%
Days on Market Until Sale		40	43	+ 7.5%	44	44	0.0%
Housing Affordability Index		100	89	- 11.0%	99	91	- 8.1%
Inventory of Homes for Sale		558	635	+ 13.8%	--	--	--
Months Supply of Inventory		3.3	3.8	+ 15.2%	--	--	--

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.

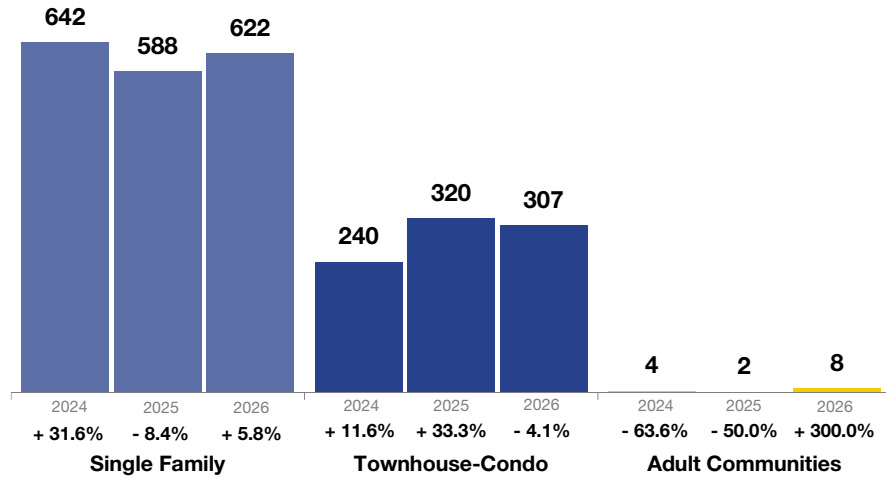
Key Metrics	Historical Sparklines	9-2025	9-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		2	8	+ 300.0%	63	84	+ 33.3%
Pending Sales		3	9	+ 200.0%	51	65	+ 27.5%
Closed Sales		4	8	+ 100.0%	49	65	+ 32.7%
Median Sales Price		\$1,093,000	\$322,500	- 70.5%	\$554,000	\$490,000	- 11.6%
Average Sales Price		\$1,003,000	\$363,625	- 63.7%	\$696,736	\$602,996	- 13.5%
Pct. of List Price Received		103.0%	99.7%	- 3.2%	102.2%	101.0%	- 1.2%
Days on Market Until Sale		43	70	+ 62.8%	33	41	+ 24.2%
Housing Affordability Index		53	170	+ 220.8%	105	112	+ 6.7%
Inventory of Homes for Sale		11	18	+ 63.6%	--	--	--
Months Supply of Inventory		2.1	2.5	+ 19.0%	--	--	--

New Listings

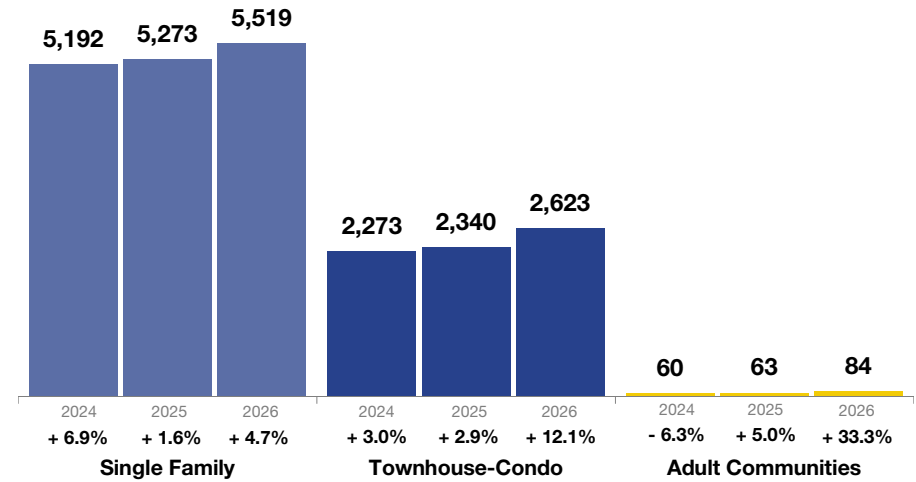
A count of the properties that have been newly listed on the market in a given month.



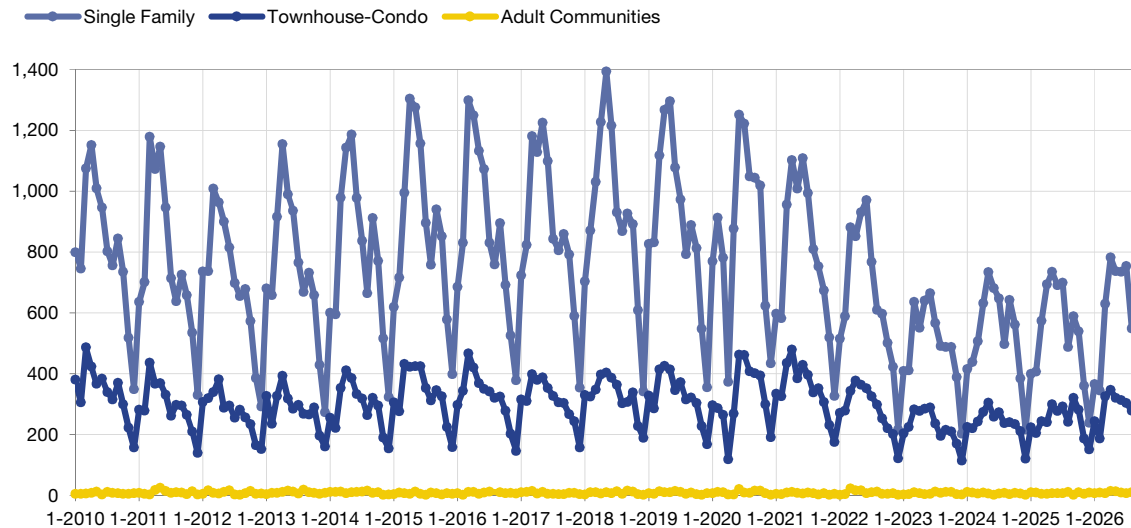
September



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.

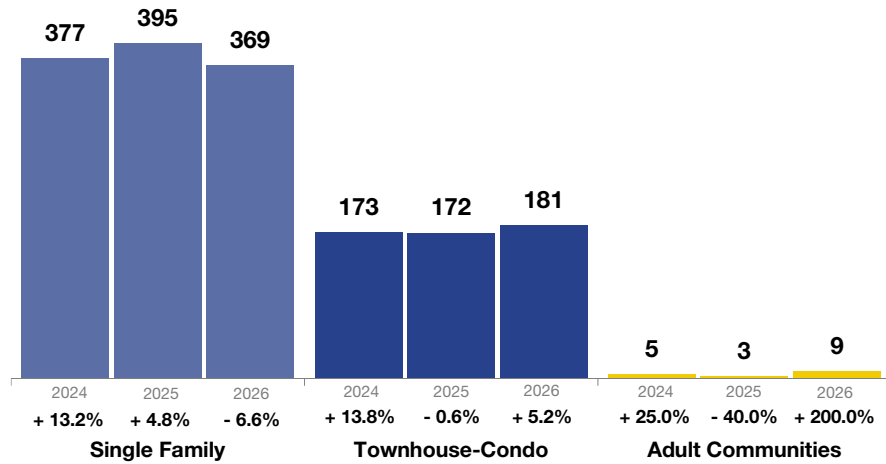
	Single Family	Townhouse-Condo	Adult Communities
October 2025	539	281	10
November 2025	360	187	5
December 2025	238	151	9
January 2026	366	243	7
February 2026	344	187	9
March 2026	630	325	7
April 2026	782	347	14
May 2026	737	320	13
June 2026	735	313	9
July 2026	754	303	7
August 2026	549	278	10
September 2026	622	307	8
12-Month Avg.	555	270	9

Pending Sales

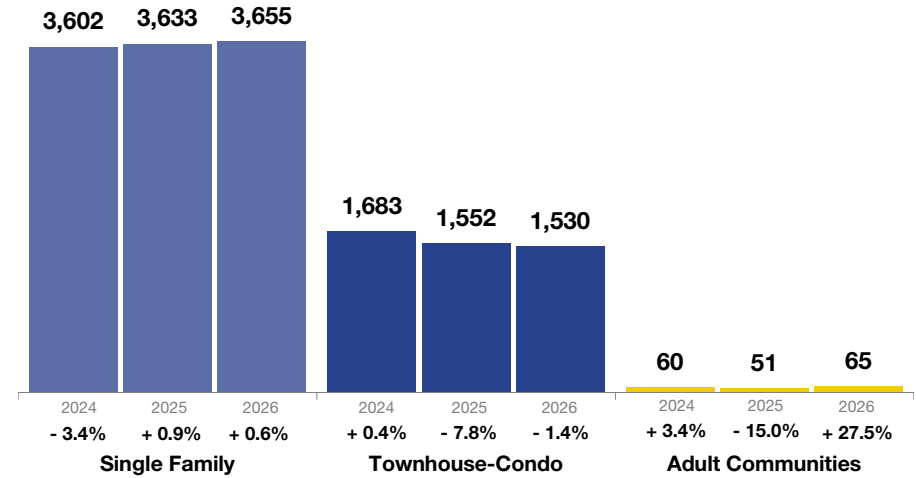
A count of the properties on which offers have been accepted in a given month.



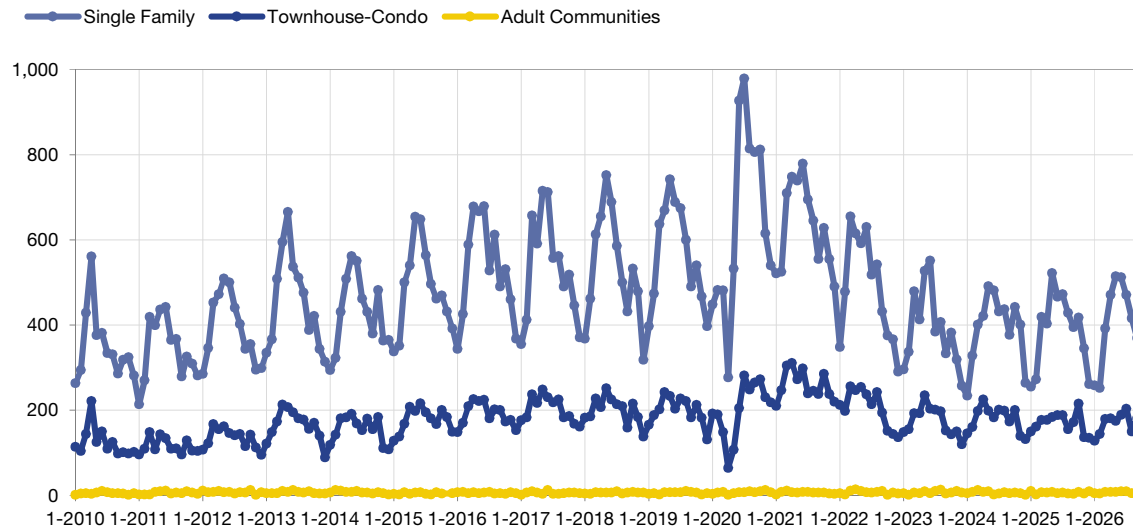
September



Year to Date



Historical Pending Sales by Month



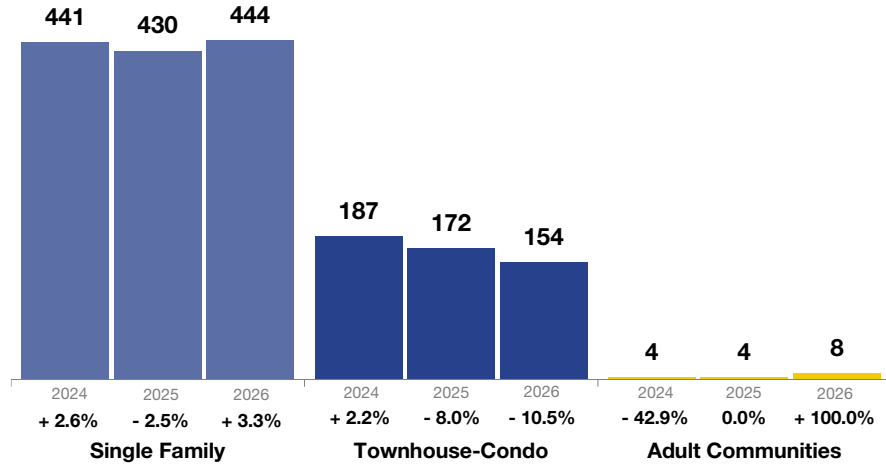
	Single Family	Townhouse-Condo	Adult Communities
October 2025	417	215	8
November 2025	345	136	4
December 2025	261	135	9
January 2026	258	128	5
February 2026	252	144	4
March 2026	392	179	8
April 2026	471	181	8
May 2026	514	175	8
June 2026	512	189	9
July 2026	471	203	9
August 2026	416	150	5
September 2026	369	181	9
12-Month Avg.	390	168	7

Closed Sales

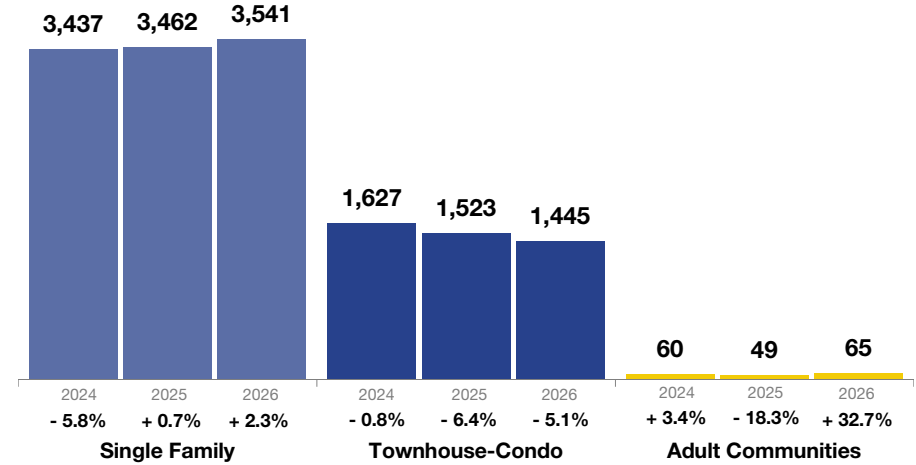
A count of the actual sales that closed in a given month.



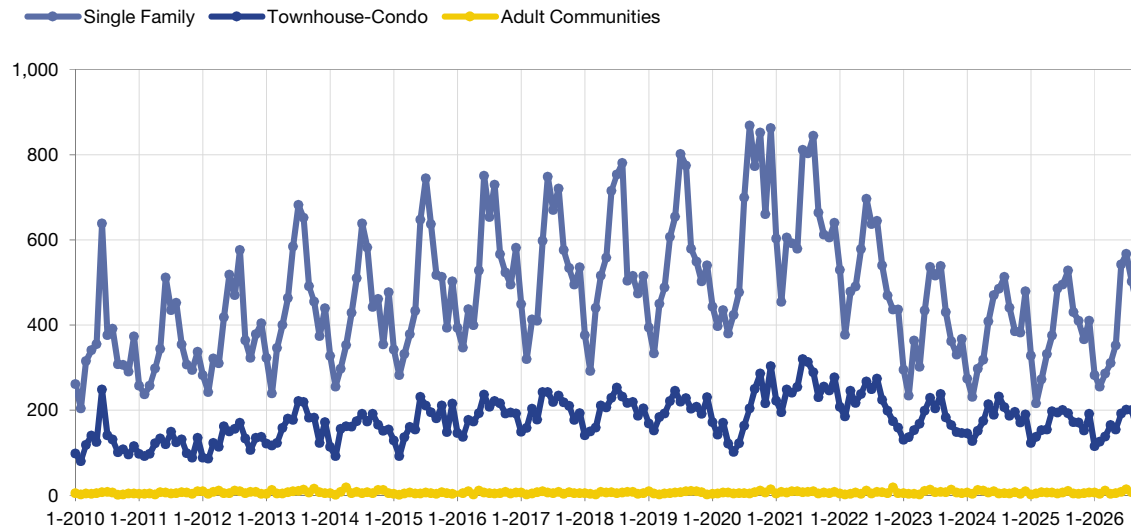
September



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.

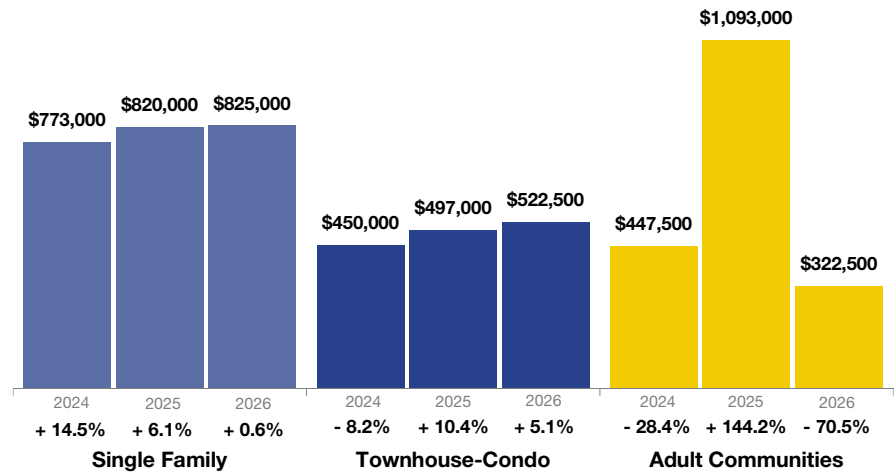
	Single Family	Townhouse-Condo	Adult Communities
October 2025	410	171	3
November 2025	366	152	5
December 2025	410	191	6
January 2026	282	115	6
February 2026	255	126	3
March 2026	286	138	11
April 2026	311	165	3
May 2026	352	154	5
June 2026	542	192	8
July 2026	567	201	14
August 2026	502	200	7
September 2026	444	154	8
12-Month Avg.	394	163	7

Median Sales Price

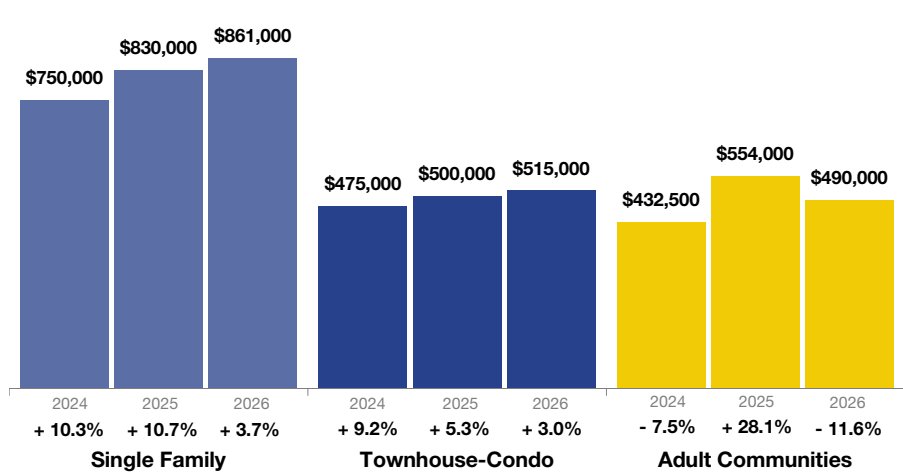


Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

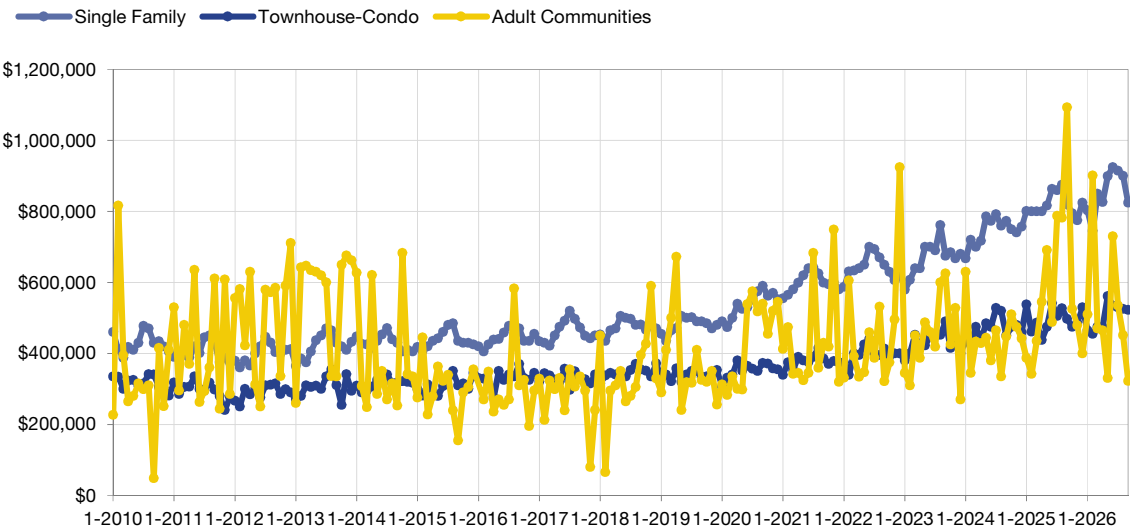
September



Year to Date



Historical Median Sales Price by Month



	Single Family	Townhouse-Condo	Adult Communities
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	\$745,000	\$455,000	\$901,000
March 2026	\$849,500	\$475,000	\$470,000
April 2026	\$826,000	\$474,444	\$465,000
May 2026	\$899,500	\$561,000	\$330,000
June 2026	\$925,000	\$534,000	\$730,000
July 2026	\$915,000	\$530,000	\$535,000
August 2026	\$900,500	\$525,000	\$451,000
September 2026	\$825,000	\$522,500	\$322,500
12-Month Med.*	\$850,000	\$515,000	\$480,000

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

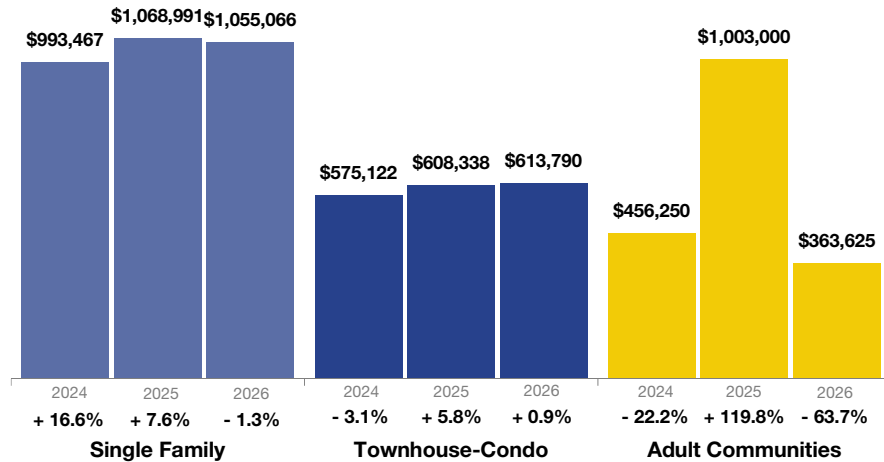
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Average Sales Price

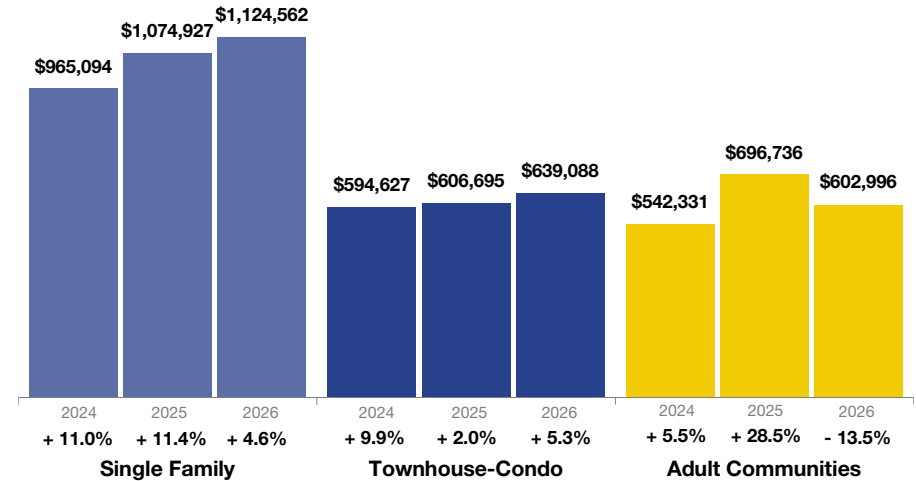
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



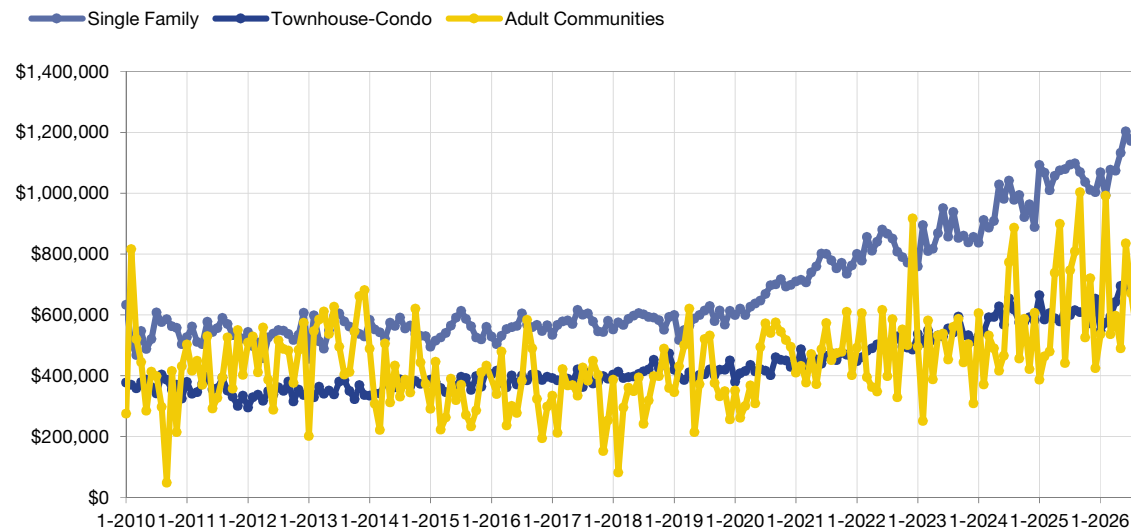
September



Year to Date



Historical Average Sales Price by Month



	Single Family	Townhouse-Condo	Adult Communities
October 2025	\$1,036,169	\$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	\$992,386	\$573,902	\$991,000
March 2026	\$1,076,967	\$593,476	\$535,558
April 2026	\$1,073,275	\$641,697	\$597,333
May 2026	\$1,132,477	\$695,145	\$490,000
June 2026	\$1,203,385	\$687,589	\$834,375
July 2026	\$1,171,651	\$696,166	\$671,750
August 2026	\$1,200,150	\$634,690	\$554,986
September 2026	\$1,055,066	\$613,790	\$363,625
12-Month Avg.*	\$1,097,468	\$632,365	\$593,855

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

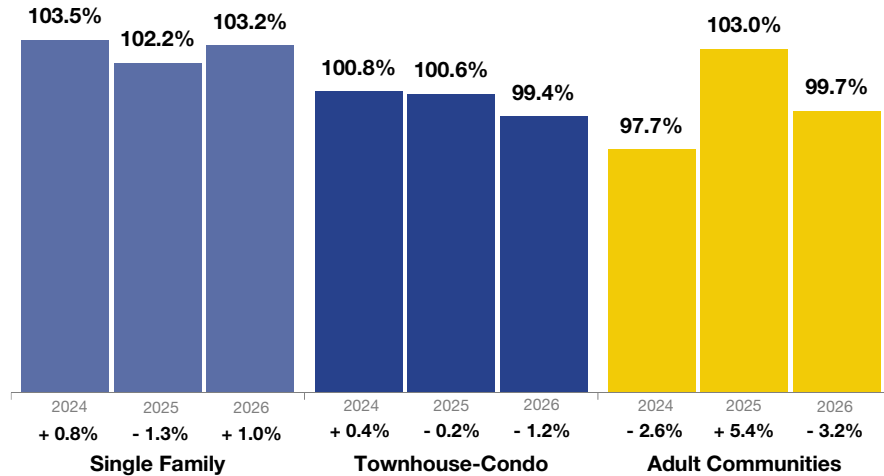
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Percent of List Price Received

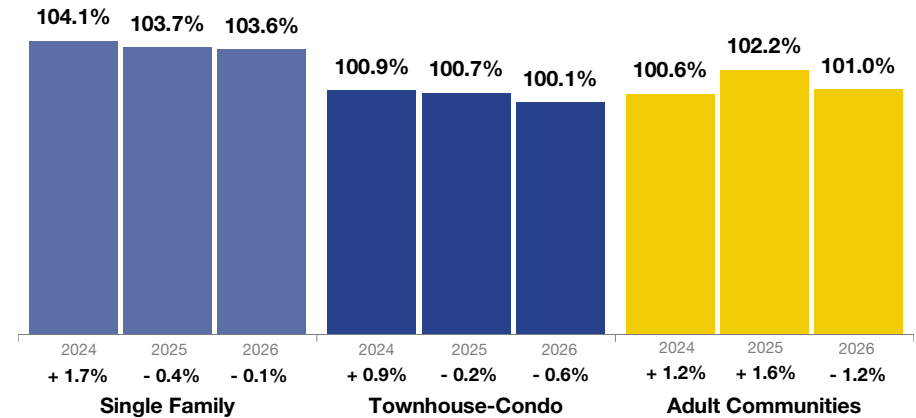


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

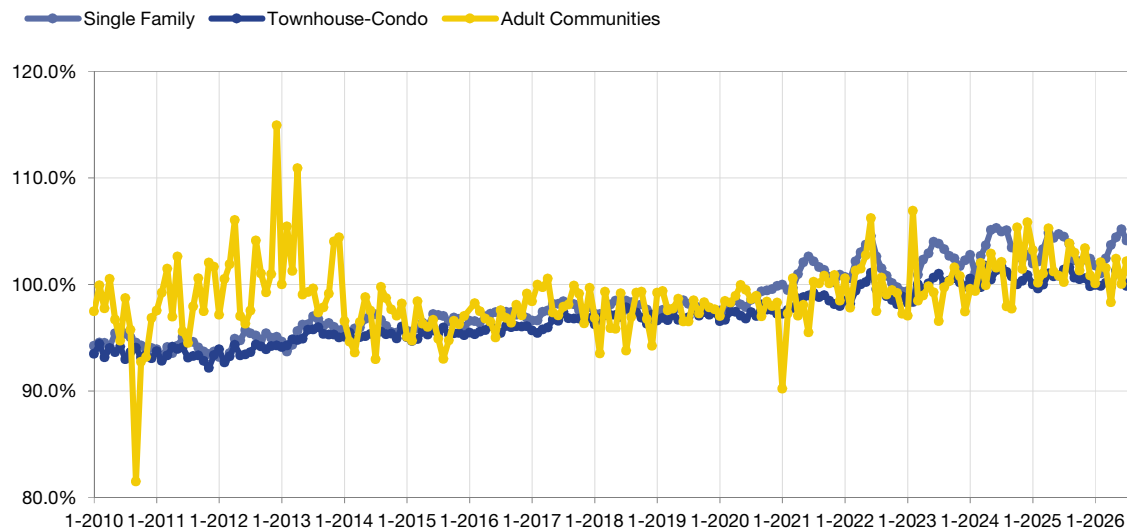
September



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
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%	99.9%	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%
September 2026	103.2%	99.4%	99.7%
12-Month Avg.*	103.2%	100.1%	101.1%

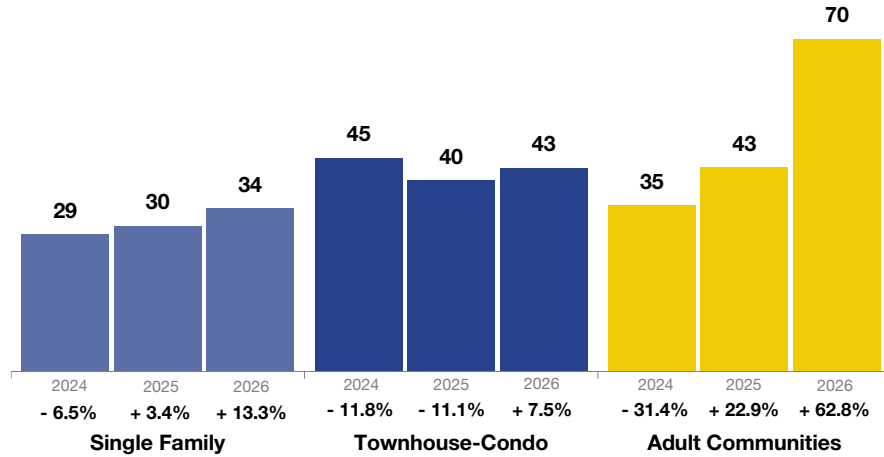
* Pct. of List Price Received for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

Days on Market Until Sale

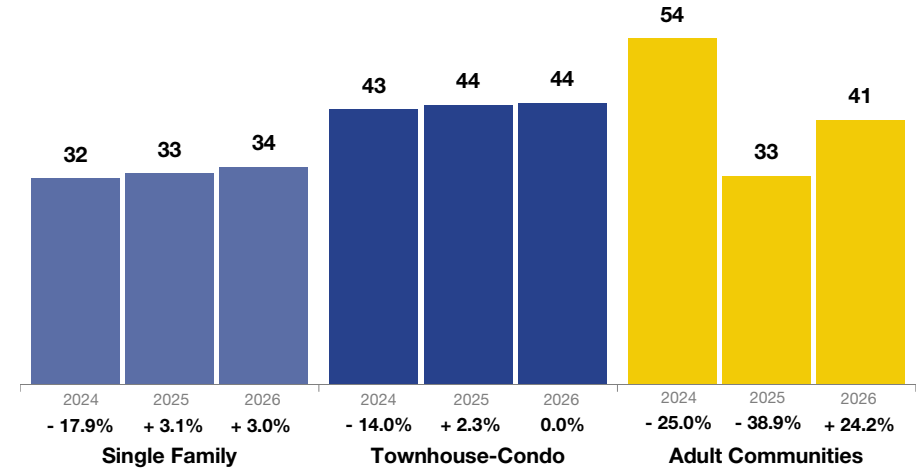


Average number of days between when a property is listed and when an offer is accepted in a given month.

September

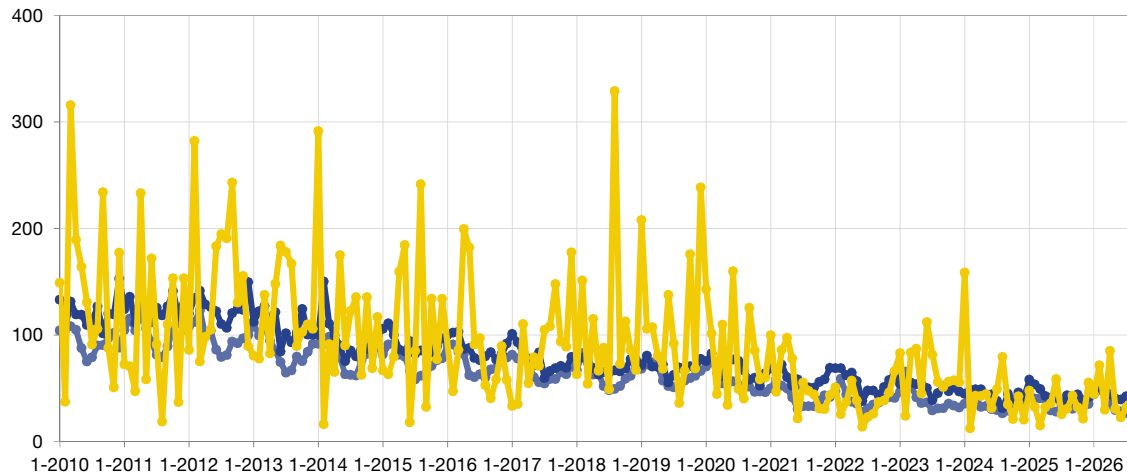


Year to Date



Historical Days on Market Until Sale by Month

Single Family Townhouse-Condo Adult Communities



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

	Single Family	Townhouse-Condo	Adult Communities
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
September 2026	34	43	70
12-Month Avg.*	35	43	41

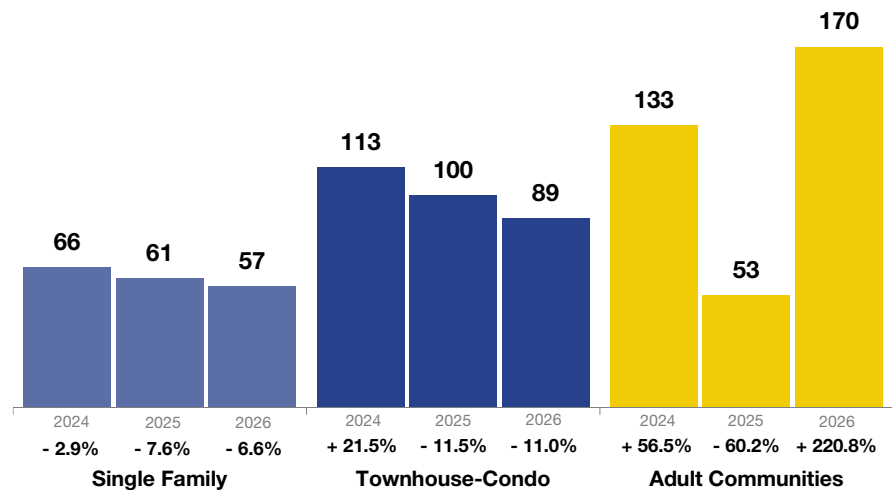
* Days on Market for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

Housing Affordability Index

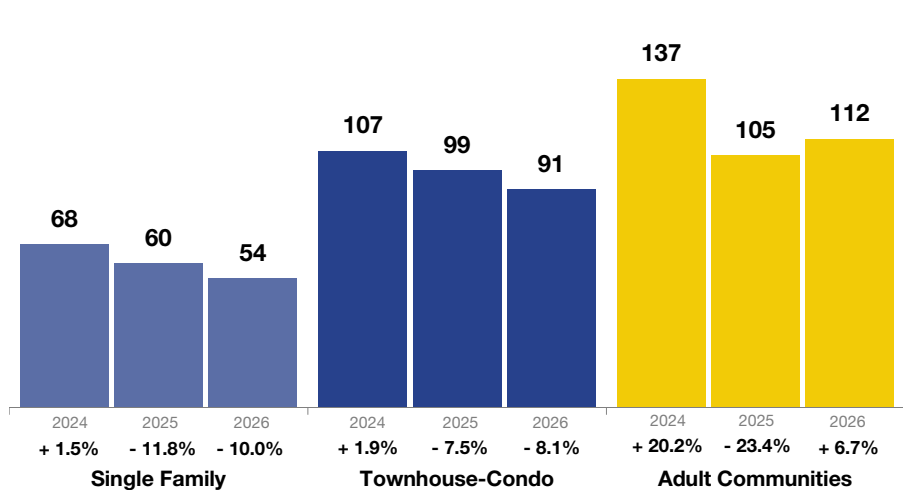


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

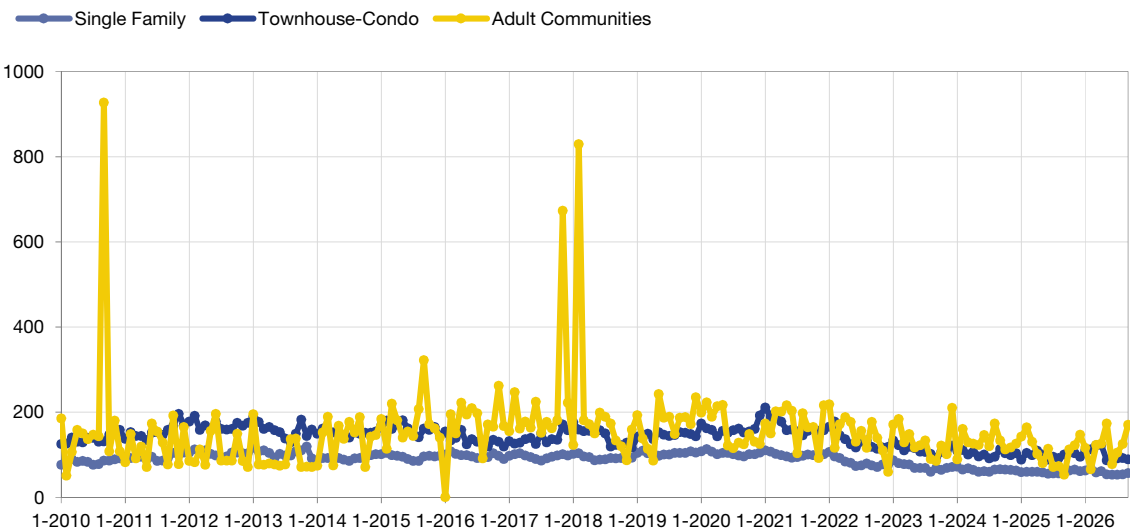
September



Year to Date



Historical Housing Affordability Index by Month



	Single Family	Townhouse-Condo	Adult Communities
October 2025	63	106	112
November 2025	65	103	122
December 2025	61	95	147
January 2026	63	109	116
February 2026	69	112	66
March 2026	58	122	123
April 2026	61	123	126
May 2026	54	87	173
June 2026	53	92	78
July 2026	53	91	105
August 2026	54	92	125
September 2026	57	89	170
12-Month Avg.*	59	102	122

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

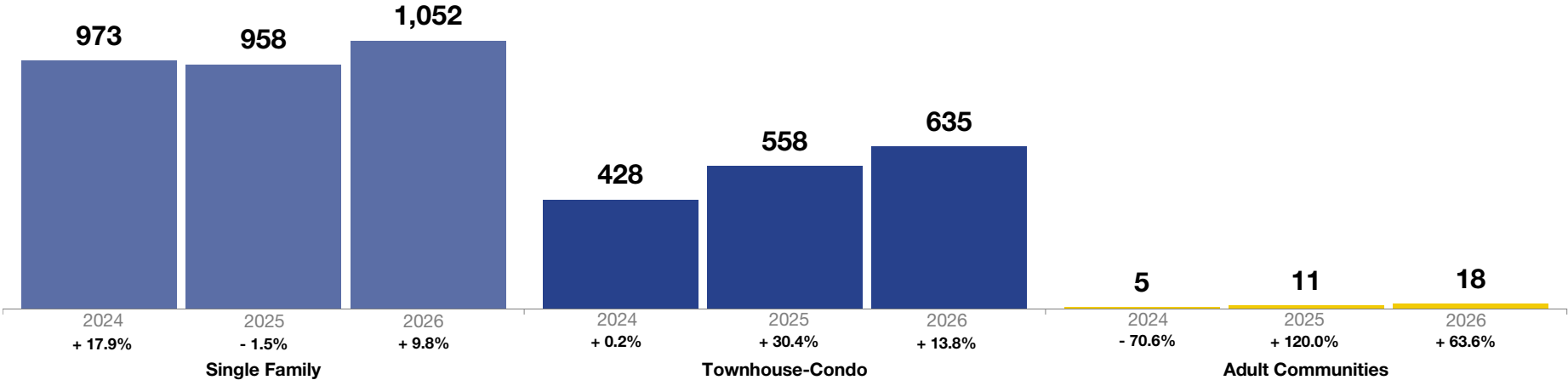
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Inventory of Homes for Sale

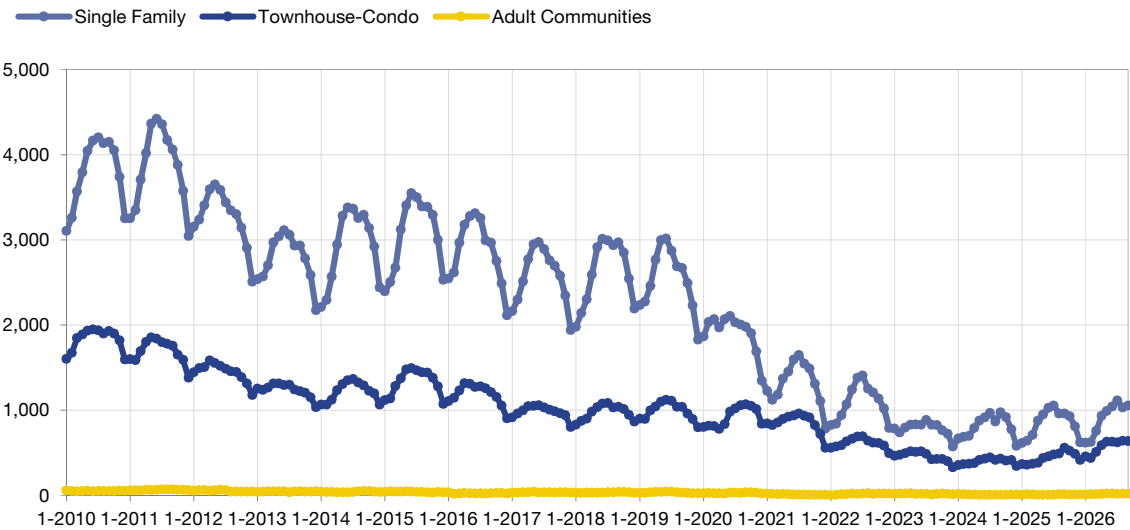


The number of properties available for sale in active status at the end of a given month.

September



Historical Inventory of Homes for Sale by Month



	Single Family	Townhouse-Condo	Adult Communities
October 2025	928	524	10
November 2025	810	488	10
December 2025	621	415	9
January 2026	617	457	10
February 2026	624	437	14
March 2026	755	508	11
April 2026	933	586	16
May 2026	988	629	21
June 2026	1,044	630	20
July 2026	1,112	623	15
August 2026	1,030	640	20
September 2026	1,052	635	18
12-Month Avg.	876	548	15

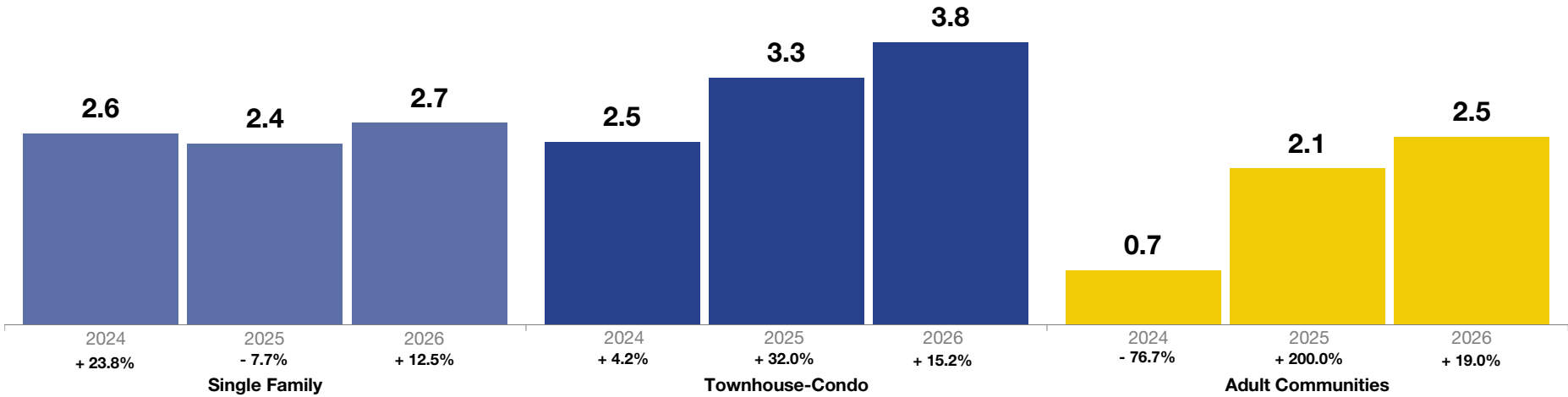
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Months Supply of Inventory

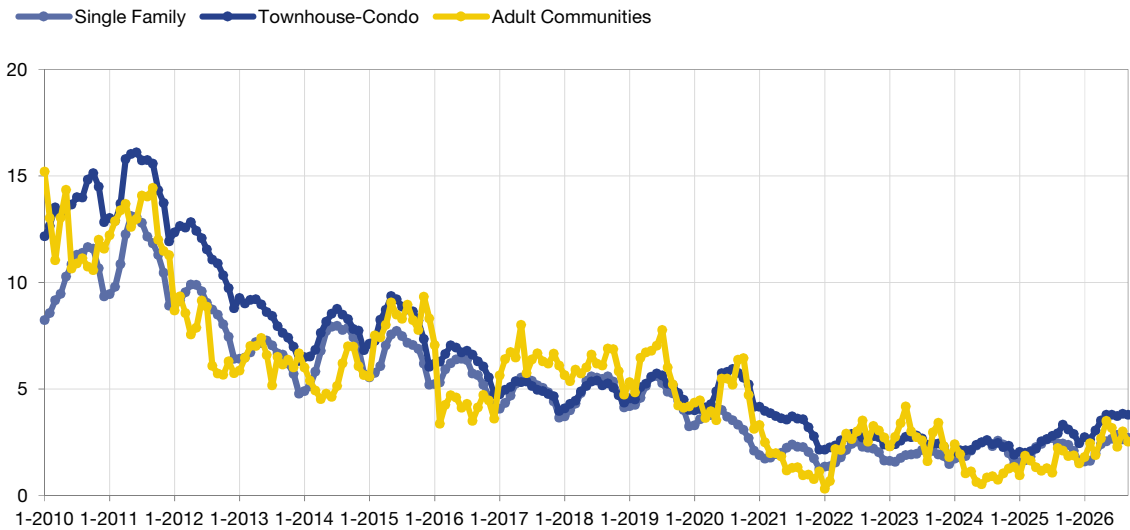


The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

September



Historical Months Supply of Inventory by Month



	Single Family	Townhouse-Condo	Adult Communities
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	2.7	3.8	3.2
July 2026	2.8	3.7	2.3
August 2026	2.6	3.8	3.0
September 2026	2.7	3.8	2.5
12-Month Avg.*	2.2	3.3	2.4

* Months Supply for all properties from October 2025 through September 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	9-2025	9-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		910	937	+ 3.0%	7,676	8,226	+ 7.2%
Pending Sales		570	559	- 1.9%	5,236	5,250	+ 0.3%
Closed Sales		606	606	0.0%	5,034	5,051	+ 0.3%
Median Sales Price		\$745,000	\$750,000	+ 0.7%	\$749,000	\$775,000	+ 3.5%
Average Sales Price		\$937,809	\$933,799	- 0.4%	\$929,649	\$979,166	+ 5.3%
Pct. of List Price Received		101.8%	102.2%	+ 0.4%	102.8%	102.5%	- 0.3%
Days on Market Until Sale		33	37	+ 12.1%	36	37	+ 2.8%
Housing Affordability Index		67	62	- 7.5%	66	60	- 9.1%
Inventory of Homes for Sale		1,527	1,705	+ 11.7%	--	--	--
Months Supply of Inventory		2.7	3.0	+ 11.1%	--	--	--