Monthly Indicators

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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.

October 2026

U.S. existing-home sales rose 1.5 percent from August and fell 2.2 percent from a year earlier in September, to a seasonally adjusted annual rate of 3.99 million, according to the National Association of REALTORS®. Sales increased in the South and the West, held steady in the Midwest, and declined in the Northeast. Compared with a year earlier, sales declined in all four regions. August and September were the two slowest months for home sales this year, NAR Chief Economist Lawrence Yun said.

- Single Family Closed Sales decreased 9.3 percent to 372.
- Townhouse-Condo Closed Sales decreased 1.8 percent to 168.
- Adult Communities Closed Sales increased 166.7 percent to 8.

- Single Family Median Sales Price was up 9.4 percent to $870,000.
- Townhouse-Condo Median Sales Price was up 20.0 percent to $570,000.
- Adult Communities Median Sales Price was up 0.5 percent to $527,739.

Heading into October, 1.60 million homes were listed for sale, up 1.9 percent from the previous month and 4.6 percent from a year earlier, according to NAR. Unsold inventory was a 4.8-month supply, unchanged from August and up from a 4.5-month supply a year earlier. The median existing-home sales price was $417,500, up 1.3 percent from $412,300 a year earlier. That marked the 39th consecutive month of year-over-year price gains.

Monthly Snapshot

- 6.2%	+ 20.1%	+ 4.1%
One-Year Change in Closed Sales All Properties	One-Year Change in Homes for Sale All Properties	One-Year Change in Median Sales Price All Properties

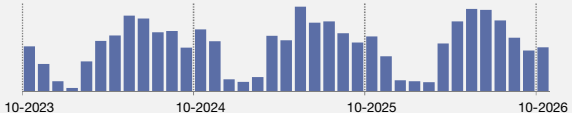
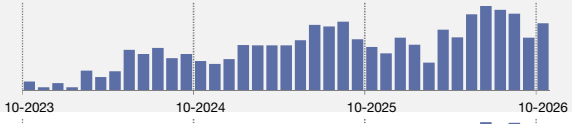
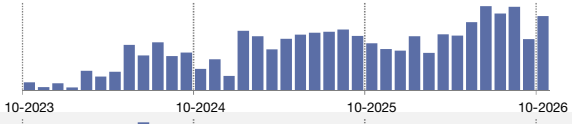
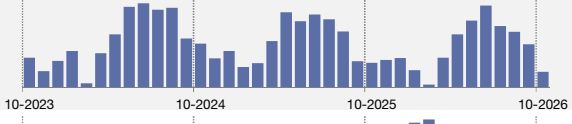
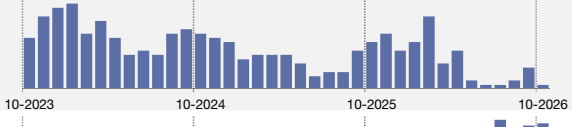
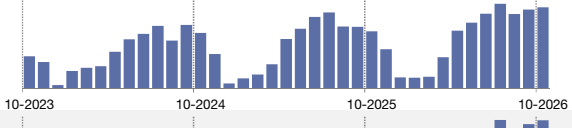
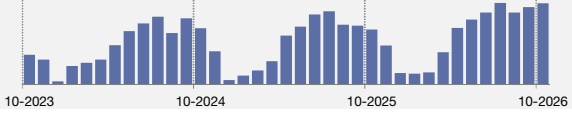
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Data as of November 9, 2026. All data from New Jersey MLS and Hudson County MLS. Margin of error for reported statewide numbers is +/- 4% at a 95% confidence level. Provided by New Jersey REALTORS®. Report © 2026 ShowingTime Plus, LLC.

Single Family Market Overview

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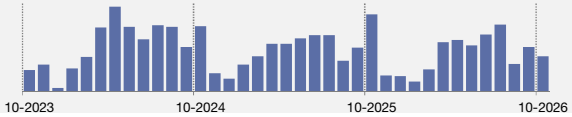
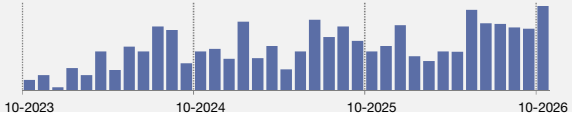
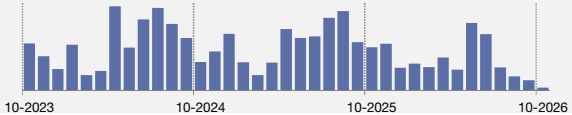
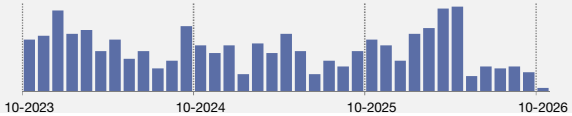
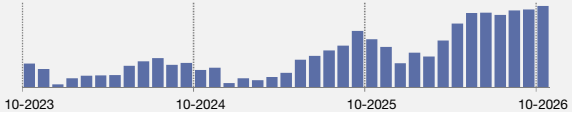
Key metrics for **Single Family Properties Only**, excluding Manufactured Housing, for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	10-2025	10-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		539	**639**	+ 18.6%	5,813	**6,176**	+ 6.2%
Pending Sales		417	**378**	- 9.4%	4,050	**4,034**	- 0.4%
Closed Sales		410	**372**	- 9.3%	3,872	**3,919**	+ 1.2%
Median Sales Price		$795,000	**$870,000**	+ 9.4%	$825,000	**$865,000**	+ 4.8%
Average Sales Price		$1,036,169	**$1,158,849**	+ 11.8%	$1,070,823	**$1,127,298**	+ 5.3%
Pct. of List Price Received		102.2%	**101.7%**	- 0.5%	103.5%	**103.4%**	- 0.1%
Days on Market Until Sale		37	**40**	+ 8.1%	33	**35**	+ 6.1%
Housing Affordability Index		63	**53**	- 15.9%	61	**53**	- 13.1%
Inventory of Homes for Sale		930	**1,091**	+ 17.3%	--	**--**	--
Months Supply of Inventory		2.4	**2.8**	+ 16.7%	--	**--**	--

Townhouse-Condo Market Overview

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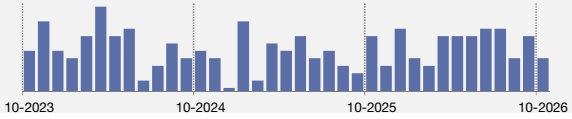
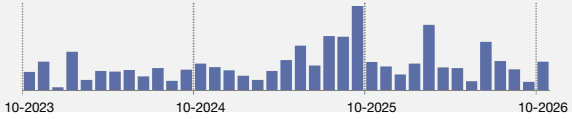
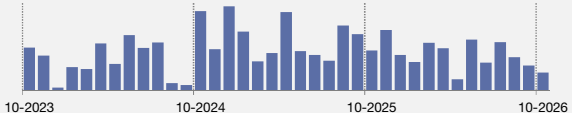
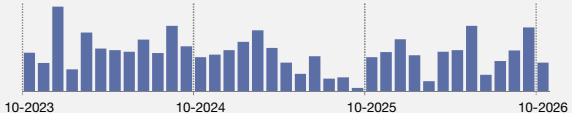
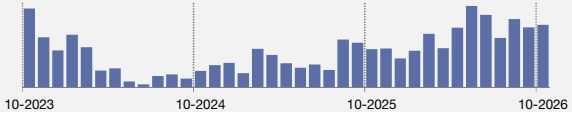
Key metrics for **Townhouses and Condominiums Only** for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	10-2025	10-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		281	**294**	+ 4.6%	2,621	**2,922**	+ 11.5%
Pending Sales		215	**161**	- 25.1%	1,767	**1,684**	- 4.7%
Closed Sales		171	**168**	- 1.8%	1,694	**1,615**	- 4.7%
Median Sales Price		$475,000	**$570,000**	+ 20.0%	$500,000	**$520,000**	+ 4.0%
Average Sales Price		$606,233	**$667,915**	+ 10.2%	$606,648	**$642,270**	+ 5.9%
Pct. of List Price Received		100.5%	**99.2%**	- 1.3%	100.7%	**100.0%**	- 0.7%
Days on Market Until Sale		44	**45**	+ 2.3%	44	**44**	0.0%
Housing Affordability Index		106	**81**	- 23.6%	101	**88**	- 12.9%
Inventory of Homes for Sale		524	**648**	+ 23.7%	--	**--**	--
Months Supply of Inventory		3.1	**4.0**	+ 29.0%	--	**--**	--

Adult Community Market Overview

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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.

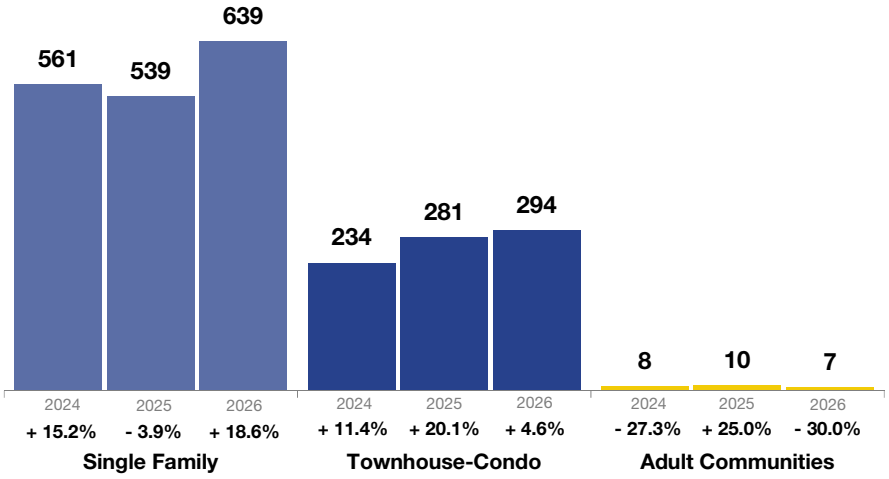
Key Metrics	Historical Sparklines	10-2025	10-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		10	**7**	- 30.0%	73	**91**	+ 24.7%
Pending Sales		8	**5**	- 37.5%	59	**69**	+ 16.9%
Closed Sales		3	**8**	+ 166.7%	52	**73**	+ 40.4%
Median Sales Price		$525,000	**$527,739**	+ 0.5%	$534,500	**$505,000**	- 5.5%
Average Sales Price		$525,000	**$539,372**	+ 2.7%	$686,828	**$596,023**	- 13.2%
Pct. of List Price Received		101.3%	**99.0%**	- 2.3%	102.2%	**100.8%**	- 1.4%
Days on Market Until Sale		32	**51**	+ 59.4%	33	**42**	+ 27.3%
Housing Affordability Index		112	**102**	- 8.9%	110	**106**	- 3.6%
Inventory of Homes for Sale		10	**19**	+ 90.0%	--	**--**	--
Months Supply of Inventory		1.8	**2.8**	+ 55.6%	--	**--**	--

New Listings

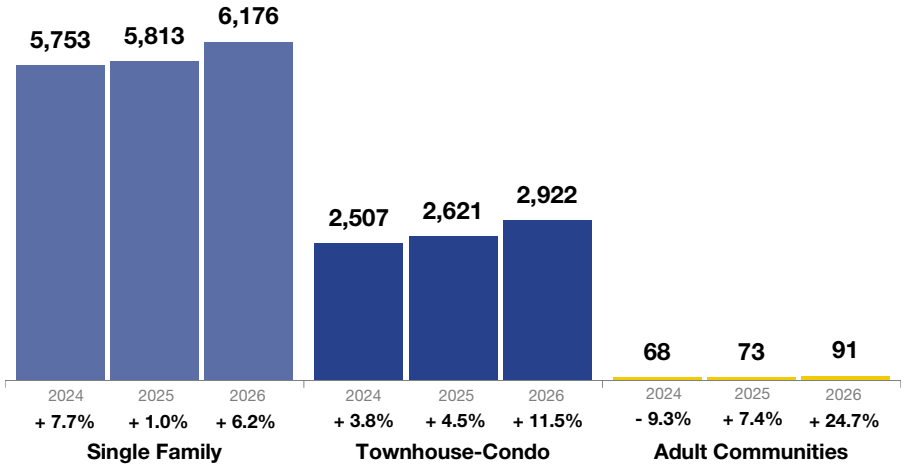
A count of the properties that have been newly listed on the market in a given month.

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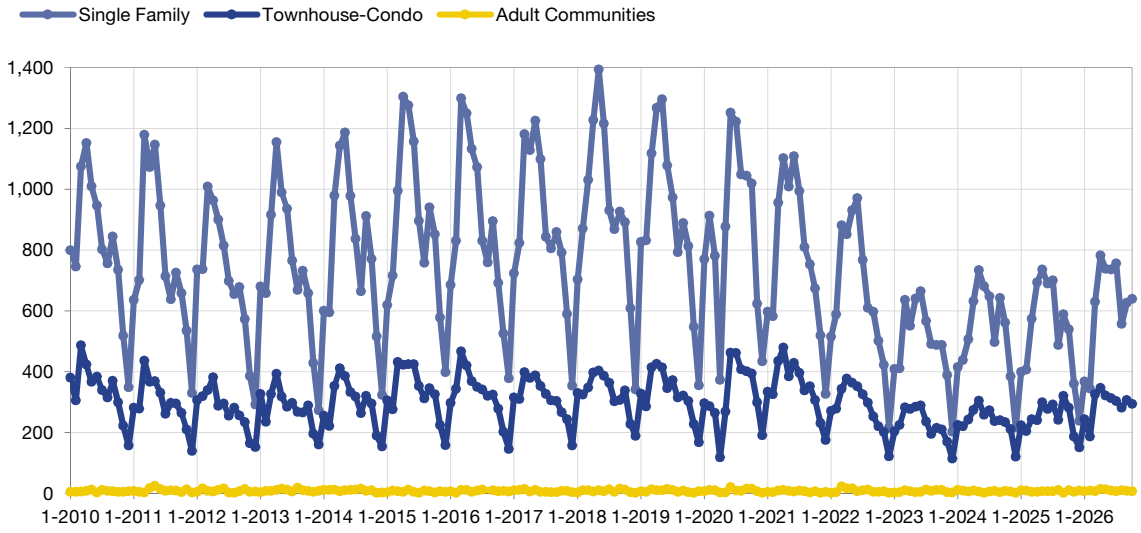
October



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.

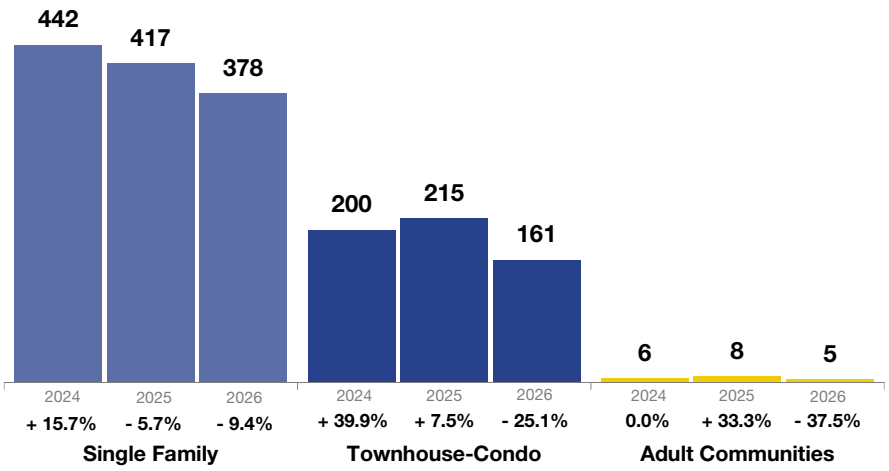
	Single Family	Townhouse-Condo	Adult Communities
November 2025	360	187	5
December 2025	238	151	9
January 2026	368	243	7
February 2026	344	187	9
March 2026	630	326	7
April 2026	782	347	14
May 2026	738	321	13
June 2026	736	313	9
July 2026	756	303	7
August 2026	557	281	10
September 2026	626	307	8
October 2026	**639**	**294**	**7**
12-Month Avg.	565	272	9

Pending Sales

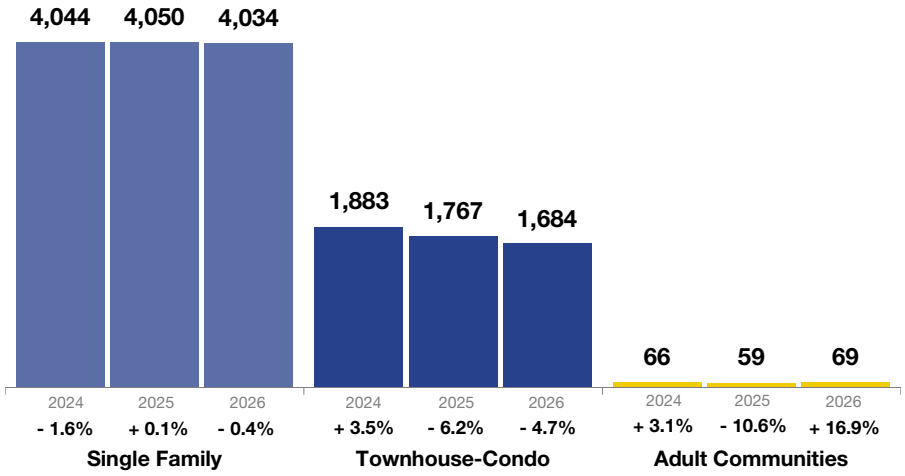
A count of the properties on which offers have been accepted in a given month.

GREATER BERGEN REALTORS®

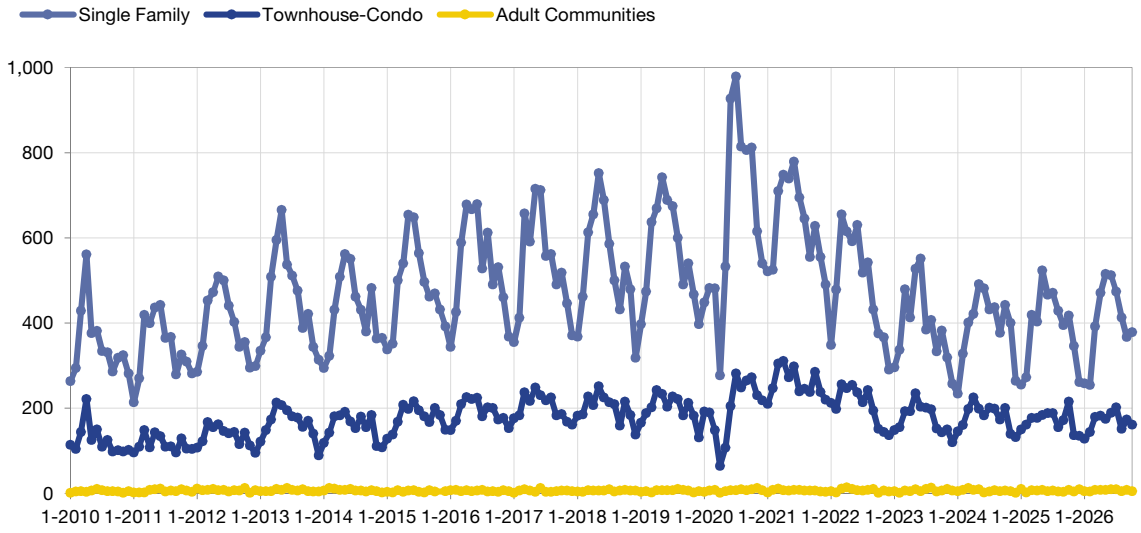
October



Year to Date



Historical Pending Sales by Month



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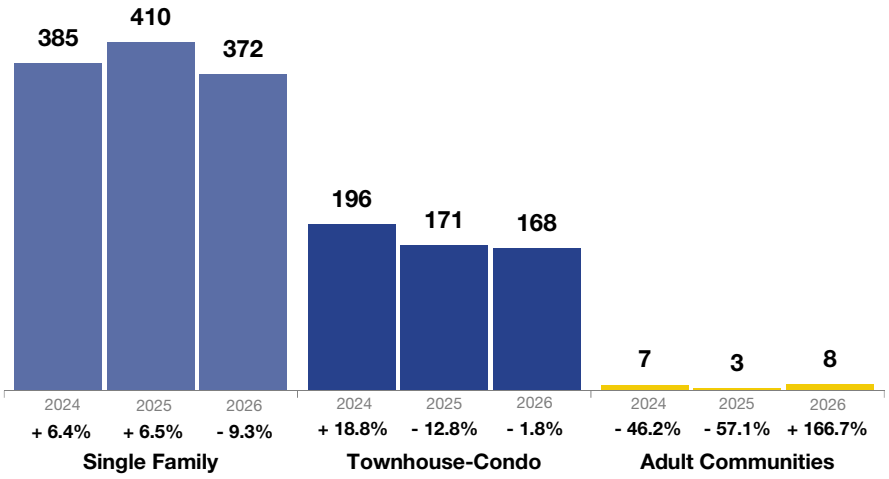
	Single Family	Townhouse-Condo	Adult Communities
November 2025	346	136	4
December 2025	261	135	9
January 2026	258	128	5
February 2026	254	144	4
March 2026	392	179	8
April 2026	471	182	8
May 2026	515	175	8
June 2026	512	189	9
July 2026	474	202	9
August 2026	413	151	5
September 2026	367	173	8
October 2026	**378**	**161**	**5**
12-Month Avg.	387	163	7

Closed Sales

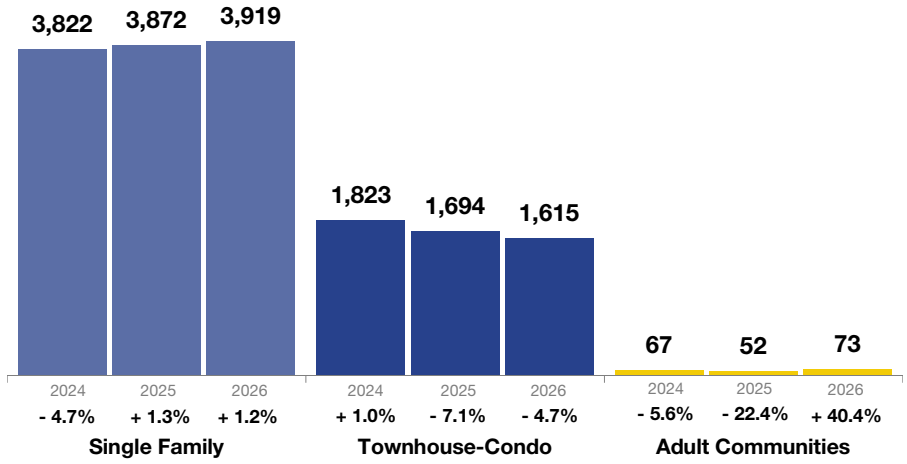
A count of the actual sales that closed in a given month.

GREATER BERGEN REALTORS®

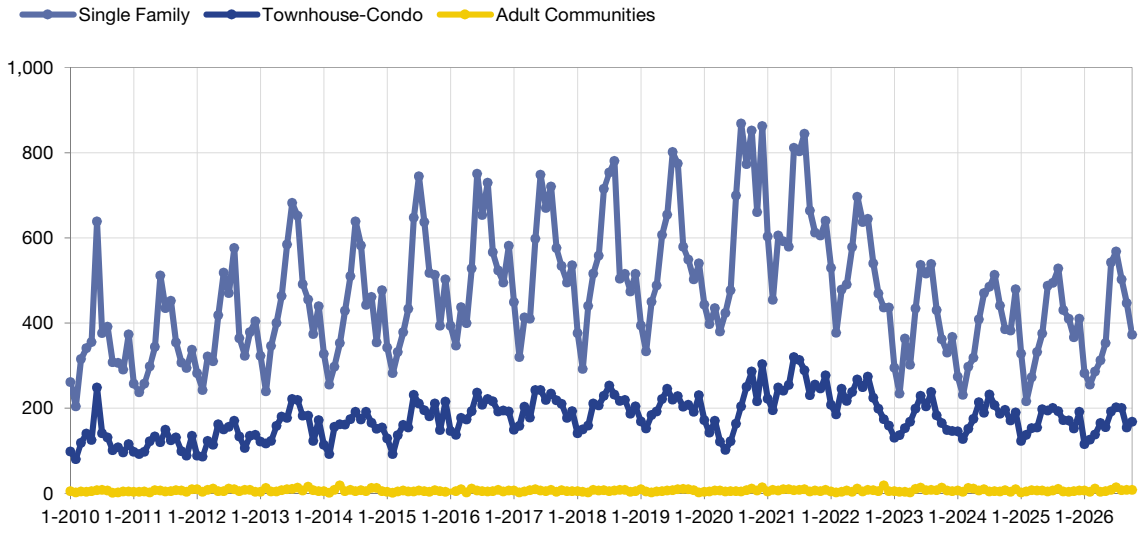
October



Year to Date



Historical Closed Sales by Month



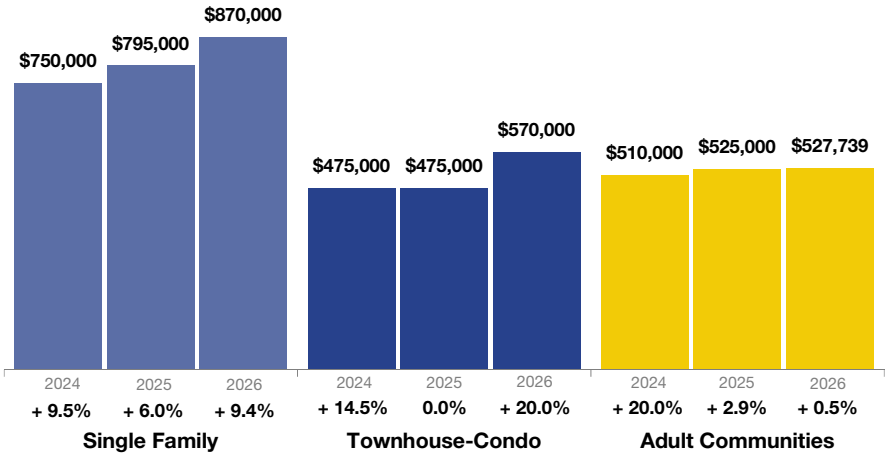
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
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	312	165	3
May 2026	353	155	5
June 2026	542	192	8
July 2026	568	202	14
August 2026	502	200	7
September 2026	447	154	8
October 2026	**372**	**168**	**8**
12-Month Avg.	391	163	7

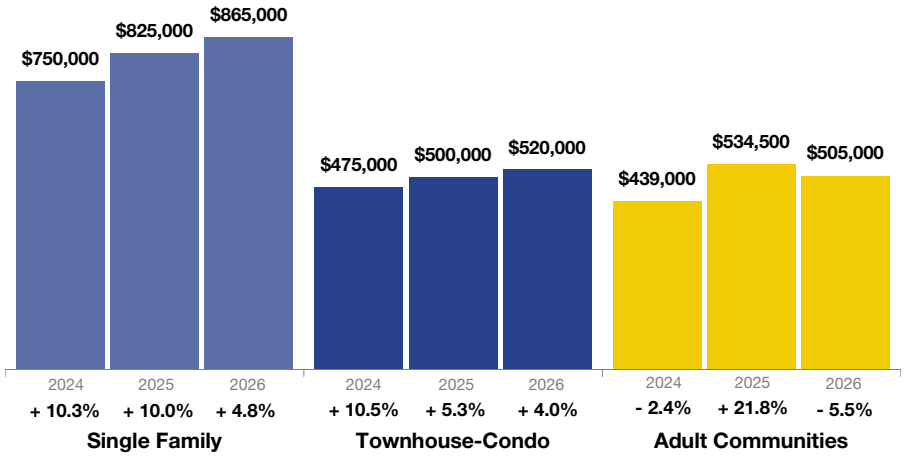
Median Sales Price

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

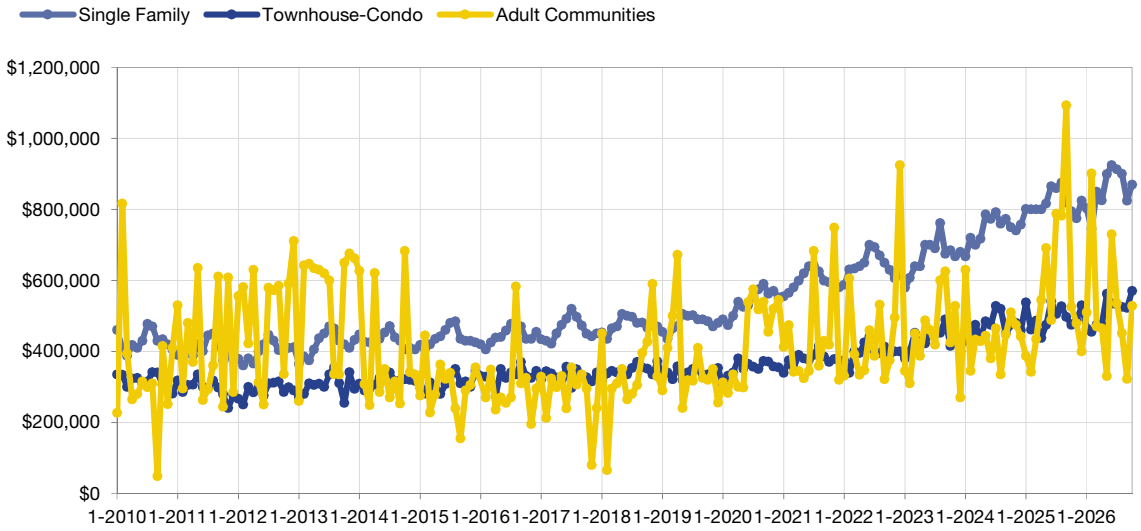
October



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.

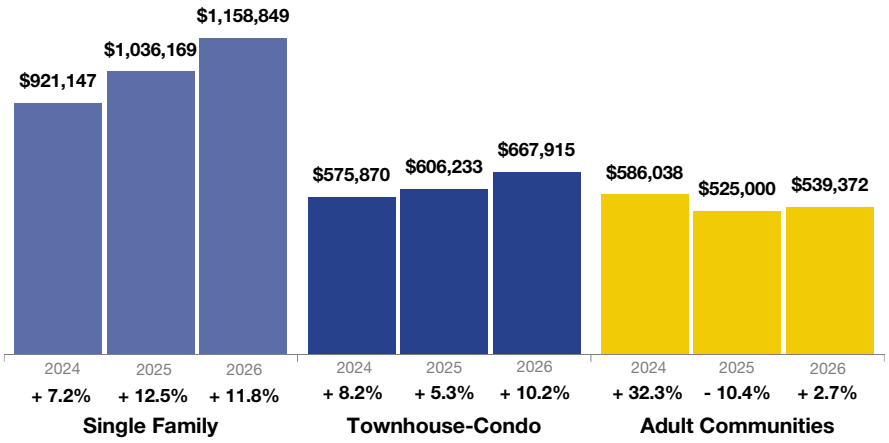
	Single Family	Townhouse-Condo	Adult Communities
November 2025	$775,000	$486,500	$479,500
December 2025	$825,000	$530,000	$399,500
January 2026	$802,500	$465,000	$509,500
February 2026	$745,000	$455,000	$901,000
March 2026	$849,500	$475,000	$470,000
April 2026	$825,500	$474,444	$465,000
May 2026	$899,000	$562,000	$330,000
June 2026	$925,000	$534,000	$730,000
July 2026	$912,500	$532,500	$535,000
August 2026	$900,500	$525,000	$451,000
September 2026	$825,000	$522,500	$322,500
October 2026	**$870,000**	**$570,000**	**$527,739**
12-Month Med.*	$850,730	$520,000	$482,500

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

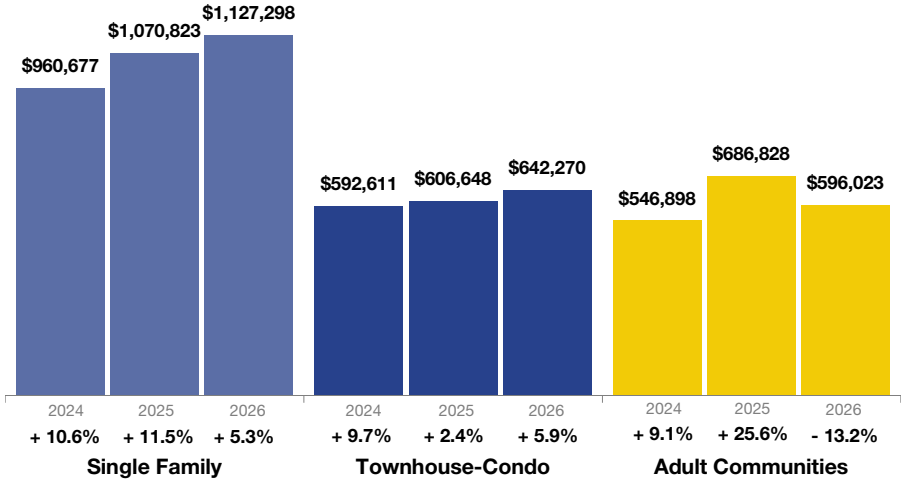
Average Sales Price

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

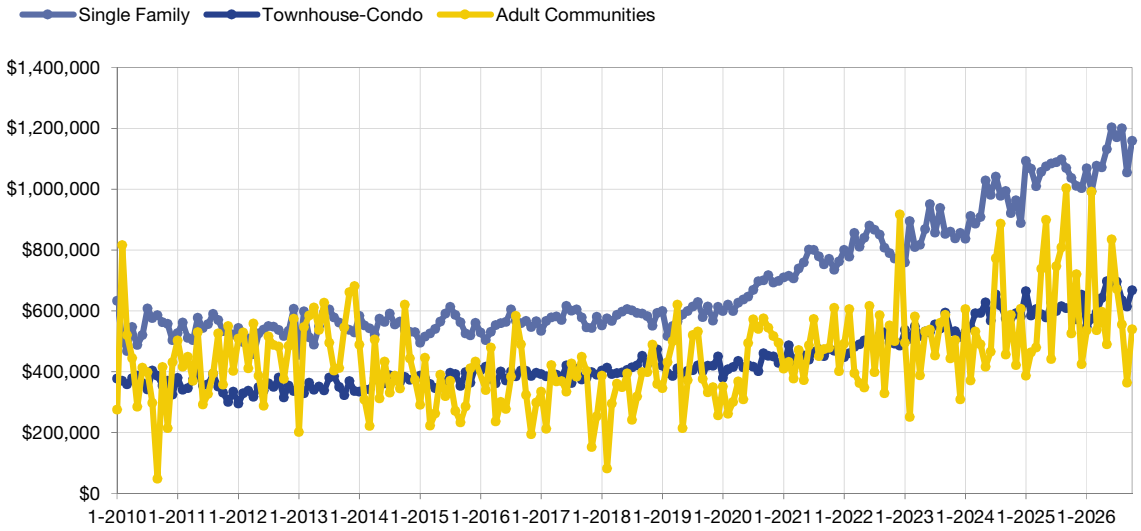
October



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
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	$1,071,277	$641,697	$597,333
May 2026	$1,131,054	$697,111	$490,000
June 2026	$1,203,385	$687,589	$834,375
July 2026	$1,170,451	$695,516	$671,750
August 2026	$1,200,150	$634,690	$554,986
September 2026	$1,055,021	$613,790	$363,625
October 2026	**$1,158,849**	**$667,915**	**$539,372**
12-Month Avg.*	$1,107,287	$637,860	$591,125

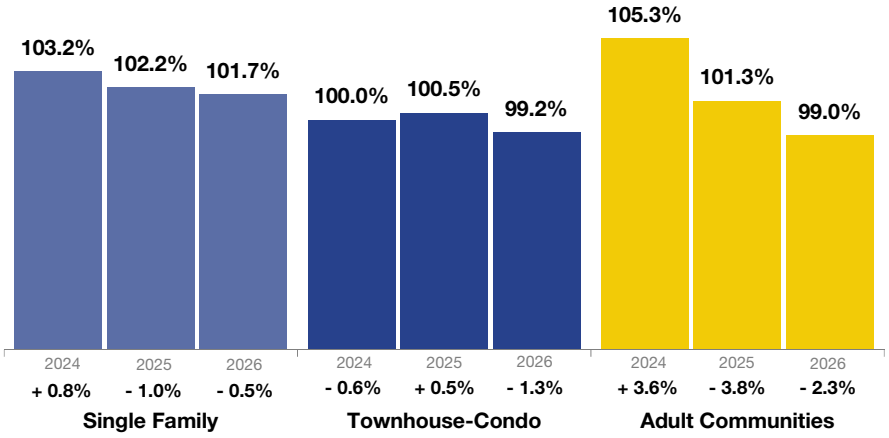
* Avg. Sales Price for all properties from November 2025 through October 2026. This is not the average of the individual figures above.

Percent of List Price Received

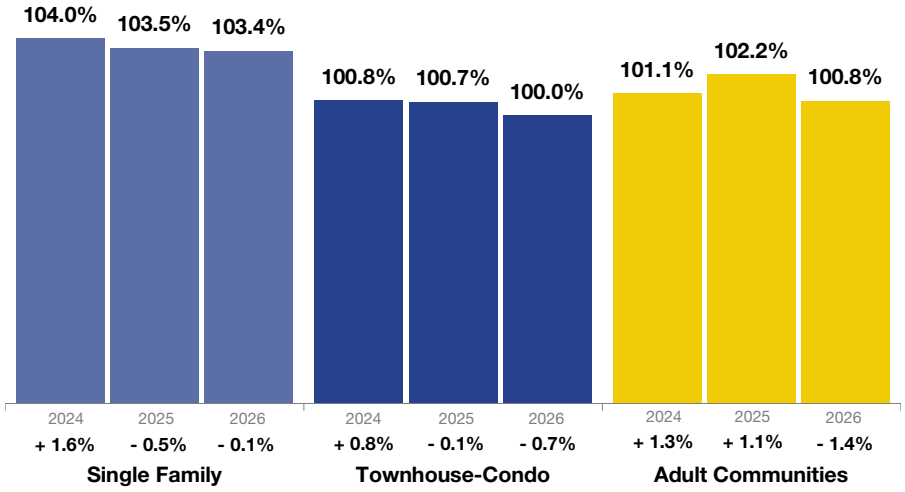
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Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

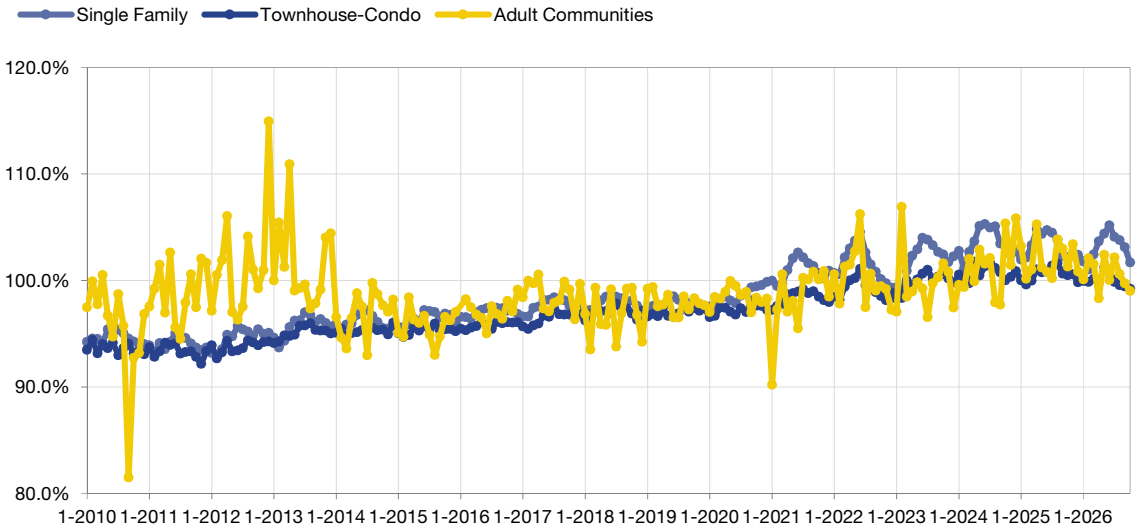
October



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
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%	101.2%	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	103.1%	99.4%	99.7%
October 2026	**101.7%**	**99.2%**	**99.0%**
12-Month Avg.*	103.2%	100.0%	100.9%

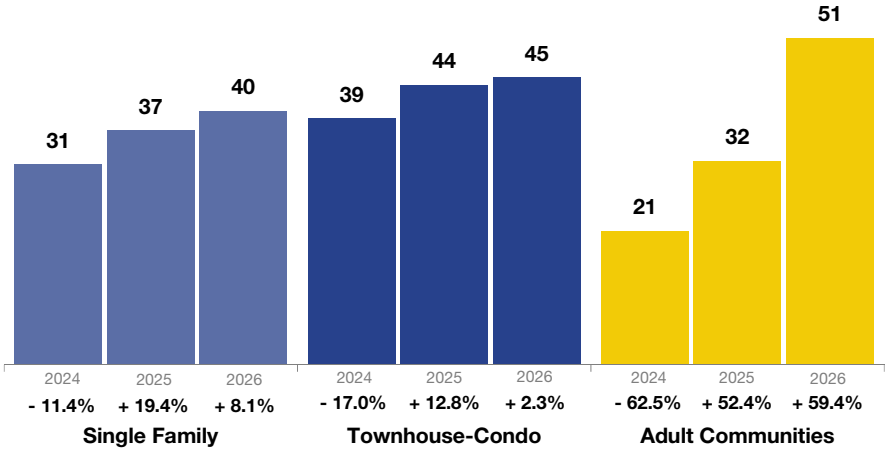
* Pct. of List Price Received for all properties from November 2025 through October 2026. This is not the average of the individual figures above.

Days on Market Until Sale

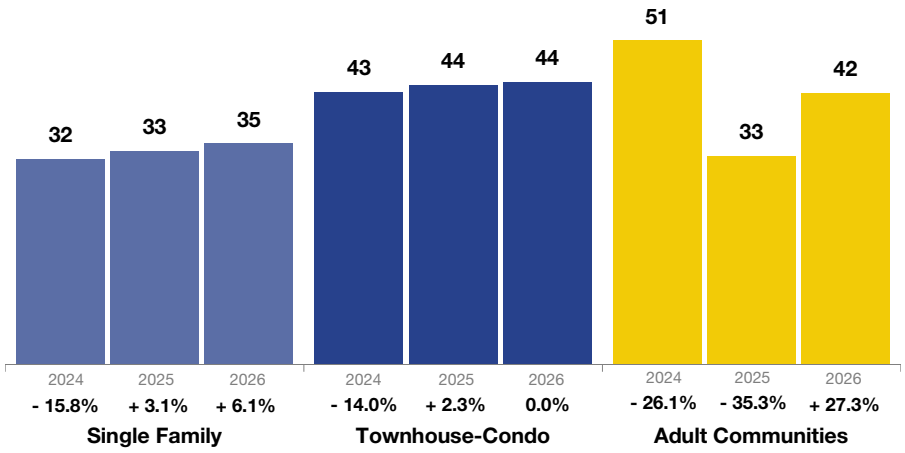
Average number of days between when a property is listed and when an offer is accepted in a given month.

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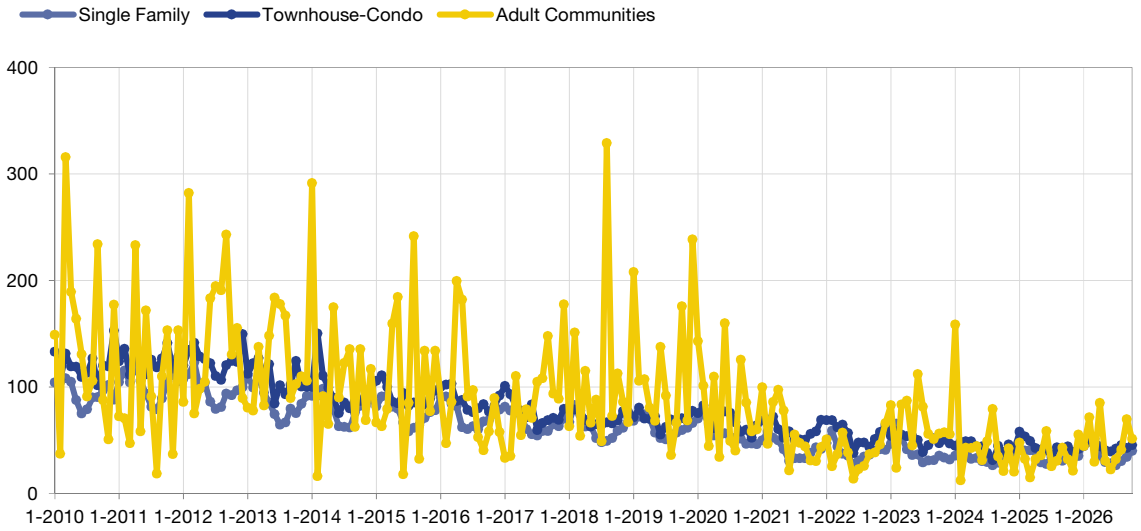
October



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.

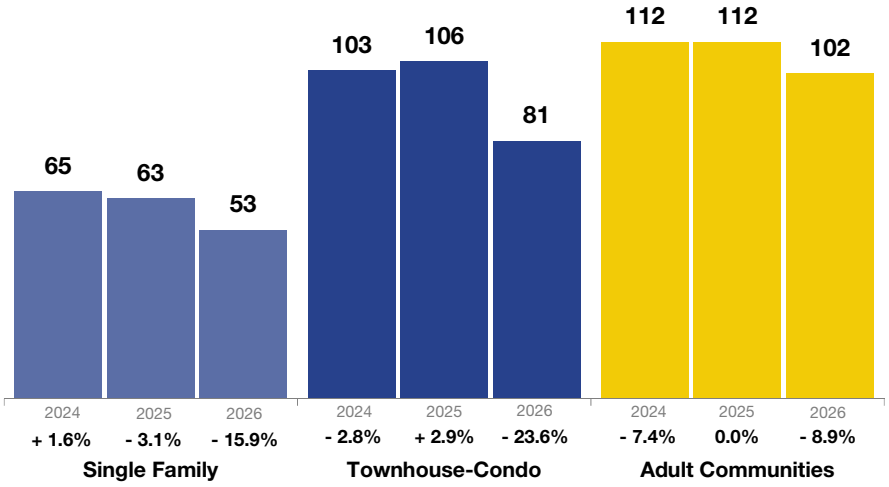
	Single Family	Townhouse-Condo	Adult Communities
November 2025	38	39	21
December 2025	35	42	55
January 2026	48	44	44
February 2026	48	51	71
March 2026	46	51	30
April 2026	35	44	85
May 2026	29	41	30
June 2026	28	39	22
July 2026	26	42	32
August 2026	30	45	41
September 2026	34	43	70
October 2026	**40**	**45**	**51**
12-Month Avg.*	35	43	42

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

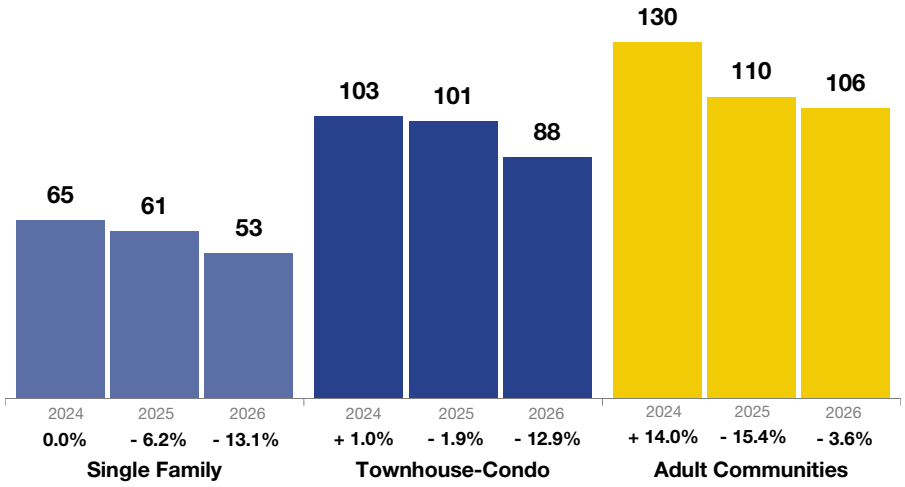
Housing Affordability Index

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.

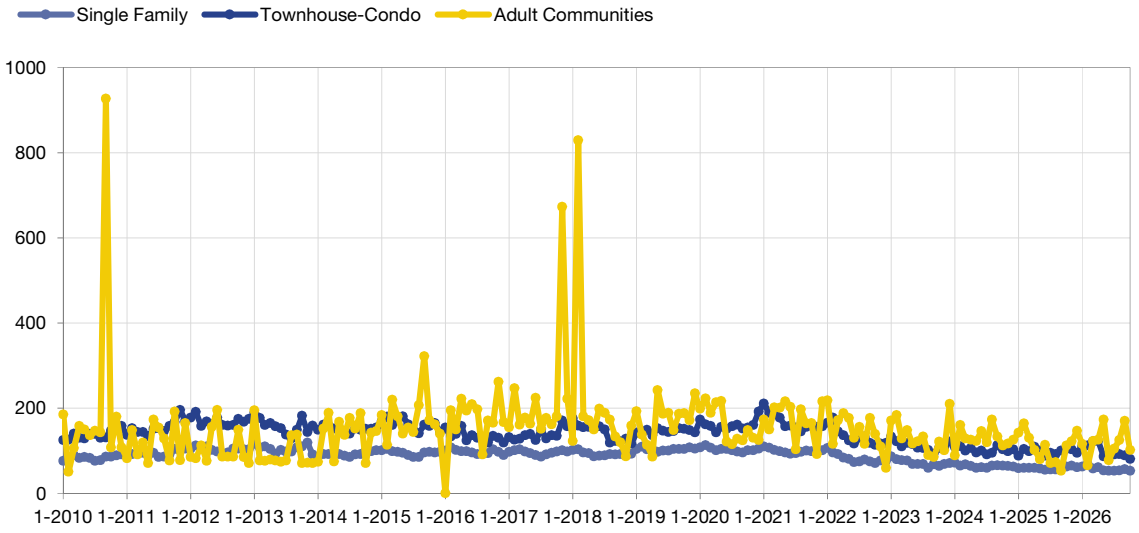
October



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
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
October 2026	**53**	**81**	**102**
12-Month Avg.*	58	100	121

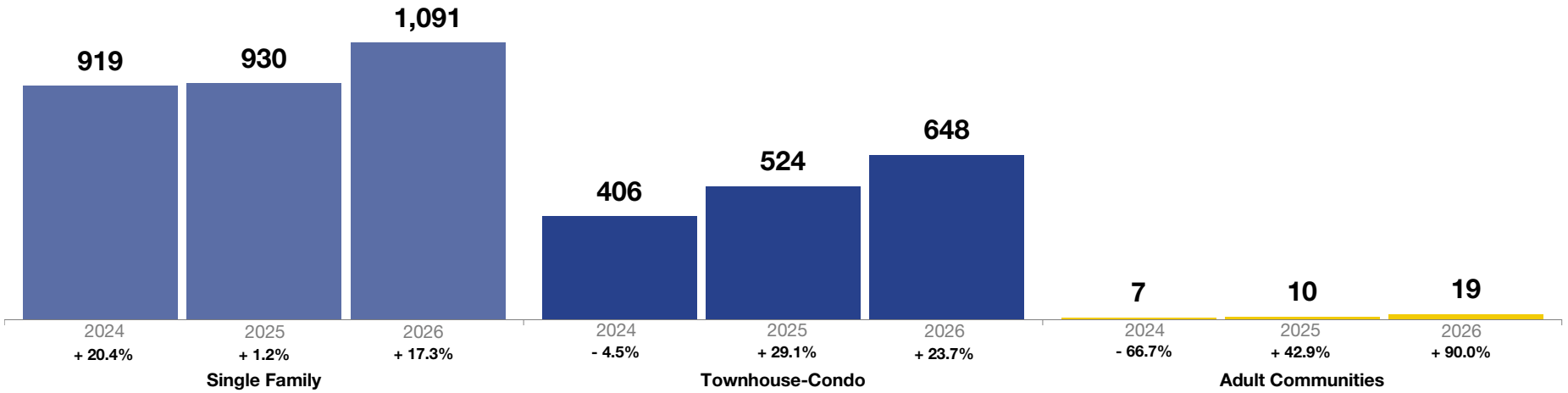
* Affordability Index for all properties from November 2025 through October 2026. This is not the average of the individual figures above.

Inventory of Homes for Sale

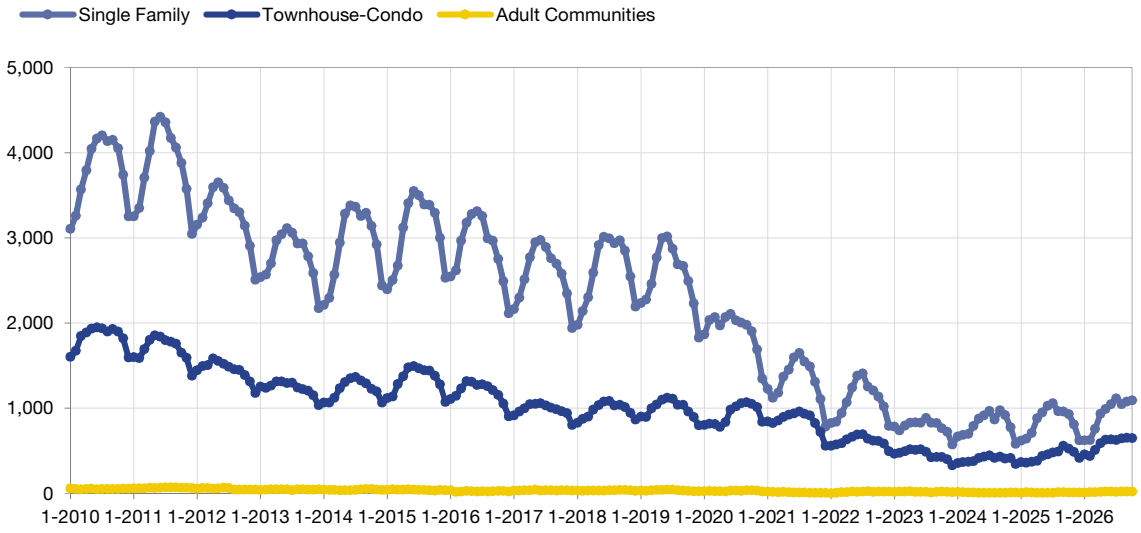
The number of properties available for sale in active status at the end of a given month.

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October



Historical Inventory of Homes for Sale by Month



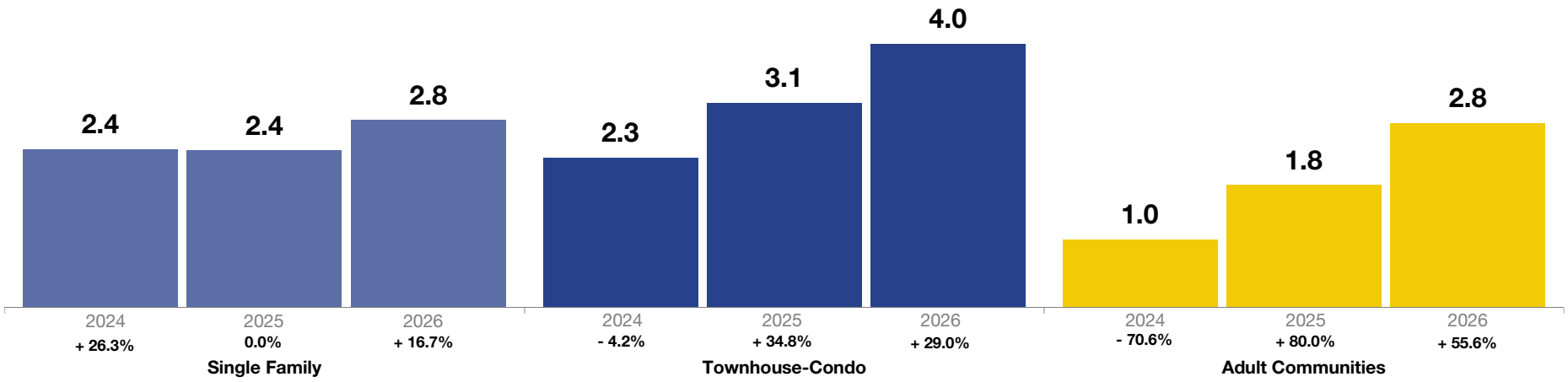
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
November 2025	811	488	10
December 2025	622	415	9
January 2026	620	457	10
February 2026	625	437	14
March 2026	756	509	11
April 2026	934	586	16
May 2026	989	630	21
June 2026	1,047	632	20
July 2026	1,114	626	15
August 2026	1,045	645	20
September 2026	1,075	650	19
October 2026	**1,091**	**648**	**19**
12-Month Avg.	894	560	15

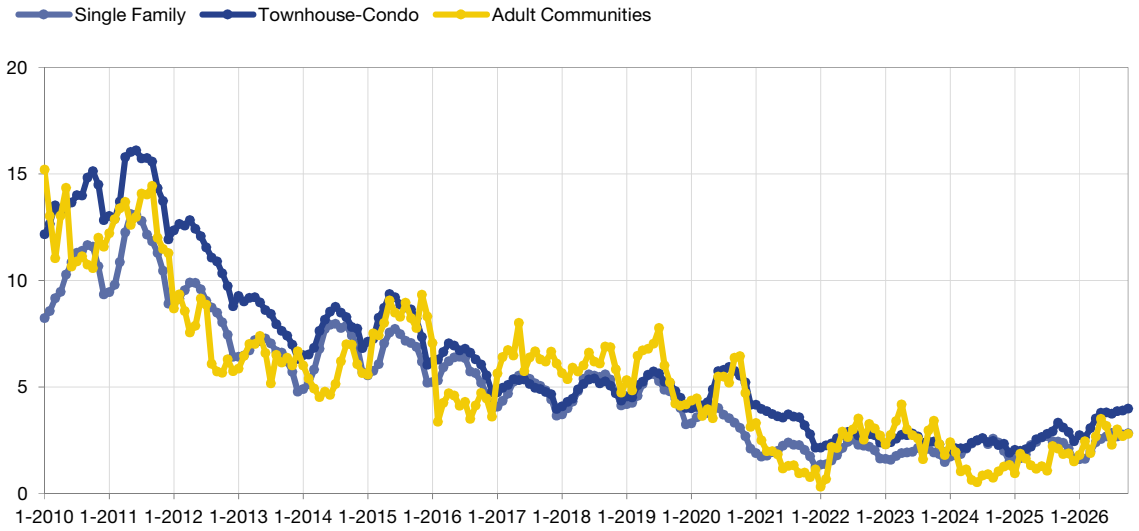
Months Supply of Inventory

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.

October



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.

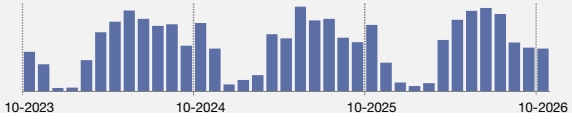
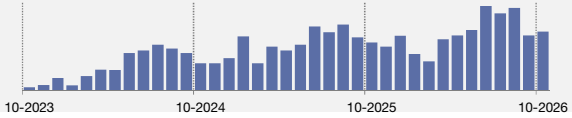
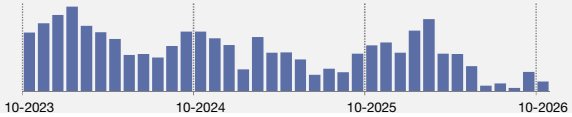
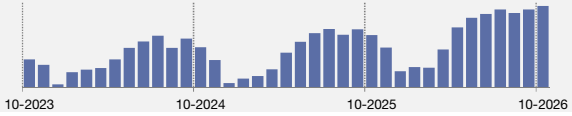
	Single Family	Townhouse-Condo	Adult Communities
November 2025	2.1	2.9	1.9
December 2025	1.6	2.4	1.5
January 2026	1.6	2.7	1.8
February 2026	1.6	2.6	2.4
March 2026	2.0	3.1	1.9
April 2026	2.4	3.5	2.7
May 2026	2.5	3.8	3.5
June 2026	2.7	3.8	3.2
July 2026	2.8	3.7	2.3
August 2026	2.7	3.9	3.0
September 2026	2.8	3.9	2.7
October 2026	**2.8**	**4.0**	**2.8**
12-Month Avg.*	2.3	3.4	2.5

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

Total Market Overview

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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	10-2025	10-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		830	**940**	+ 13.3%	8,507	**9,189**	+ 8.0%
Pending Sales		640	**544**	- 15.0%	5,876	**5,787**	- 1.5%
Closed Sales		584	**548**	- 6.2%	5,618	**5,607**	- 0.2%
Median Sales Price		$731,000	**$761,000**	+ 4.1%	$745,000	**$771,500**	+ 3.6%
Average Sales Price		$907,655	**$999,300**	+ 10.1%	$927,363	**$980,858**	+ 5.8%
Pct. of List Price Received		101.7%	**100.9%**	- 0.8%	102.7%	**102.4%**	- 0.3%
Days on Market Until Sale		39	**42**	+ 7.7%	36	**37**	+ 2.8%
Housing Affordability Index		69	**60**	- 13.0%	68	**60**	- 11.8%
Inventory of Homes for Sale		1,464	**1,758**	+ 20.1%	--	**--**	--
Months Supply of Inventory		2.6	**3.2**	+ 23.1%	--	**--**	--