

## Local Market Update for March 2025

Provided by New Jersey REALTORS®



# Passaic County

Passaic County

## Single Family

	March			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	197	244	+ 23.9%	549	579	+ 5.5%
Closed Sales	124	138	+ 11.3%	402	361	- 10.2%
Days on Market Until Sale	50	43	- 14.0%	46	43	- 6.5%
Median Sales Price*	\$538,750	\$561,000	+ 4.1%	\$520,000	\$570,000	+ 9.6%
Percent of List Price Received*	103.4%	104.6%	+ 1.2%	103.6%	103.8%	+ 0.2%
Inventory of Homes for Sale	425	312	- 26.6%	--	--	--
Months Supply of Inventory	2.6	1.7	- 34.6%	--	--	--

## Townhouse-Condo

	March			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	76	64	- 15.8%	170	172	+ 1.2%
Closed Sales	39	39	0.0%	114	108	- 5.3%
Days on Market Until Sale	41	78	+ 90.2%	41	70	+ 70.7%
Median Sales Price*	\$375,000	\$475,000	+ 26.7%	\$419,000	\$450,000	+ 7.4%
Percent of List Price Received*	104.2%	102.1%	- 2.0%	103.4%	102.5%	- 0.9%
Inventory of Homes for Sale	93	91	- 2.2%	--	--	--
Months Supply of Inventory	1.9	1.9	0.0%	--	--	--

## Adult Community

	March			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	11	13	+ 18.2%	27	35	+ 29.6%
Closed Sales	8	6	- 25.0%	22	27	+ 22.7%
Days on Market Until Sale	33	59	+ 78.8%	35	70	+ 100.0%
Median Sales Price*	\$455,000	\$490,888	+ 7.9%	\$455,000	\$470,000	+ 3.3%
Percent of List Price Received*	102.7%	101.4%	- 1.3%	101.9%	99.7%	- 2.2%
Inventory of Homes for Sale	13	16	+ 23.1%	--	--	--
Months Supply of Inventory	1.5	1.9	+ 26.7%	--	--	--

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

## Historical Median Sales Price by Property Type By Month

