

# Local Market Update for May 2025

Provided by New Jersey REALTORS®



## Passaic County

Passaic County

### Single Family

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	290	287	- 1.0%	1,055	1,121	+ 6.3%
Closed Sales	148	154	+ 4.1%	665	648	- 2.6%
Days on Market Until Sale	33	36	+ 9.1%	42	39	- 7.1%
Median Sales Price*	\$550,500	\$600,000	+ 9.0%	\$530,000	\$580,000	+ 9.4%
Percent of List Price Received*	106.3%	106.5%	+ 0.2%	104.6%	104.7%	+ 0.1%
Inventory of Homes for Sale	348	345	- 0.9%	--	--	--
Months Supply of Inventory	2.1	2.0	- 4.8%	--	--	--

### Townhouse-Condo

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	76	66	- 13.2%	295	306	+ 3.7%
Closed Sales	58	47	- 19.0%	209	196	- 6.2%
Days on Market Until Sale	26	56	+ 115.4%	34	66	+ 94.1%
Median Sales Price*	\$392,500	\$477,500	+ 21.7%	\$420,000	\$448,750	+ 6.8%
Percent of List Price Received*	103.9%	105.2%	+ 1.3%	103.8%	103.2%	- 0.6%
Inventory of Homes for Sale	63	93	+ 47.6%	--	--	--
Months Supply of Inventory	1.3	2.1	+ 61.5%	--	--	--

### Adult Community

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	7	10	+ 42.9%	41	58	+ 41.5%
Closed Sales	10	8	- 20.0%	38	40	+ 5.3%
Days on Market Until Sale	24	50	+ 108.3%	34	65	+ 91.2%
Median Sales Price*	\$454,900	\$503,000	+ 10.6%	\$455,000	\$490,888	+ 7.9%
Percent of List Price Received*	102.4%	101.7%	- 0.7%	102.3%	100.4%	- 1.9%
Inventory of Homes for Sale	4	13	+ 225.0%	--	--	--
Months Supply of Inventory	0.5	1.6	+ 220.0%	--	--	--

\* 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

