

Local Market Update for June 2025

Provided by New Jersey REALTORS®



Passaic County

Passaic County

Single Family	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	264	296	+ 12.1%	1,320	1,421	+ 7.7%
Closed Sales	206	167	- 18.9%	871	817	- 6.2%
Days on Market Until Sale	30	27	- 10.0%	39	37	- 5.1%
Median Sales Price*	\$567,500	\$625,000	+ 10.1%	\$540,000	\$585,000	+ 8.3%
Percent of List Price Received*	106.9%	106.3%	- 0.6%	105.2%	105.0%	- 0.2%
Inventory of Homes for Sale	385	379	- 1.6%	--	--	--
Months Supply of Inventory	2.4	2.2	- 8.3%	--	--	--

Townhouse-Condo	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	67	91	+ 35.8%	361	397	+ 10.0%
Closed Sales	60	68	+ 13.3%	269	263	- 2.2%
Days on Market Until Sale	20	38	+ 90.0%	31	59	+ 90.3%
Median Sales Price*	\$477,500	\$344,643	- 27.8%	\$425,000	\$420,000	- 1.2%
Percent of List Price Received*	106.0%	101.4%	- 4.3%	104.3%	102.7%	- 1.5%
Inventory of Homes for Sale	79	97	+ 22.8%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 17.6%	--	--	--

Adult Community	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	9	25	+ 177.8%	50	83	+ 66.0%
Closed Sales	8	11	+ 37.5%	46	51	+ 10.9%
Days on Market Until Sale	35	61	+ 74.3%	34	65	+ 91.2%
Median Sales Price*	\$414,450	\$459,000	+ 10.7%	\$455,000	\$470,000	+ 3.3%
Percent of List Price Received*	99.3%	100.2%	+ 0.9%	101.8%	100.3%	- 1.5%
Inventory of Homes for Sale	9	25	+ 177.8%	--	--	--
Months Supply of Inventory	1.1	2.8	+ 154.5%	--	--	--

* 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

