

Local Market Update for July 2025

Provided by New Jersey REALTORS®



Passaic County

Passaic County

Single Family

	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	273	314	+ 15.0%	1,593	1,733	+ 8.8%
Closed Sales	199	210	+ 5.5%	1,070	1,031	- 3.6%
Days on Market Until Sale	32	25	- 21.9%	38	34	- 10.5%
Median Sales Price*	\$581,000	\$618,500	+ 6.5%	\$550,000	\$592,000	+ 7.6%
Percent of List Price Received*	106.4%	106.4%	0.0%	105.4%	105.3%	- 0.1%
Inventory of Homes for Sale	376	436	+ 16.0%	--	--	--
Months Supply of Inventory	2.3	2.6	+ 13.0%	--	--	--

Townhouse-Condo

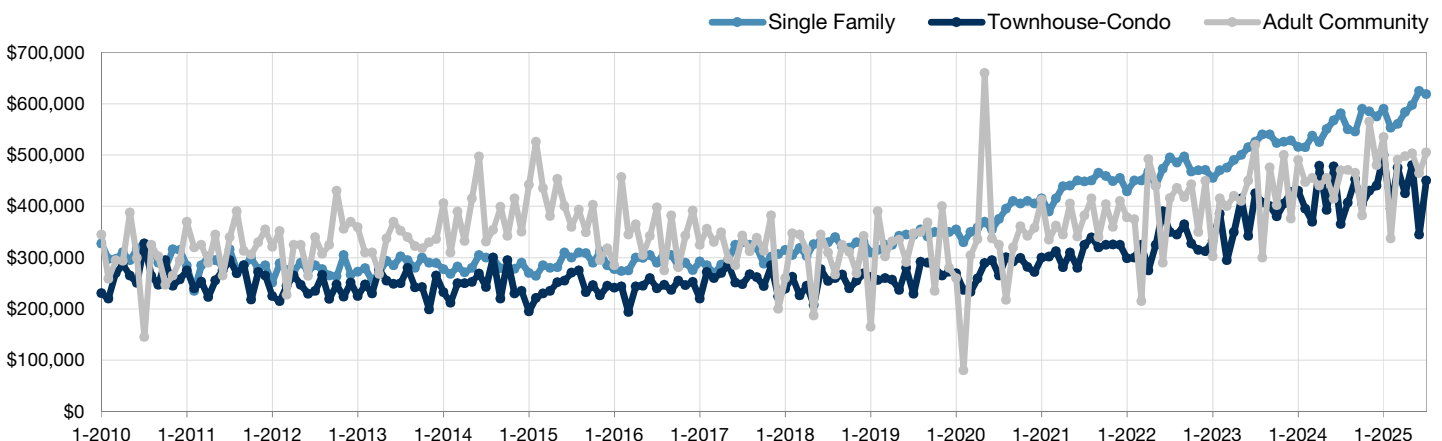
	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	74	77	+ 4.1%	435	477	+ 9.7%
Closed Sales	56	56	0.0%	325	319	- 1.8%
Days on Market Until Sale	26	49	+ 88.5%	30	57	+ 90.0%
Median Sales Price*	\$365,500	\$450,000	+ 23.1%	\$421,000	\$425,000	+ 1.0%
Percent of List Price Received*	104.6%	105.0%	+ 0.4%	104.3%	103.1%	- 1.2%
Inventory of Homes for Sale	94	114	+ 21.3%	--	--	--
Months Supply of Inventory	2.0	2.4	+ 20.0%	--	--	--

Adult Community

	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	10	16	+ 60.0%	60	100	+ 66.7%
Closed Sales	9	17	+ 88.9%	55	68	+ 23.6%
Days on Market Until Sale	25	55	+ 120.0%	32	61	+ 90.6%
Median Sales Price*	\$470,000	\$505,000	+ 7.4%	\$459,900	\$492,944	+ 7.2%
Percent of List Price Received*	101.6%	101.4%	- 0.2%	101.8%	100.6%	- 1.2%
Inventory of Homes for Sale	11	22	+ 100.0%	--	--	--
Months Supply of Inventory	1.3	2.2	+ 69.2%	--	--	--

* 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



Current as of August 20, 2025. All data from the multiple listing services in the state of New Jersey. Margin of error for reported statewide numbers is +/- 4% at a 95% confidence level. Report © 2025 ShowingTime Plus, LLC.