

Local Market Update for August 2025

Provided by New Jersey REALTORS®



Passaic County

Passaic County

Single Family

	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	249	235	- 5.6%	1,842	1,970	+ 6.9%
Closed Sales	198	196	- 1.0%	1,268	1,227	- 3.2%
Days on Market Until Sale	42	26	- 38.1%	38	33	- 13.2%
Median Sales Price*	\$550,000	\$630,000	+ 14.5%	\$550,000	\$600,000	+ 9.1%
Percent of List Price Received*	106.0%	105.1%	- 0.8%	105.5%	105.3%	- 0.2%
Inventory of Homes for Sale	357	390	+ 9.2%	--	--	--
Months Supply of Inventory	2.1	2.3	+ 9.5%	--	--	--

Townhouse-Condo

	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	57	52	- 8.8%	492	530	+ 7.7%
Closed Sales	54	42	- 22.2%	379	360	- 5.0%
Days on Market Until Sale	23	70	+ 204.3%	29	59	+ 103.4%
Median Sales Price*	\$407,000	\$460,000	+ 13.0%	\$420,000	\$432,500	+ 3.0%
Percent of List Price Received*	105.4%	102.4%	- 2.8%	104.5%	103.1%	- 1.3%
Inventory of Homes for Sale	90	87	- 3.3%	--	--	--
Months Supply of Inventory	1.9	1.8	- 5.3%	--	--	--

Adult Community

	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	7	16	+ 128.6%	67	115	+ 71.6%
Closed Sales	10	10	0.0%	65	78	+ 20.0%
Days on Market Until Sale	26	59	+ 126.9%	31	61	+ 96.8%
Median Sales Price*	\$471,000	\$514,000	+ 9.1%	\$459,900	\$495,000	+ 7.6%
Percent of List Price Received*	101.9%	102.9%	+ 1.0%	101.8%	100.9%	- 0.9%
Inventory of Homes for Sale	6	25	+ 316.7%	--	--	--
Months Supply of Inventory	0.7	2.6	+ 271.4%	--	--	--

* 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

