

Local Market Update for September 2025

Provided by New Jersey REALTORS®



Passaic County

Passaic County

Single Family

	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	225	260	+ 15.6%	2,067	2,230	+ 7.9%
Closed Sales	184	212	+ 15.2%	1,452	1,438	- 1.0%
Days on Market Until Sale	39	39	0.0%	38	34	- 10.5%
Median Sales Price*	\$546,000	\$602,662	+ 10.4%	\$550,000	\$600,000	+ 9.1%
Percent of List Price Received*	104.8%	103.3%	- 1.4%	105.4%	105.0%	- 0.4%
Inventory of Homes for Sale	360	383	+ 6.4%	--	--	--
Months Supply of Inventory	2.1	2.2	+ 4.8%	--	--	--

Townhouse-Condo

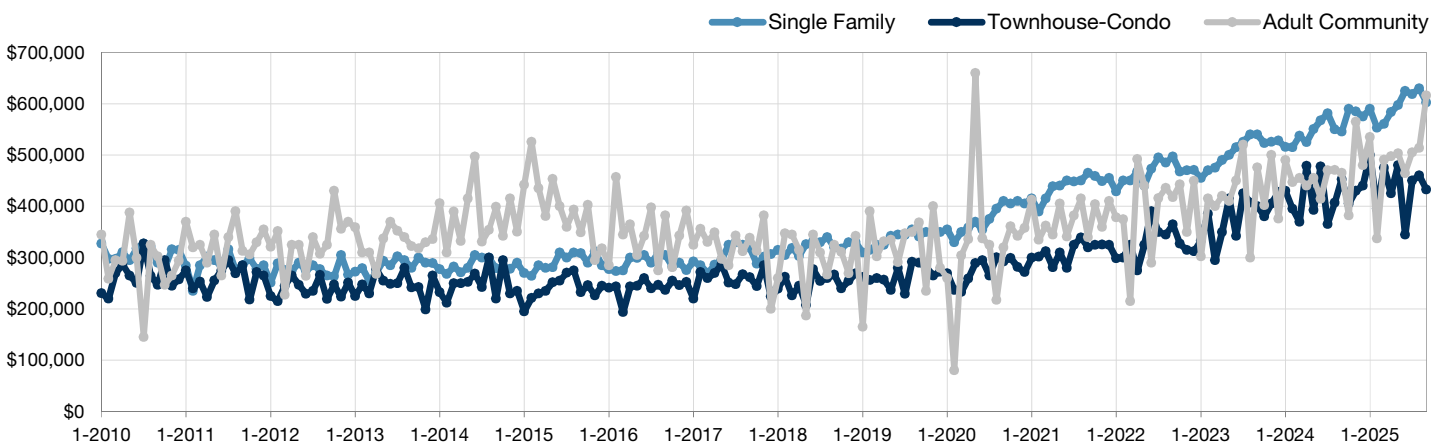
	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	55	74	+ 34.5%	547	604	+ 10.4%
Closed Sales	42	52	+ 23.8%	421	412	- 2.1%
Days on Market Until Sale	24	78	+ 225.0%	29	61	+ 110.3%
Median Sales Price*	\$452,500	\$433,000	- 4.3%	\$420,000	\$433,000	+ 3.1%
Percent of List Price Received*	104.1%	102.8%	- 1.2%	104.4%	103.0%	- 1.3%
Inventory of Homes for Sale	83	98	+ 18.1%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 17.6%	--	--	--

Adult Community

	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	10	22	+ 120.0%	77	137	+ 77.9%
Closed Sales	6	11	+ 83.3%	71	89	+ 25.4%
Days on Market Until Sale	38	58	+ 52.6%	32	61	+ 90.6%
Median Sales Price*	\$464,950	\$616,000	+ 32.5%	\$464,900	\$505,000	+ 8.6%
Percent of List Price Received*	101.0%	104.0%	+ 3.0%	101.7%	101.3%	- 0.4%
Inventory of Homes for Sale	6	35	+ 483.3%	--	--	--
Months Supply of Inventory	0.7	3.6	+ 414.3%	--	--	--

* 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 October 10, 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.