

Local Market Update for October 2025

Provided by New Jersey REALTORS®



Passaic County

Passaic County

Single Family

Key Metrics	October			Year to Date		
	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	243	265	+ 9.1%	2,312	2,496	+ 8.0%
Closed Sales	204	194	- 4.9%	1,657	1,632	- 1.5%
Days on Market Until Sale	34	37	+ 8.8%	38	34	- 10.5%
Median Sales Price*	\$590,000	\$600,000	+ 1.7%	\$550,000	\$600,000	+ 9.1%
Percent of List Price Received*	104.4%	103.6%	- 0.8%	105.3%	104.8%	- 0.5%
Inventory of Homes for Sale	375	372	- 0.8%	--	--	--
Months Supply of Inventory	2.2	2.1	- 4.5%	--	--	--

Townhouse-Condo

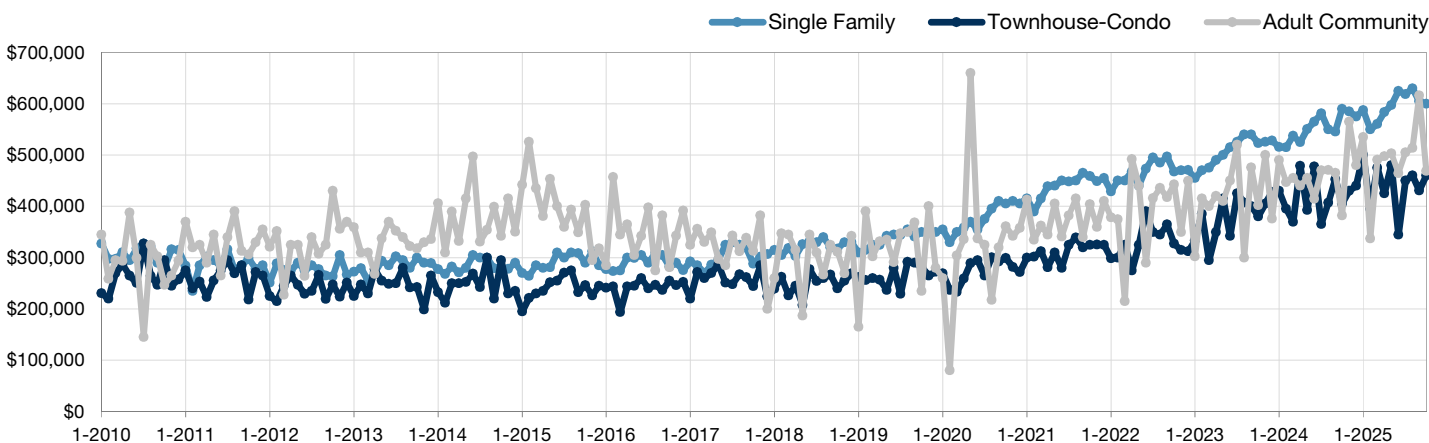
Key Metrics	October			Year to Date		
	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	58	62	+ 6.9%	605	673	+ 11.2%
Closed Sales	51	59	+ 15.7%	472	474	+ 0.4%
Days on Market Until Sale	40	37	- 7.5%	31	31	0.0%
Median Sales Price*	\$405,000	\$459,950	+ 13.6%	\$420,000	\$440,000	+ 4.8%
Percent of List Price Received*	103.3%	102.6%	- 0.7%	104.3%	102.9%	- 1.3%
Inventory of Homes for Sale	79	106	+ 34.2%	--	--	--
Months Supply of Inventory	1.7	2.2	+ 29.4%	--	--	--

Adult Community

Key Metrics	October			Year to Date		
	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	13	12	- 7.7%	90	148	+ 64.4%
Closed Sales	10	13	+ 30.0%	81	102	+ 25.9%
Days on Market Until Sale	34	37	+ 8.8%	33	28	- 15.2%
Median Sales Price*	\$382,000	\$469,000	+ 22.8%	\$459,900	\$499,500	+ 8.6%
Percent of List Price Received*	101.9%	100.1%	- 1.8%	101.8%	101.1%	- 0.7%
Inventory of Homes for Sale	8	35	+ 337.5%	--	--	--
Months Supply of Inventory	0.9	3.6	+ 300.0%	--	--	--

* 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



Current as of November 09, 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.