

# Local Market Update for December 2025

Provided by New Jersey REALTORS®



## Passaic County

Passaic County

### Single Family

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	107	122	+ 14.0%	2,600	2,788	+ 7.2%
Closed Sales	231	220	- 4.8%	2,061	2,019	- 2.0%
Days on Market Until Sale	44	38	- 13.6%	38	35	- 7.9%
Median Sales Price*	\$575,000	\$592,450	+ 3.0%	\$560,000	\$600,000	+ 7.1%
Percent of List Price Received*	104.5%	103.0%	- 1.4%	105.1%	104.4%	- 0.7%
Inventory of Homes for Sale	251	244	- 2.8%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--

### Townhouse-Condo

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	31	33	+ 6.5%	684	739	+ 8.0%
Closed Sales	57	42	- 26.3%	575	553	- 3.8%
Days on Market Until Sale	34	54	+ 58.8%	31	33	+ 6.5%
Median Sales Price*	\$440,000	\$478,375	+ 8.7%	\$421,500	\$440,000	+ 4.4%
Percent of List Price Received*	101.8%	100.6%	- 1.2%	103.9%	102.7%	- 1.2%
Inventory of Homes for Sale	60	73	+ 21.7%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--

### Adult Community

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	4	5	+ 25.0%	101	160	+ 58.4%
Closed Sales	13	13	0.0%	98	125	+ 27.6%
Days on Market Until Sale	23	45	+ 95.7%	32	31	- 3.1%
Median Sales Price*	\$479,900	\$460,000	- 4.1%	\$469,500	\$495,000	+ 5.4%
Percent of List Price Received*	103.3%	102.1%	- 1.2%	101.8%	101.0%	- 0.8%
Inventory of Homes for Sale	5	20	+ 300.0%	--	--	--
Months Supply of Inventory	0.6	1.9	+ 216.7%	--	--	--

\* 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

