

# Local Market Update for December 2025

Provided by New Jersey REALTORS®



## Passaic County

Passaic County

### Single Family

	December			Year to Date		
Key Metrics	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

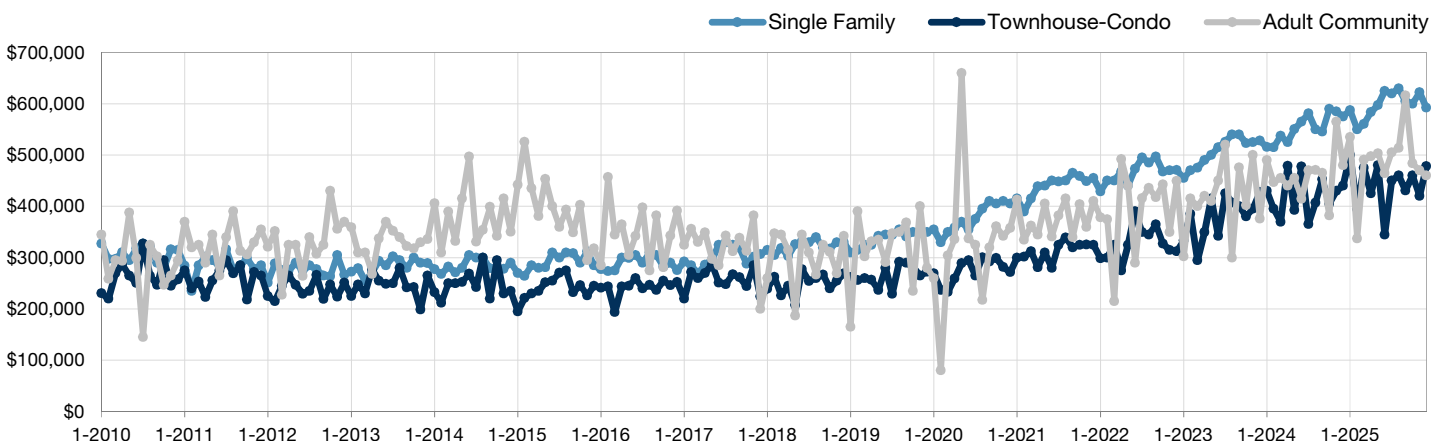
	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	31	33	+ 6.5%	684	739	+ 8.0%
Closed Sales	57	42	- 26.3%	575	553	- 3.8%
Days on Market Until Sale	34	54	+ 58.8%	31	33	+ 6.5%
Median Sales Price*	\$440,000	\$478,375	+ 8.7%	\$421,500	\$440,000	+ 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

	December			Year to Date		
Key Metrics	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



Current as of January 09, 2026. 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 © 2026 ShowingTime Plus, LLC.