

# Local Market Update for January 2026

Provided by New Jersey REALTORS®



## Passaic County

Passaic County

### Single Family

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	164	195	+ 18.9%	164	195	+ 18.9%
Closed Sales	117	144	+ 23.1%	117	144	+ 23.1%
Days on Market Until Sale	42	42	0.0%	42	42	0.0%
Median Sales Price*	\$587,500	\$595,000	+ 1.3%	\$587,500	\$595,000	+ 1.3%
Percent of List Price Received*	103.5%	102.8%	- 0.7%	103.5%	102.8%	- 0.7%
Inventory of Homes for Sale	245	262	+ 6.9%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--

### Townhouse-Condo

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	59	52	- 11.9%	59	52	- 11.9%
Closed Sales	34	31	- 8.8%	34	31	- 8.8%
Days on Market Until Sale	33	43	+ 30.3%	33	43	+ 30.3%
Median Sales Price*	\$500,000	\$349,900	- 30.0%	\$500,000	\$349,900	- 30.0%
Percent of List Price Received*	102.8%	101.4%	- 1.4%	102.8%	101.4%	- 1.4%
Inventory of Homes for Sale	67	75	+ 11.9%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--

### Adult Community

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	14	10	- 28.6%	14	10	- 28.6%
Closed Sales	11	8	- 27.3%	11	8	- 27.3%
Days on Market Until Sale	22	59	+ 168.2%	22	59	+ 168.2%
Median Sales Price*	\$535,000	\$431,000	- 19.4%	\$535,000	\$431,000	- 19.4%
Percent of List Price Received*	99.6%	98.7%	- 0.9%	99.6%	98.7%	- 0.9%
Inventory of Homes for Sale	12	22	+ 83.3%	--	--	--
Months Supply of Inventory	1.5	2.2	+ 46.7%	--	--	--

\* 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

