

Local Market Update for February 2026

Provided by New Jersey REALTORS®



Passaic County

Passaic County

Single Family

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	164	133	- 18.9%	328	328	0.0%
Closed Sales	103	95	- 7.8%	220	240	+ 9.1%
Days on Market Until Sale	46	52	+ 13.0%	44	46	+ 4.5%
Median Sales Price*	\$550,000	\$610,000	+ 10.9%	\$575,000	\$600,000	+ 4.3%
Percent of List Price Received*	102.9%	101.9%	- 1.0%	103.2%	102.4%	- 0.8%
Inventory of Homes for Sale	253	232	- 8.3%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--

Townhouse-Condo

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	48	46	- 4.2%	107	98	- 8.4%
Closed Sales	39	36	- 7.7%	73	67	- 8.2%
Days on Market Until Sale	28	64	+ 128.6%	31	54	+ 74.2%
Median Sales Price*	\$395,000	\$442,500	+ 12.0%	\$406,167	\$399,900	- 1.5%
Percent of List Price Received*	102.1%	100.7%	- 1.4%	102.4%	101.0%	- 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	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	5	15	+ 200.0%	19	25	+ 31.6%
Closed Sales	6	5	- 16.7%	17	13	- 23.5%
Days on Market Until Sale	44	58	+ 31.8%	29	59	+ 103.4%
Median Sales Price*	\$337,500	\$439,900	+ 30.3%	\$470,000	\$439,900	- 6.4%
Percent of List Price Received*	99.1%	99.6%	+ 0.5%	99.4%	99.0%	- 0.4%
Inventory of Homes for Sale	6	25	+ 316.7%	--	--	--
Months Supply of Inventory	0.7	2.4	+ 242.9%	--	--	--

* 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

