

Local Market Update for March 2026

Provided by New Jersey REALTORS®



Passaic County

Passaic County

Single Family

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	247	257	+ 4.0%	575	588	+ 2.3%
Closed Sales	134	116	- 13.4%	354	357	+ 0.8%
Days on Market Until Sale	43	37	- 14.0%	43	43	0.0%
Median Sales Price*	\$560,500	\$636,000	+ 13.5%	\$565,000	\$600,000	+ 6.2%
Percent of List Price Received*	104.6%	105.0%	+ 0.4%	103.7%	103.3%	- 0.4%
Inventory of Homes for Sale	286	302	+ 5.6%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 5.9%	--	--	--

Townhouse-Condo

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	61	68	+ 11.5%	168	168	0.0%
Closed Sales	37	34	- 8.1%	110	101	- 8.2%
Days on Market Until Sale	44	37	- 15.9%	35	49	+ 40.0%
Median Sales Price*	\$475,000	\$485,000	+ 2.1%	\$430,000	\$418,000	- 2.8%
Percent of List Price Received*	101.5%	100.8%	- 0.7%	102.1%	101.0%	- 1.1%
Inventory of Homes for Sale	80	74	- 7.5%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--

Adult Community

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	13	19	+ 46.2%	32	45	+ 40.6%
Closed Sales	6	9	+ 50.0%	23	22	- 4.3%
Days on Market Until Sale	26	81	+ 211.5%	29	68	+ 134.5%
Median Sales Price*	\$490,888	\$273,000	- 44.4%	\$490,888	\$439,900	- 10.4%
Percent of List Price Received*	101.4%	98.3%	- 3.1%	100.0%	98.7%	- 1.3%
Inventory of Homes for Sale	12	28	+ 133.3%	--	--	--
Months Supply of Inventory	1.5	2.6	+ 73.3%	--	--	--

* 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

