

Local Market Update for April 2026

Provided by New Jersey REALTORS®



Passaic County

Passaic County

Single Family

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	262	315	+ 20.2%	837	901	+ 7.6%
Closed Sales	155	133	- 14.2%	509	490	- 3.7%
Days on Market Until Sale	32	39	+ 21.9%	40	42	+ 5.0%
Median Sales Price*	\$575,000	\$637,500	+ 10.9%	\$570,000	\$610,000	+ 7.0%
Percent of List Price Received*	104.9%	103.7%	- 1.1%	104.1%	103.4%	- 0.7%
Inventory of Homes for Sale	342	361	+ 5.6%	--	--	--
Months Supply of Inventory	2.0	2.1	+ 5.0%	--	--	--

Townhouse-Condo

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	76	88	+ 15.8%	244	259	+ 6.1%
Closed Sales	46	56	+ 21.7%	156	157	+ 0.6%
Days on Market Until Sale	32	43	+ 34.4%	34	47	+ 38.2%
Median Sales Price*	\$425,000	\$515,055	+ 21.2%	\$429,000	\$449,000	+ 4.7%
Percent of List Price Received*	103.9%	103.5%	- 0.4%	102.6%	101.9%	- 0.7%
Inventory of Homes for Sale	96	107	+ 11.5%	--	--	--
Months Supply of Inventory	2.1	2.2	+ 4.8%	--	--	--

Adult Community

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	16	18	+ 12.5%	48	63	+ 31.3%
Closed Sales	10	12	+ 20.0%	33	34	+ 3.0%
Days on Market Until Sale	28	56	+ 100.0%	29	64	+ 120.7%
Median Sales Price*	\$497,500	\$517,500	+ 4.0%	\$490,888	\$448,000	- 8.7%
Percent of List Price Received*	100.2%	103.5%	+ 3.3%	100.0%	100.4%	+ 0.4%
Inventory of Homes for Sale	18	31	+ 72.2%	--	--	--
Months Supply of Inventory	2.2	2.8	+ 27.3%	--	--	--

* 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

