

Local Market Update for June 2026

Provided by New Jersey REALTORS®



Passaic County

Passaic County

Single Family

	June			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	294	313	+ 6.5%	1,419	1,536	+ 8.2%
Closed Sales	166	194	+ 16.9%	833	841	+ 1.0%
Days on Market Until Sale	27	29	+ 7.4%	37	36	- 2.7%
Median Sales Price*	\$625,000	\$640,000	+ 2.4%	\$585,000	\$625,000	+ 6.8%
Percent of List Price Received*	106.4%	107.2%	+ 0.8%	105.0%	104.7%	- 0.3%
Inventory of Homes for Sale	403	429	+ 6.5%	--	--	--
Months Supply of Inventory	2.4	2.4	0.0%	--	--	--

Townhouse-Condo

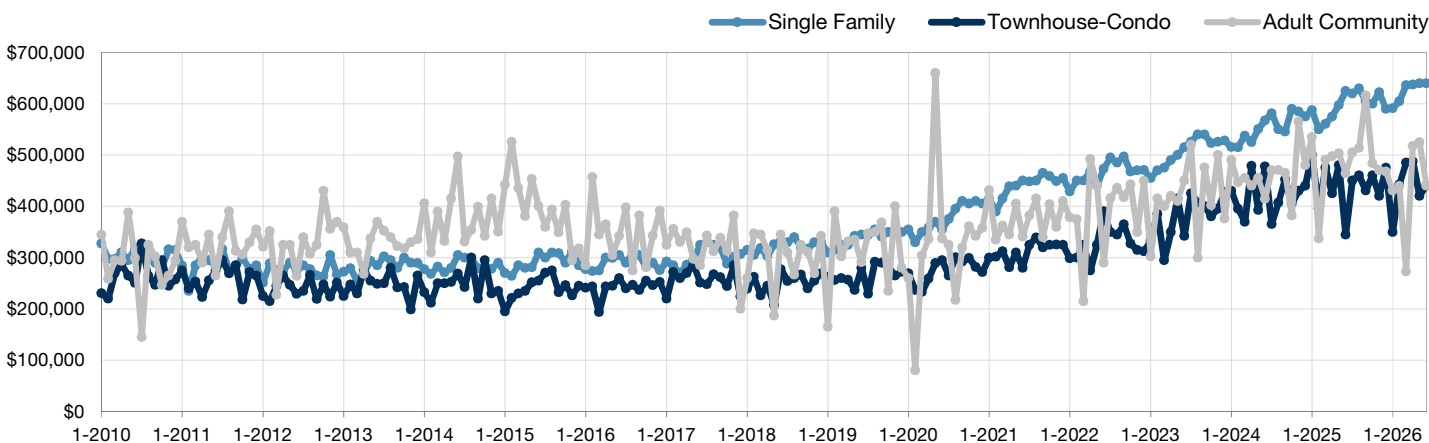
	June			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	92	79	- 14.1%	403	427	+ 6.0%
Closed Sales	68	45	- 33.8%	270	251	- 7.0%
Days on Market Until Sale	19	22	+ 15.8%	29	40	+ 37.9%
Median Sales Price*	\$344,643	\$440,000	+ 27.7%	\$420,000	\$435,000	+ 3.6%
Percent of List Price Received*	101.4%	102.2%	+ 0.8%	102.8%	102.0%	- 0.8%
Inventory of Homes for Sale	107	128	+ 19.6%	--	--	--
Months Supply of Inventory	2.3	2.7	+ 17.4%	--	--	--

Adult Community

	June			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	26	17	- 34.6%	84	92	+ 9.5%
Closed Sales	10	13	+ 30.0%	51	64	+ 25.5%
Days on Market Until Sale	32	38	+ 18.8%	28	52	+ 85.7%
Median Sales Price*	\$464,500	\$440,000	- 5.3%	\$470,000	\$448,000	- 4.7%
Percent of List Price Received*	100.3%	102.0%	+ 1.7%	100.3%	100.9%	+ 0.6%
Inventory of Homes for Sale	26	33	+ 26.9%	--	--	--
Months Supply of Inventory	2.9	3.0	+ 3.4%	--	--	--

* 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 July 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.