

Local Market Update for August 2026

Provided by New Jersey REALTORS®



Passaic County

Passaic County

Single Family

	August			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	236	254	+ 7.6%	1,975	2,101	+ 6.4%
Closed Sales	195	212	+ 8.7%	1,239	1,289	+ 4.0%
Days on Market Until Sale	26	33	+ 26.9%	33	35	+ 6.1%
Median Sales Price*	\$630,000	\$650,000	+ 3.2%	\$600,000	\$635,000	+ 5.8%
Percent of List Price Received*	105.1%	104.9%	- 0.2%	105.2%	104.8%	- 0.4%
Inventory of Homes for Sale	420	431	+ 2.6%	--	--	--
Months Supply of Inventory	2.5	2.4	- 4.0%	--	--	--

Townhouse-Condo

	August			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	53	86	+ 62.3%	534	618	+ 15.7%
Closed Sales	42	64	+ 52.4%	367	375	+ 2.2%
Days on Market Until Sale	41	34	- 17.1%	29	39	+ 34.5%
Median Sales Price*	\$460,000	\$425,000	- 7.6%	\$430,000	\$435,000	+ 1.2%
Percent of List Price Received*	102.4%	103.1%	+ 0.7%	103.1%	102.0%	- 1.1%
Inventory of Homes for Sale	99	156	+ 57.6%	--	--	--
Months Supply of Inventory	2.1	3.2	+ 52.4%	--	--	--

Adult Community

	August			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	16	7	- 56.3%	114	113	- 0.9%
Closed Sales	10	12	+ 20.0%	78	84	+ 7.7%
Days on Market Until Sale	24	61	+ 154.2%	26	51	+ 96.2%
Median Sales Price*	\$514,000	\$380,000	- 26.1%	\$495,000	\$439,950	- 11.1%
Percent of List Price Received*	102.9%	100.3%	- 2.5%	100.9%	100.7%	- 0.2%
Inventory of Homes for Sale	25	21	- 16.0%	--	--	--
Months Supply of Inventory	2.6	1.9	- 26.9%	--	--	--

* 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

