

Local Market Update for September 2026

Provided by New Jersey REALTORS®



Passaic County

Passaic County

Single Family

	September			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	261	306	+ 17.2%	2,236	2,410	+ 7.8%
Closed Sales	210	184	- 12.4%	1,449	1,474	+ 1.7%
Days on Market Until Sale	39	36	- 7.7%	34	36	+ 5.9%
Median Sales Price*	\$604,940	\$610,000	+ 0.8%	\$600,000	\$630,000	+ 5.0%
Percent of List Price Received*	103.3%	104.5%	+ 1.2%	104.9%	104.8%	- 0.1%
Inventory of Homes for Sale	422	495	+ 17.3%	--	--	--
Months Supply of Inventory	2.5	2.9	+ 16.0%	--	--	--

Townhouse-Condo

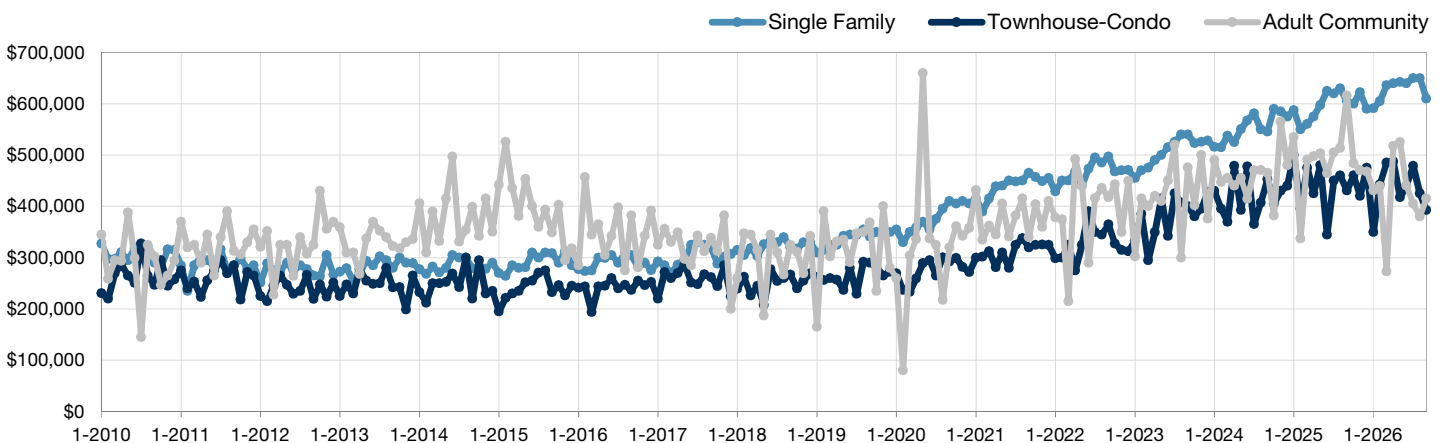
	September			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	78	109	+ 39.7%	612	728	+ 19.0%
Closed Sales	53	50	- 5.7%	420	425	+ 1.2%
Days on Market Until Sale	43	33	- 23.3%	31	38	+ 22.6%
Median Sales Price*	\$431,000	\$392,500	- 8.9%	\$430,500	\$435,000	+ 1.0%
Percent of List Price Received*	102.7%	101.4%	- 1.3%	103.0%	101.9%	- 1.1%
Inventory of Homes for Sale	109	170	+ 56.0%	--	--	--
Months Supply of Inventory	2.3	3.4	+ 47.8%	--	--	--

Adult Community

	September			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	21	10	- 52.4%	135	123	- 8.9%
Closed Sales	11	19	+ 72.7%	89	103	+ 15.7%
Days on Market Until Sale	31	63	+ 103.2%	27	53	+ 96.3%
Median Sales Price*	\$616,000	\$415,000	- 32.6%	\$505,000	\$435,000	- 13.9%
Percent of List Price Received*	104.0%	99.7%	- 4.1%	101.3%	100.5%	- 0.8%
Inventory of Homes for Sale	34	16	- 52.9%	--	--	--
Months Supply of Inventory	3.5	1.4	- 60.0%	--	--	--

* 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 October 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.