

Local Market Update for April 2024

Provided by New Jersey REALTORS®



Bergen County

Bergen County

Single Family

Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	612	694	+ 13.4%	2,253	2,136	- 5.2%
Closed Sales	342	345	+ 0.9%	1,327	1,226	- 7.6%
Days on Market Until Sale	37	29	- 21.6%	47	36	- 23.4%
Median Sales Price*	\$652,500	\$736,000	+ 12.8%	\$625,000	\$711,000	+ 13.8%
Percent of List Price Received*	102.7%	104.0%	+ 1.3%	100.6%	102.8%	+ 2.2%
Inventory of Homes for Sale	1,129	901	- 20.2%	--	--	--
Months Supply of Inventory	2.3	2.1	- 8.7%	--	--	--

Townhouse-Condo

Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	298	292	- 2.0%	1,050	1,011	- 3.7%
Closed Sales	174	186	+ 6.9%	618	629	+ 1.8%
Days on Market Until Sale	55	46	- 16.4%	54	47	- 13.0%
Median Sales Price*	\$420,000	\$440,000	+ 4.8%	\$420,000	\$450,000	+ 7.1%
Percent of List Price Received*	99.3%	101.9%	+ 2.6%	99.1%	100.5%	+ 1.4%
Inventory of Homes for Sale	653	409	- 37.4%	--	--	--
Months Supply of Inventory	3.3	2.2	- 33.3%	--	--	--

Adult Community

Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	9	10	+ 11.1%	28	38	+ 35.7%
Closed Sales	2	11	+ 450.0%	14	31	+ 121.4%
Days on Market Until Sale	40	40	0.0%	62	53	- 14.5%
Median Sales Price*	\$387,500	\$429,000	+ 10.7%	\$387,500	\$439,000	+ 13.3%
Percent of List Price Received*	99.0%	99.9%	+ 0.9%	99.8%	100.7%	+ 0.9%
Inventory of Homes for Sale	28	12	- 57.1%	--	--	--
Months Supply of Inventory	4.6	1.5	- 67.4%	--	--	--

* 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

