

# Local Market Update for June 2024

Provided by New Jersey REALTORS®



## Bergen County

Bergen County

### Single Family

Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	729	730	+ 0.1%	3,705	3,714	+ 0.2%
Closed Sales	600	528	- 12.0%	2,415	2,215	- 8.3%
Days on Market Until Sale	33	27	- 18.2%	41	33	- 19.5%
Median Sales Price*	\$720,500	\$792,500	+ 10.0%	\$670,000	\$750,000	+ 11.9%
Percent of List Price Received*	104.2%	105.7%	+ 1.4%	101.9%	104.1%	+ 2.2%
Inventory of Homes for Sale	1,133	1,060	- 6.4%	--	--	--
Months Supply of Inventory	2.4	2.6	+ 8.3%	--	--	--

### Townhouse-Condo

Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	300	271	- 9.7%	1,651	1,603	- 2.9%
Closed Sales	241	200	- 17.0%	1,074	1,058	- 1.5%
Days on Market Until Sale	47	42	- 10.6%	52	45	- 13.5%
Median Sales Price*	\$467,500	\$480,000	+ 2.7%	\$430,900	\$471,500	+ 9.4%
Percent of List Price Received*	100.7%	101.6%	+ 0.9%	99.7%	100.7%	+ 1.0%
Inventory of Homes for Sale	642	465	- 27.6%	--	--	--
Months Supply of Inventory	3.3	2.5	- 24.2%	--	--	--

### Adult Community

Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	5	1	- 80.0%	37	45	+ 21.6%
Closed Sales	13	9	- 30.8%	38	47	+ 23.7%
Days on Market Until Sale	94	30	- 68.1%	68	47	- 30.9%
Median Sales Price*	\$460,000	\$380,000	- 17.4%	\$455,000	\$429,000	- 5.7%
Percent of List Price Received*	99.2%	101.6%	+ 2.4%	99.3%	101.2%	+ 1.9%
Inventory of Homes for Sale	19	5	- 73.7%	--	--	--
Months Supply of Inventory	3.3	0.6	- 81.8%	--	--	--

\* 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

