

# Local Market Update for November 2024

Provided by New Jersey REALTORS®



## Bergen County

Bergen County

### Single Family

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	433	409	- 5.5%	6,378	6,731	+ 5.5%
Closed Sales	363	414	+ 14.0%	4,810	4,658	- 3.2%
Days on Market Until Sale	32	36	+ 12.5%	35	30	- 14.3%
Median Sales Price*	\$675,000	\$742,500	+ 10.0%	\$686,000	\$765,000	+ 11.5%
Percent of List Price Received*	101.7%	102.5%	+ 0.8%	102.5%	104.1%	+ 1.6%
Inventory of Homes for Sale	1,058	905	- 14.5%	--	--	--
Months Supply of Inventory	2.4	2.1	- 12.5%	--	--	--

### Townhouse-Condo

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	186	235	+ 26.3%	2,740	2,909	+ 6.2%
Closed Sales	155	180	+ 16.1%	2,032	2,106	+ 3.6%
Days on Market Until Sale	48	45	- 6.3%	48	42	- 12.5%
Median Sales Price*	\$430,000	\$485,000	+ 12.8%	\$441,000	\$485,000	+ 10.0%
Percent of List Price Received*	100.3%	100.3%	0.0%	100.1%	100.8%	+ 0.7%
Inventory of Homes for Sale	567	460	- 18.9%	--	--	--
Months Supply of Inventory	3.1	2.4	- 22.6%	--	--	--

### Adult Community

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	4	5	+ 25.0%	82	76	- 7.3%
Closed Sales	6	3	- 50.0%	82	72	- 12.2%
Days on Market Until Sale	51	42	- 17.6%	62	46	- 25.8%
Median Sales Price*	\$527,500	\$475,000	- 10.0%	\$450,000	\$429,500	- 4.6%
Percent of List Price Received*	100.8%	101.4%	+ 0.6%	99.6%	101.6%	+ 2.0%
Inventory of Homes for Sale	14	8	- 42.9%	--	--	--
Months Supply of Inventory	2.0	1.2	- 40.0%	--	--	--

\* 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

