

An aerial photograph of a waterfront residential neighborhood. In the foreground, a sandy area with some greenery and a small patio with an umbrella is visible. A white boat is docked at a wooden pier. Behind the boat, several large, modern houses with multiple stories and balconies are situated along the water. The houses have various roof colors, including grey, brown, and red. The water is calm, and the sky is clear and blue.

HH1

2025
NEW JERSEY
MARKET
REPORT

KEY
TRENDS

Brown Harris Stevens THE Craft of Research

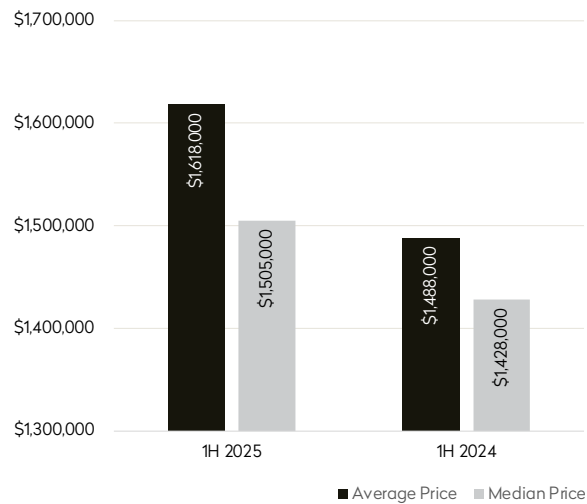
Montclair

SINGLE FAMILY HOMES

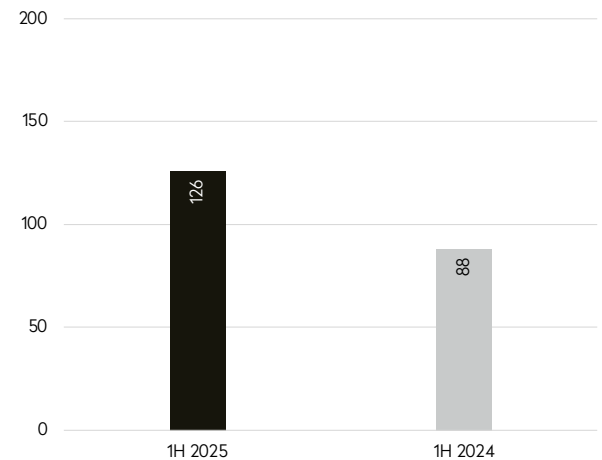
The average sale price in the first half of 2025 was \$1,618,000, a 9% increase when compared with the first half of 2024. The median price rose 5%, ending at \$1,505,000.

There were 126 sales closed in this period, a significant increase from the first half of 2024 which had only 88 sales. Single Family Homes spent an average of 23 days on the market. Sellers gained an average of 125% of their offering price.

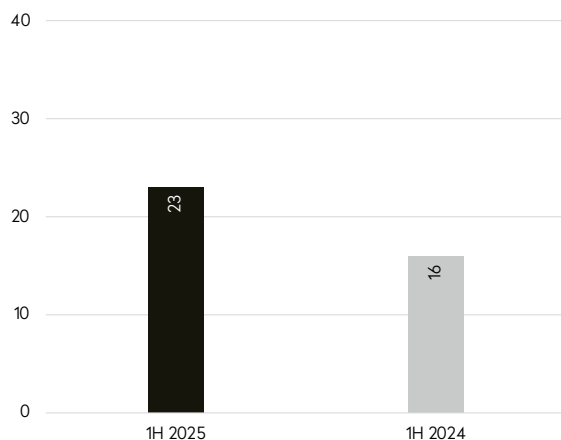
Average and Median Sales Price



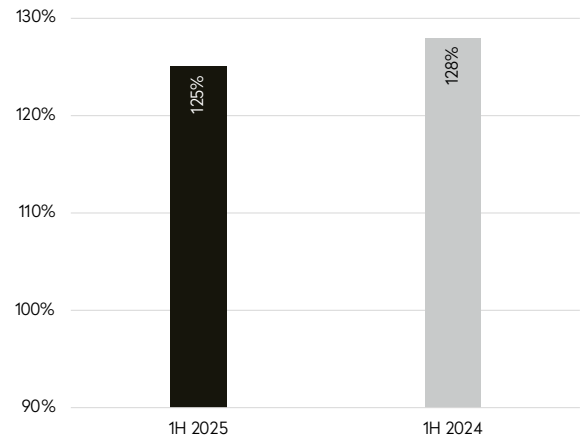
Number of Sales



Days on the Market



Asking Price vs. Selling Price



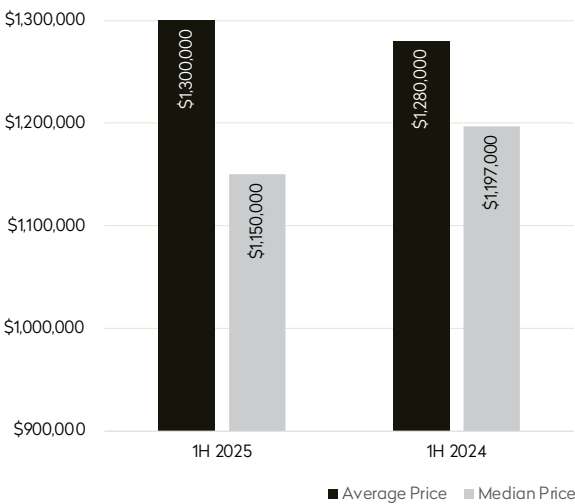
Glen Ridge

SINGLE FAMILY HOMES

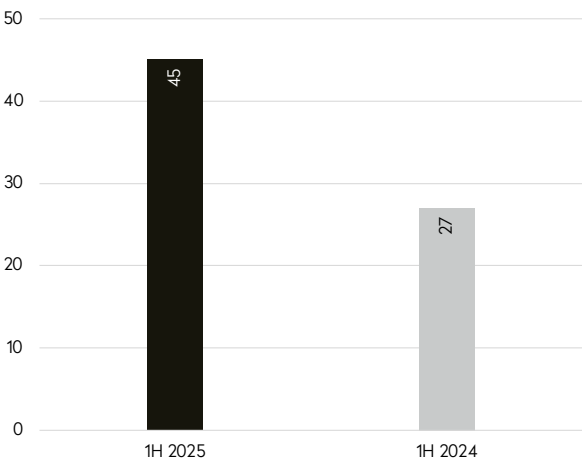
For the first half of 2025, the average sale price had a modest increase to \$1,300,000 or 2% higher than the first half of 2024. Conversely, the median price fell to \$1,150,000, a 4% decrease over the first six months of 2024.

Closed sales trended up with 45 closed transactions. Dwellings spent an average of 22 days on the market. Sellers gained an average of 129% of their asking price.

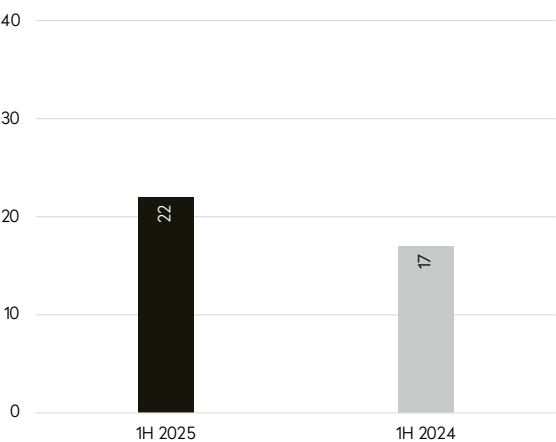
Average and Median Sales Price



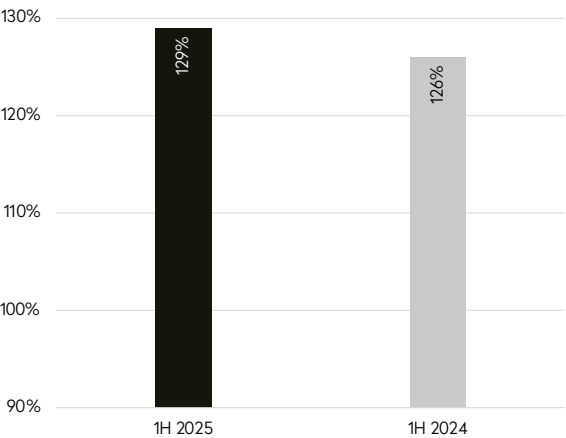
Number of Sales



Days on the Market



Asking Price vs. Selling Price



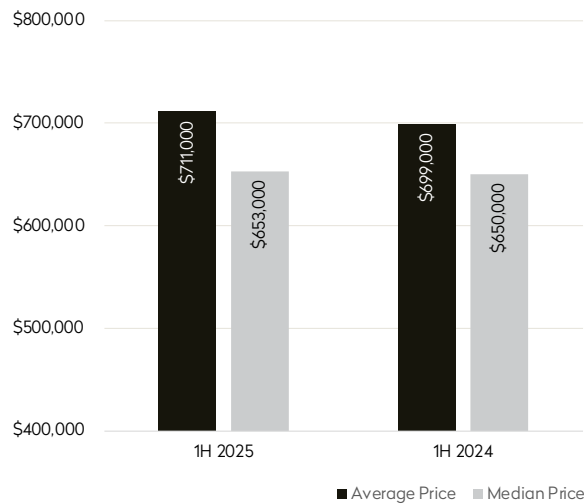
West Orange

SINGLE FAMILY HOMES

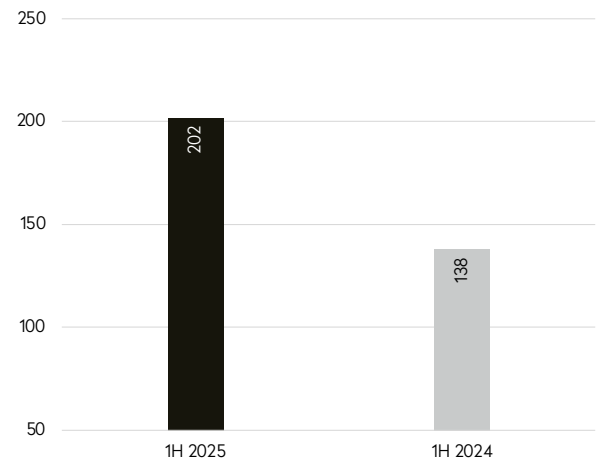
The average sale price of Single Family Homes increased 2%, ending at \$711,000. The median sale price remained virtually unchanged in the first half of 2025 reaching \$653,000.

There were 202 closed sales in this period, a significant increase from the first half of 2024 which had 138 transactions. Properties spent an average of 31 days on the market. Sellers received 110% of their asking price.

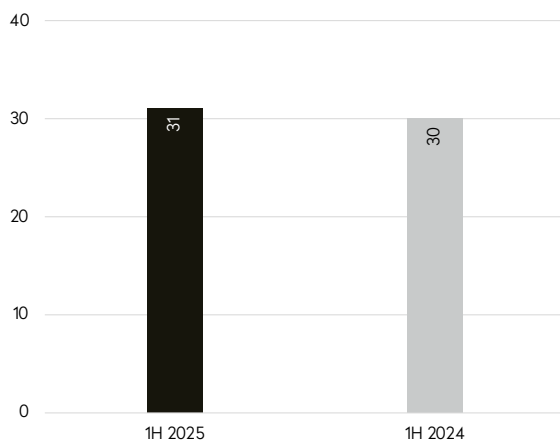
Average and Median Sales Price



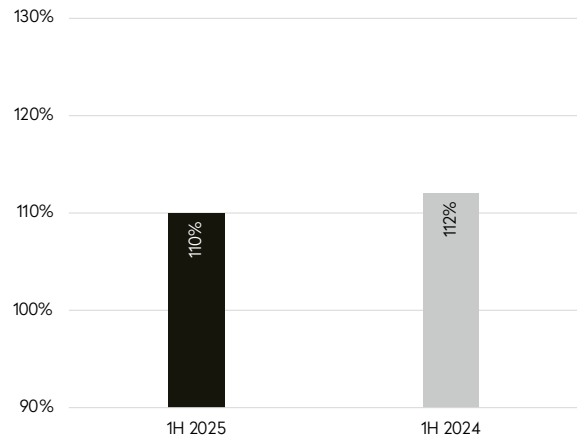
Number of Sales



Days on the Market



Asking Price vs. Selling Price



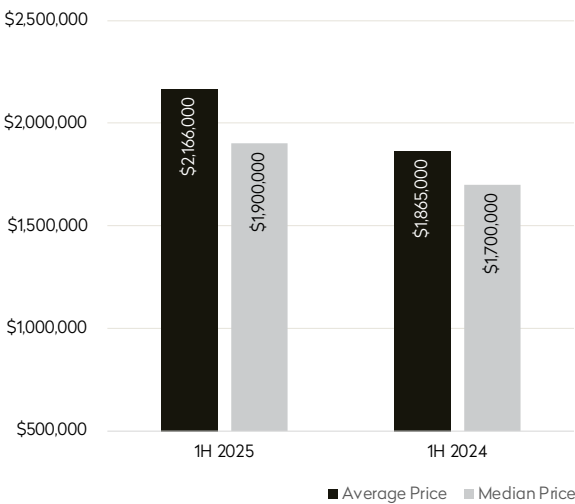
Short Hills/Millburn Township

SINGLE FAMILY HOMES

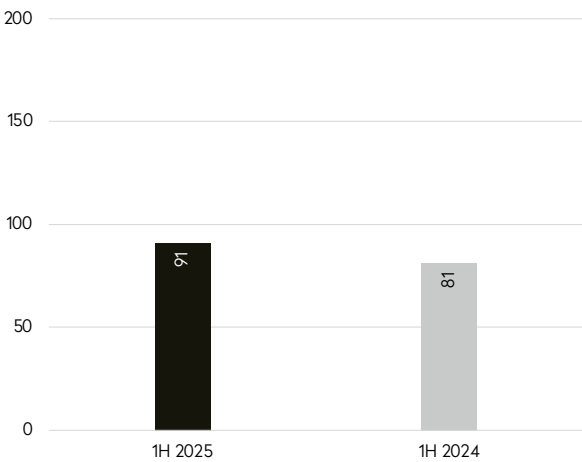
The average sale price rose 16% to \$2,166,000. The median price also rose ending at \$1,900,000, a 12% increase over the first six months of 2024.

There were 91 closed transactions in this period, a 12% increase from the 81 transactions in the first half of 2024. Homes spent an average of 25 days on the market with Sellers receiving an average of 106% of their asking price.

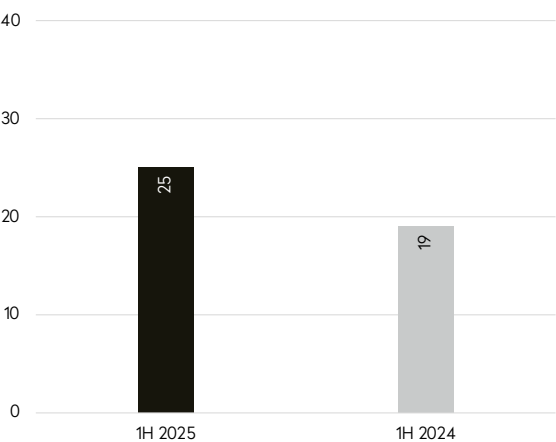
Average and Median Sales Price



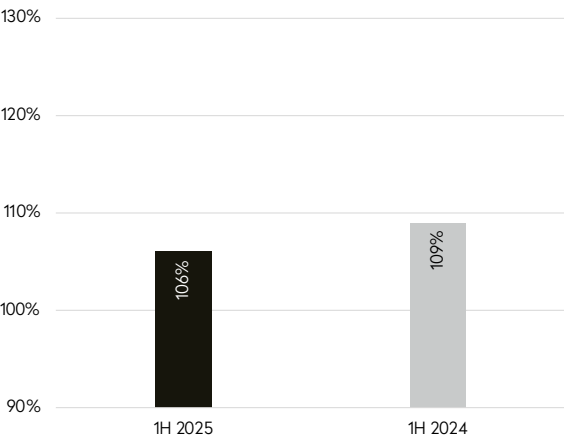
Number of Sales



Days on the Market



Asking Price vs. Selling Price



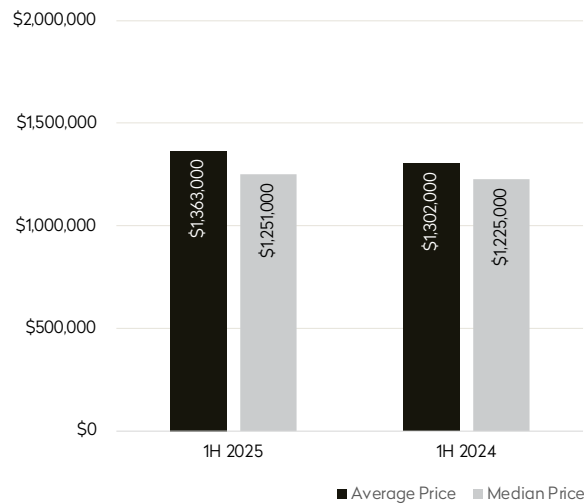
Livingston

SINGLE FAMILY HOMES

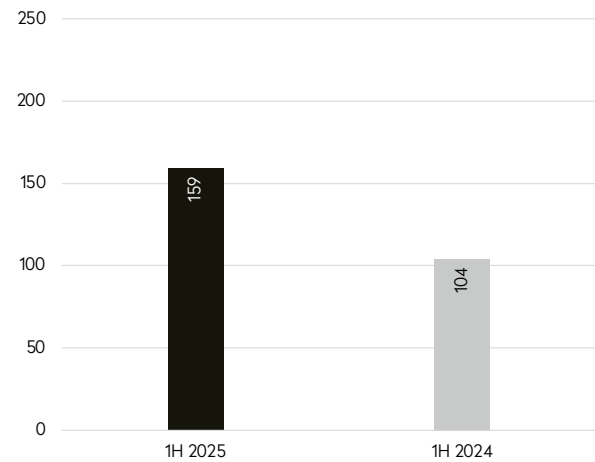
Both the average and median sale prices had modest increases this period. The average sale price ended at \$1,363,000 or 5% higher than the first half of 2024. The median sale price grew 2% to \$1,251,000.

There were 159 closed transactions this period versus 104 sales during the first half of 2024. Single Family Homes spent an average of 25 days on the market. Sellers received an average of 107% of their asking price.

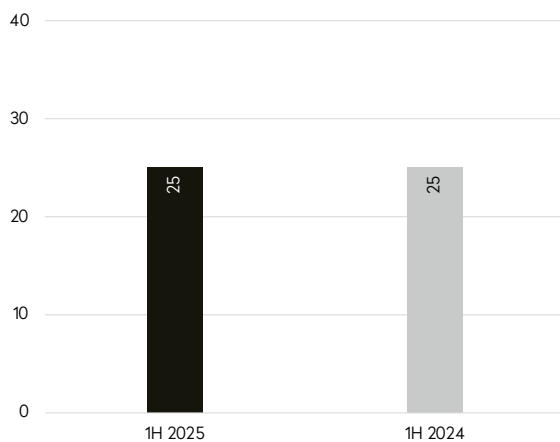
Average and Median Sales Price



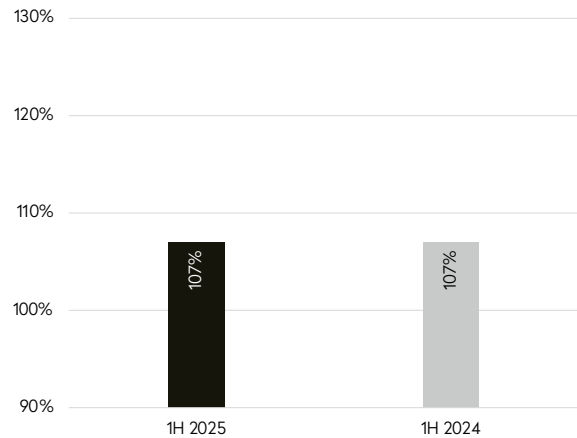
Number of Sales



Days on the Market



Asking Price vs. Selling Price



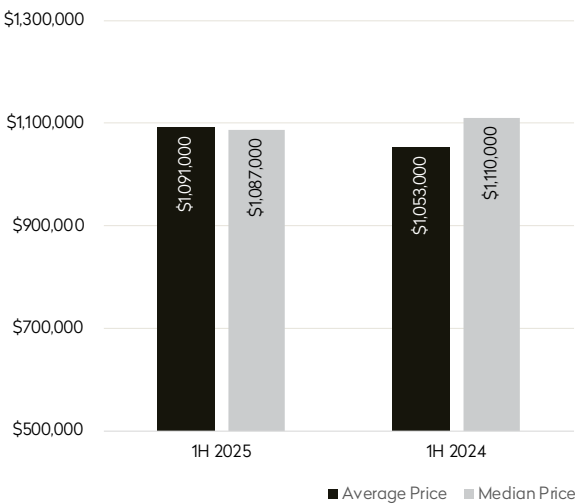
Maplewood

SINGLE FAMILY HOMES

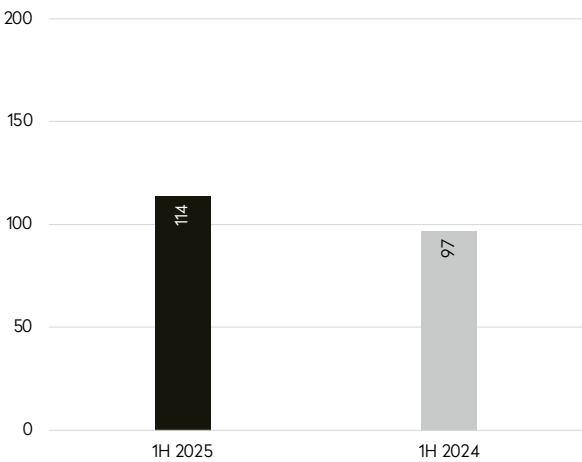
The average sale price reached \$1,091,000, a 4% improvement when compared with the first half of 2024. The median sales price fell 2% ending at \$1,087,000.

The closed sales volume grew 18% over the first half of 2024 with 114 transactions. The average days on the market for properties were 18 days. Sellers gained an average of 114% of their asking price.

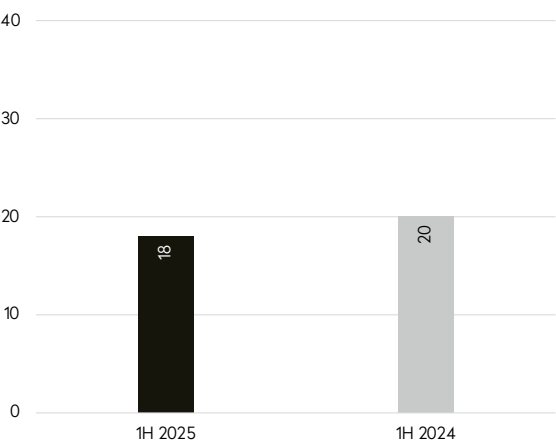
Average and Median Sales Price



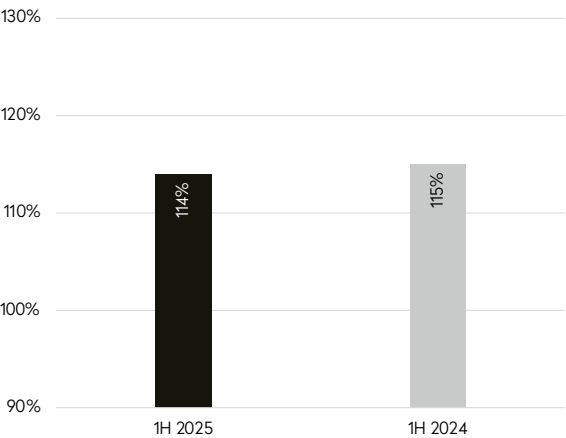
Number of Sales



Days on the Market



Asking Price vs. Selling Price



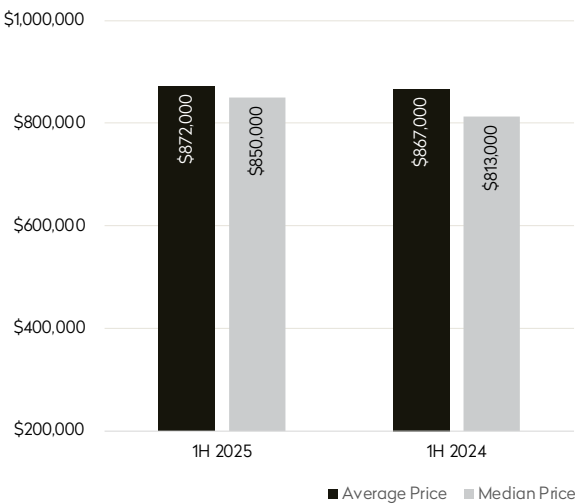
Verona

SINGLE FAMILY HOMES

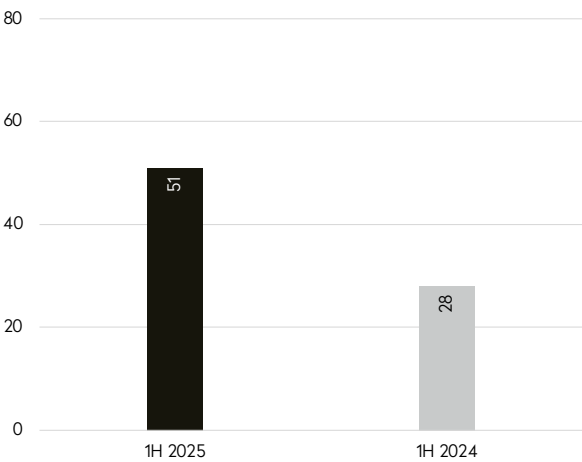
The average price remained virtually unchanged this period with a 1% increase to \$872,000. The median sale price improved by 5% to \$850,000.

There were 51 closed sales this period versus 28 in the first six months of 2024. Properties spent 20 days on the market. Sellers received an average of 117% of their asking price.

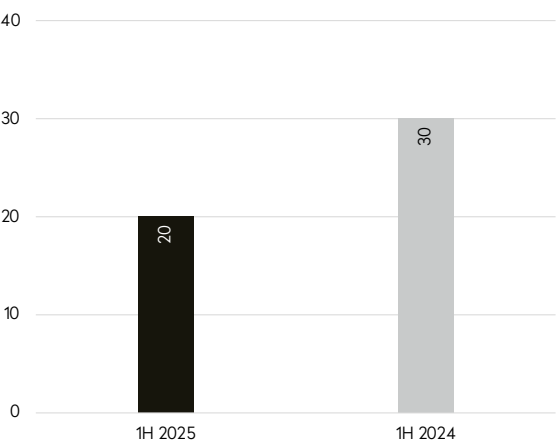
Average and Median Sales Price



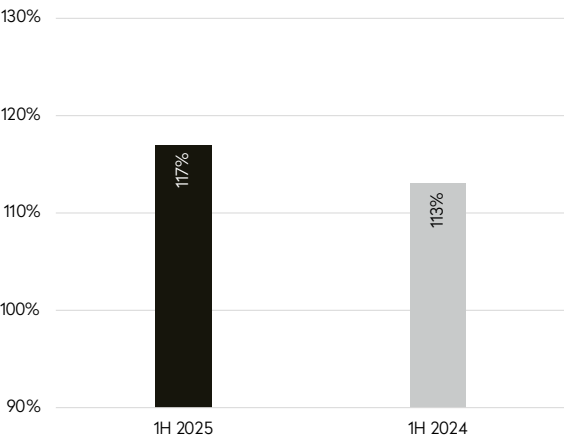
Number of Sales



Days on the Market



Asking Price vs. Selling Price



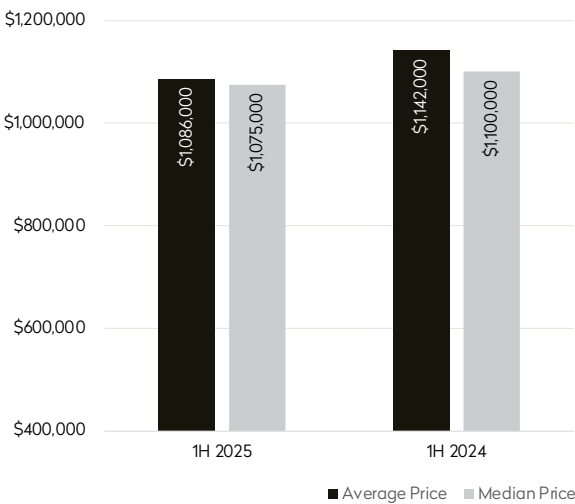
South Orange

SINGLE FAMILY HOMES

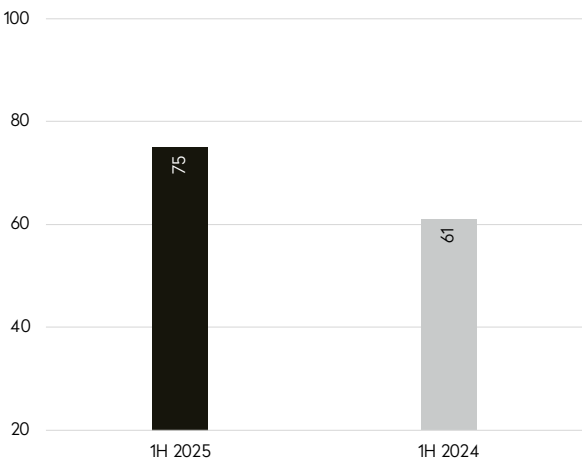
The average sale price ended at \$1,086,000, a 5% loss over the first half of 2024. The median sale price was 2% lower ending at \$1,075,000.

Closed sales volume grew this period with 75 transactions or 23% more than the 61 sales in the first half of 2024. Properties spent an average of 20 days on the market. Sellers received an average of 112% of their asking price during this quarter.

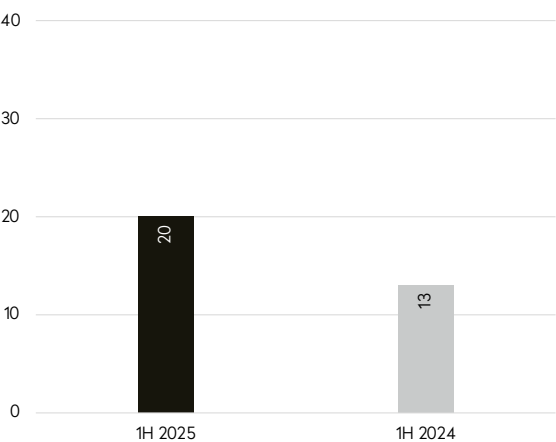
Average and Median Sales Price



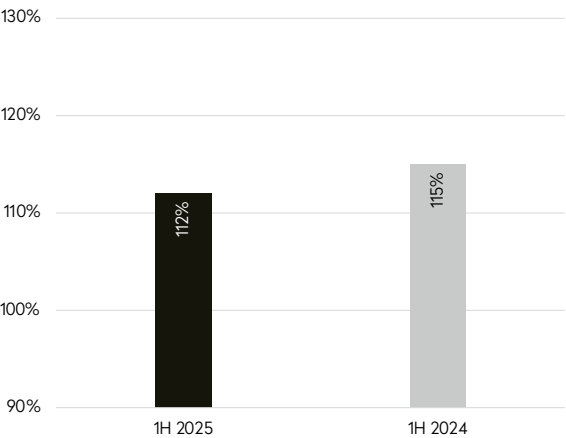
Number of Sales



Days on the Market



Asking Price vs. Selling Price



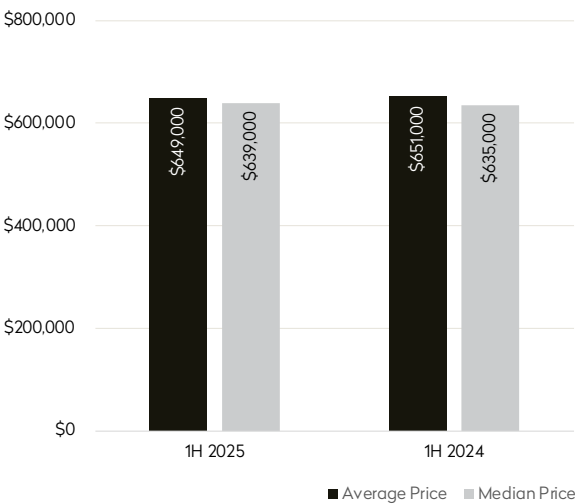
Bloomfield

SINGLE FAMILY HOMES

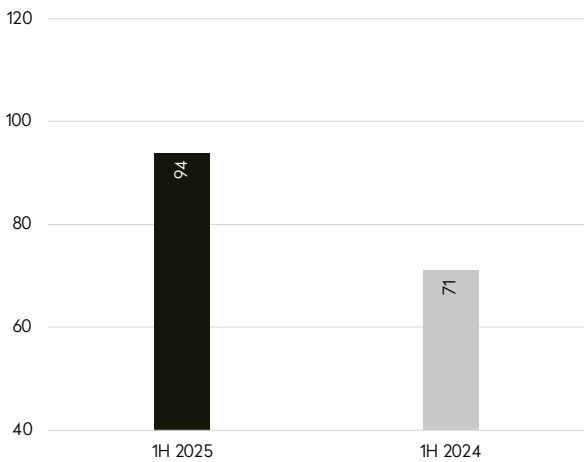
Both the average and median sale price of Single Family Homes remained virtually unchanged this period when compared with the first six months of 2024. The average sale price ended at \$649,000. The median sale price ended at \$639,000 or just 1% higher.

Closed sales volume grew significantly with 94 transactions versus 71 sales in the first half of 2024. Homes spent an average of 26 days on the market. Sellers received an average of 110% of their asking price.

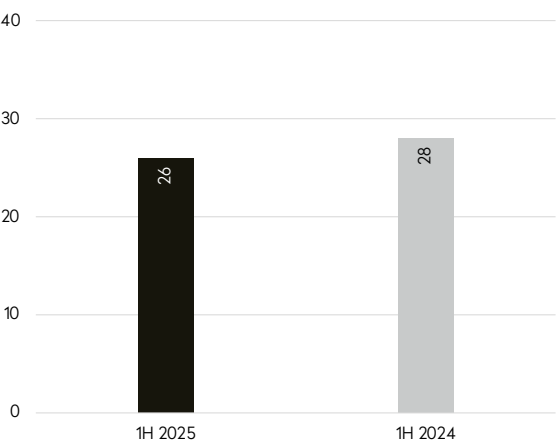
Average and Median Sales Price



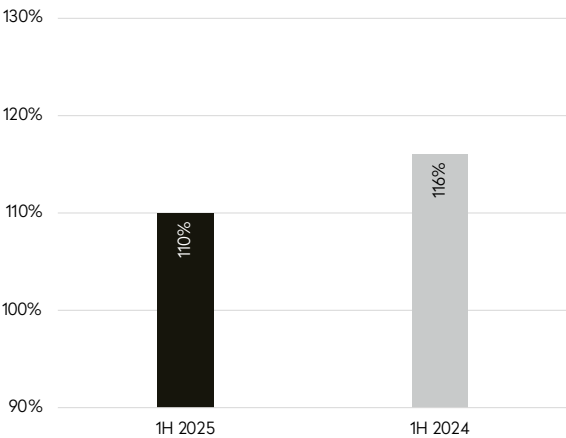
Number of Sales



Days on the Market



Asking Price vs. Selling Price



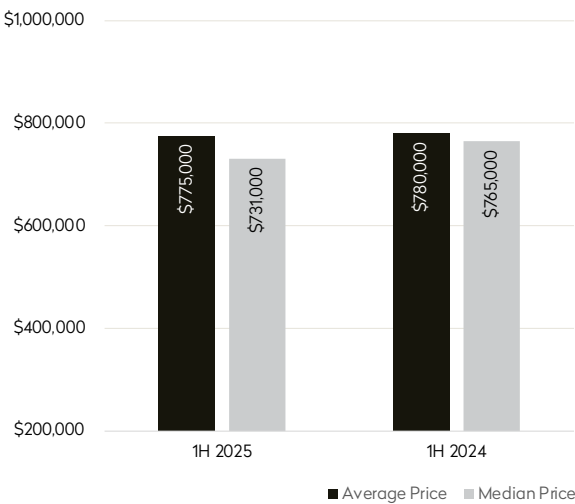
Roseland

SINGLE FAMILY HOMES

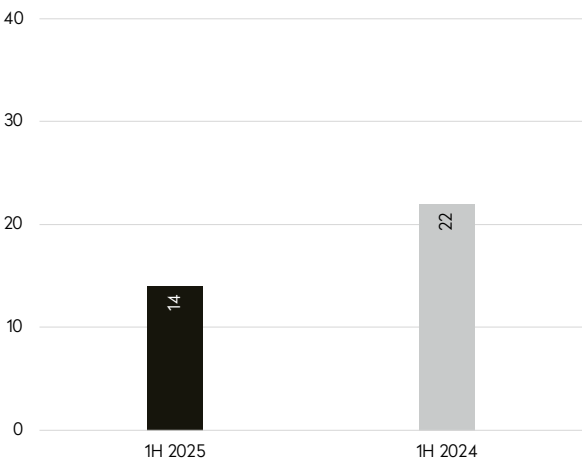
The average sale price had a modest 1% decrease ending at \$775,000. Similarly, the median sale price fell 4% reaching \$731,000 at the end of the first half of 2025.

Closed sales volume had a significant decline with 14 transactions or 36% less than the 22 transactions from the first half of 2024. Homes spent an average of 19 days on the market. Sellers received an average of 106% of their asking

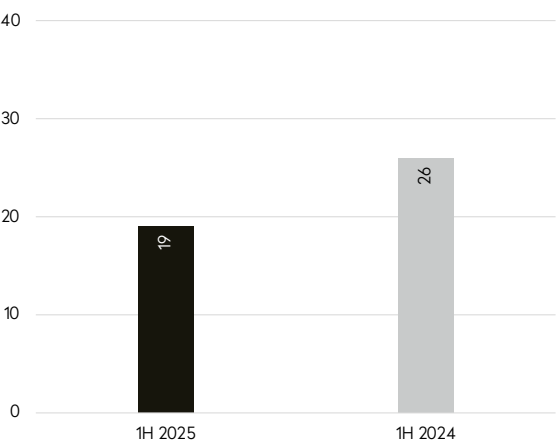
Average and Median Sales Price



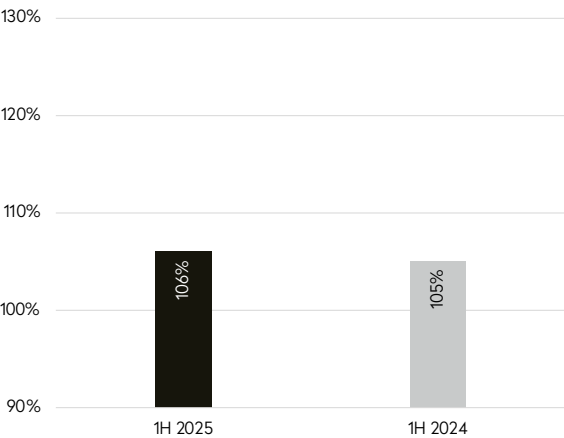
Number of Sales



Days on the Market



Asking Price vs. Selling Price



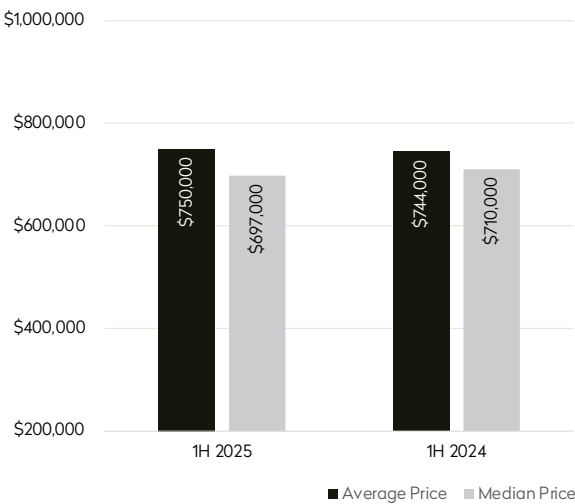
Caldwell & West Caldwell

SINGLE FAMILY HOMES

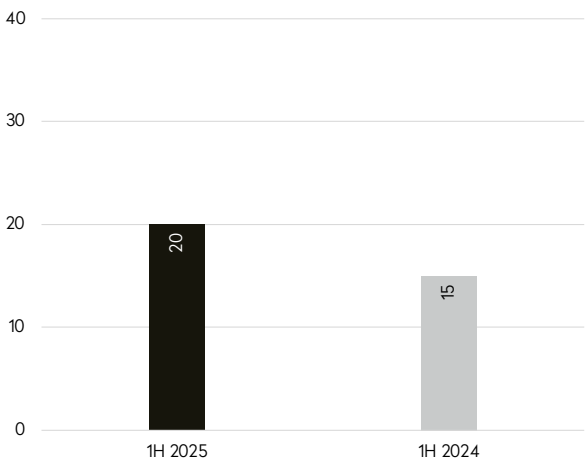
Both the average and median sale prices had subtle changes in the first half of 2025. The average price grew only 1% ending at \$750,000. The median sales price decreased by 2% to \$697,000.

Closed sales volume experienced a noteworthy gain with 20 closed transactions versus 15 transactions in the first half of 2024: a 33% uptick. Single Family Homes spent an average of 32 days on the market. Sellers received an average of 105% of their asking price.

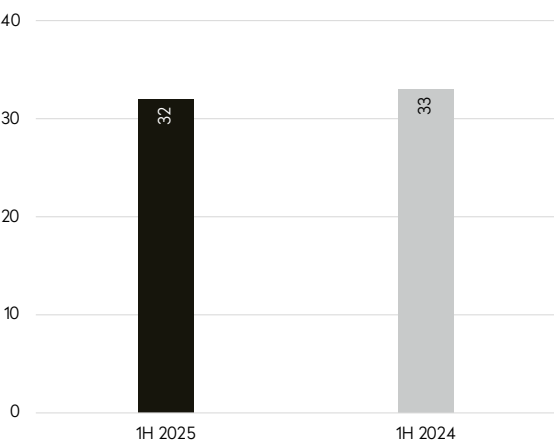
Average and Median Sales Price



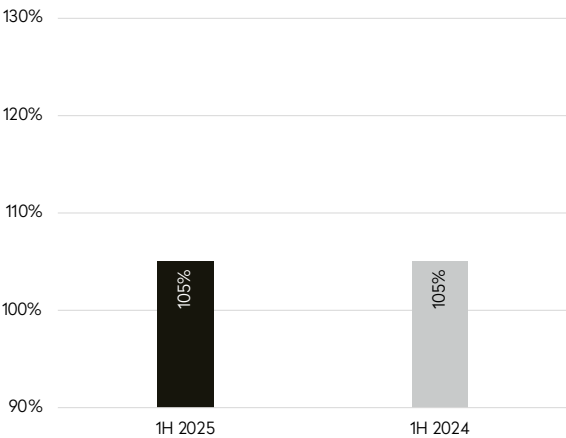
Number of Sales



Days on the Market



Asking Price vs. Selling Price



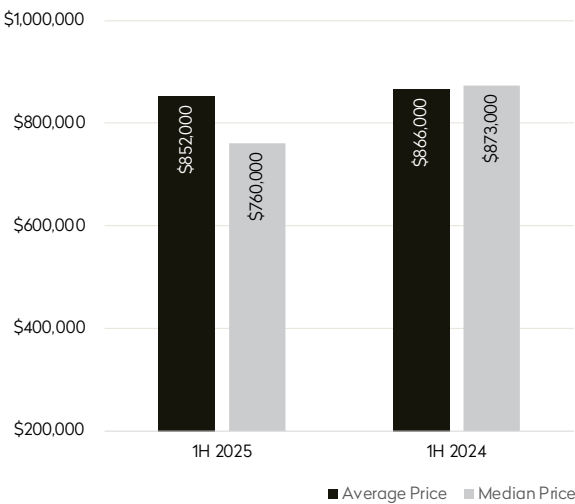
Cedar Grove

SINGLE FAMILY HOMES

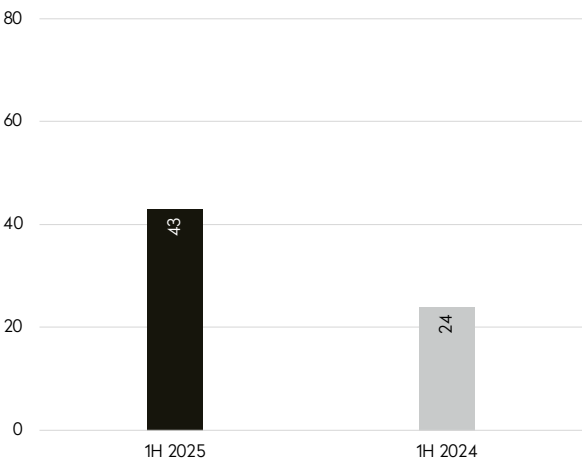
The average sales price remained virtually unchanged ending at \$852,000. The median sales price fell by 13% to \$760,000.

Closed transactions spiked with 43 transactions this period as compared to just 24 sales in the first half of 2024. Properties spent an average of 25 days on the market with sellers receiving an average of 109% of the asking price.

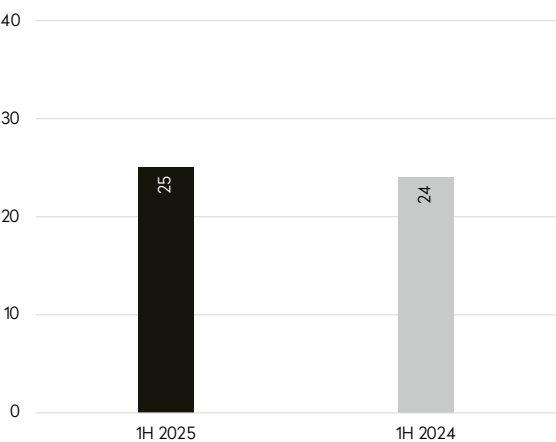
Average and Median Sales Price



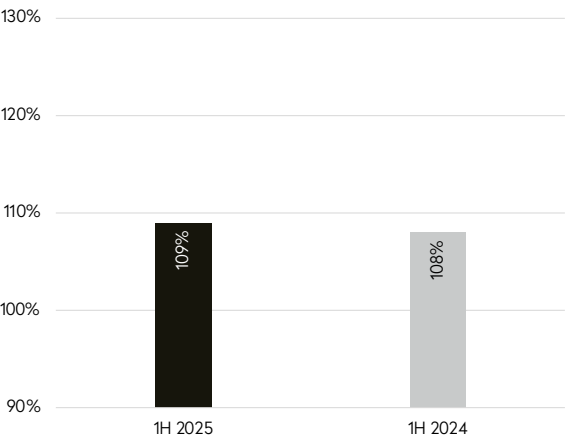
Number of Sales



Days on the Market



Asking Price vs. Selling Price

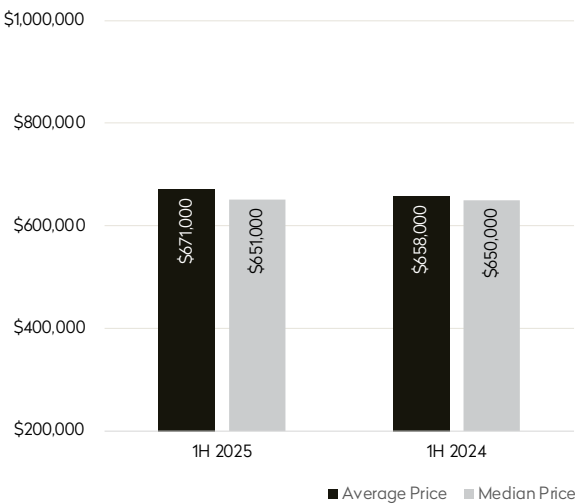


SINGLE FAMILY HOMES

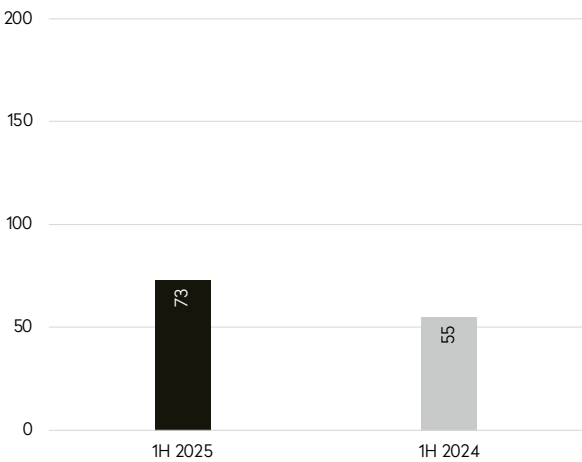
The average sale price of Single Family Homes was \$671,000, an increase of 2% in the first half of 2025. The median price remained virtually unchanged, reaching \$651,000.

There were 73 closed transactions this period as compared to 55 sales in the first half of 2024. Properties spent an average of 35 days on the market. Sellers received an average of 105% of the asking price.

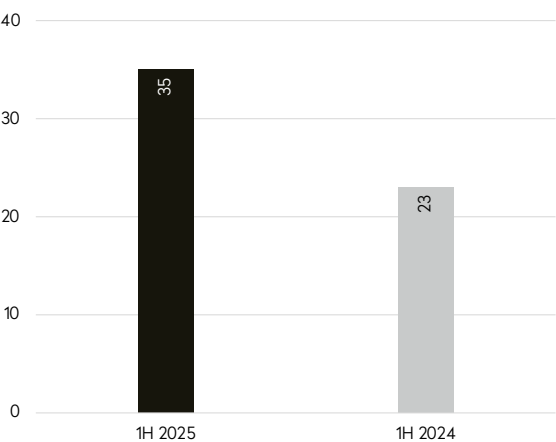
Average and Median Sales Price



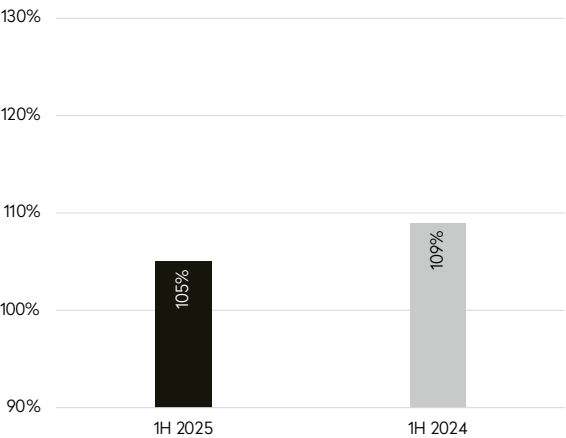
Number of Sales



Days on the Market



Asking Price vs. Selling Price



Contact Us

FIRST HALF 2025

Essex County Market Report

NEW JERSEY

Hoboken

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BHS THE Craft OF Research

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