

Foreclosures are rising sharply in these New Jersey counties

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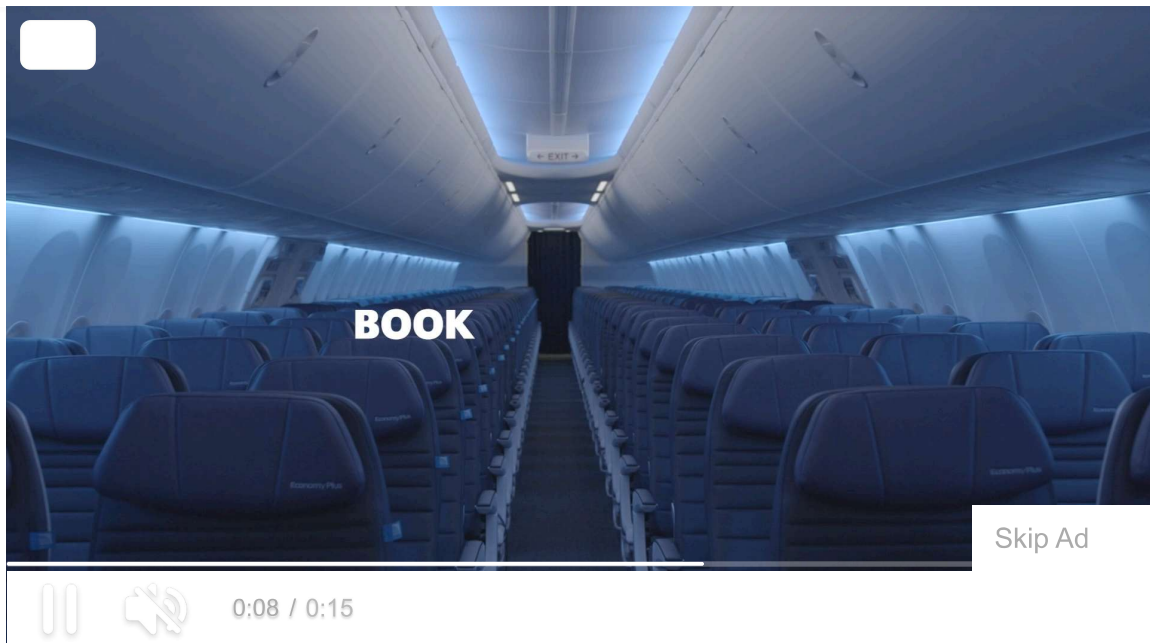


Of the 12 New Jersey counties included in the New York Metro data area, foreclosures were up in all but two. Getty Images

By [Allison Pries](#) | NJ Advance Media for NJ.com

Foreclosures in several New Jersey counties are up significantly from a year ago, according to [a report](#) from Property Shark.

Of the 12 New Jersey counties included in the New York Metro data area, foreclosures were up in all but two.



Somerset saw the biggest increase. Foreclosures were up 54% there, from 24 to 37; followed by Morris County, which had a 50% increase, from 36 to 54; and Hudson County, which had a 49% increase, from 35 to 52 foreclosures.

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The real estate data company compared first-time foreclosures from the second quarter of 2024 and the second quarter of 2025, which includes April, May and June. The data is for single and two-family homes, condos and co-ops.

The New York Metro area includes the North Jersey counties of Bergen, Essex, Hudson, Morris, Passaic, Sussex and Union, as well as the Central Jersey counties of Hunterdon, Middlesex, Ocean and Somerset.

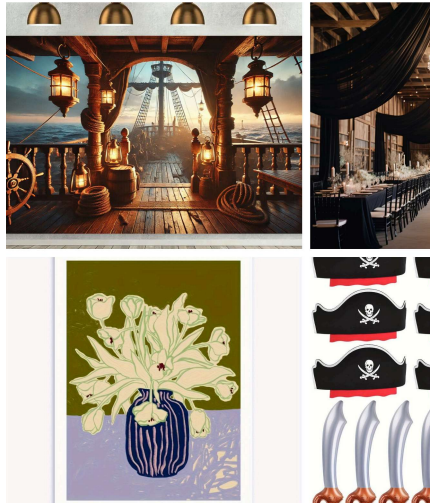
Michael Read, of [Bridgeway Mortgage & Real Estate Services](#) in Morristown, said that these numbers aren't that high.

"The 54 foreclosures in Morris County, in the grand scheme of things, is not a lot

In the second quarter of 2019, prior to the pandemic and the foreclosure moratorium, there were 66 foreclosures in Morris County, according to data from the New Jersey Department of Banking & Insurance.

“This is leftover stuff from people playing the system during the pandemic. They took forbearance, stopped paying their mortgage and at some point you run out of runway,” Read said. “I would assume these numbers are going to go up dramatically at some point as the system catches up.”

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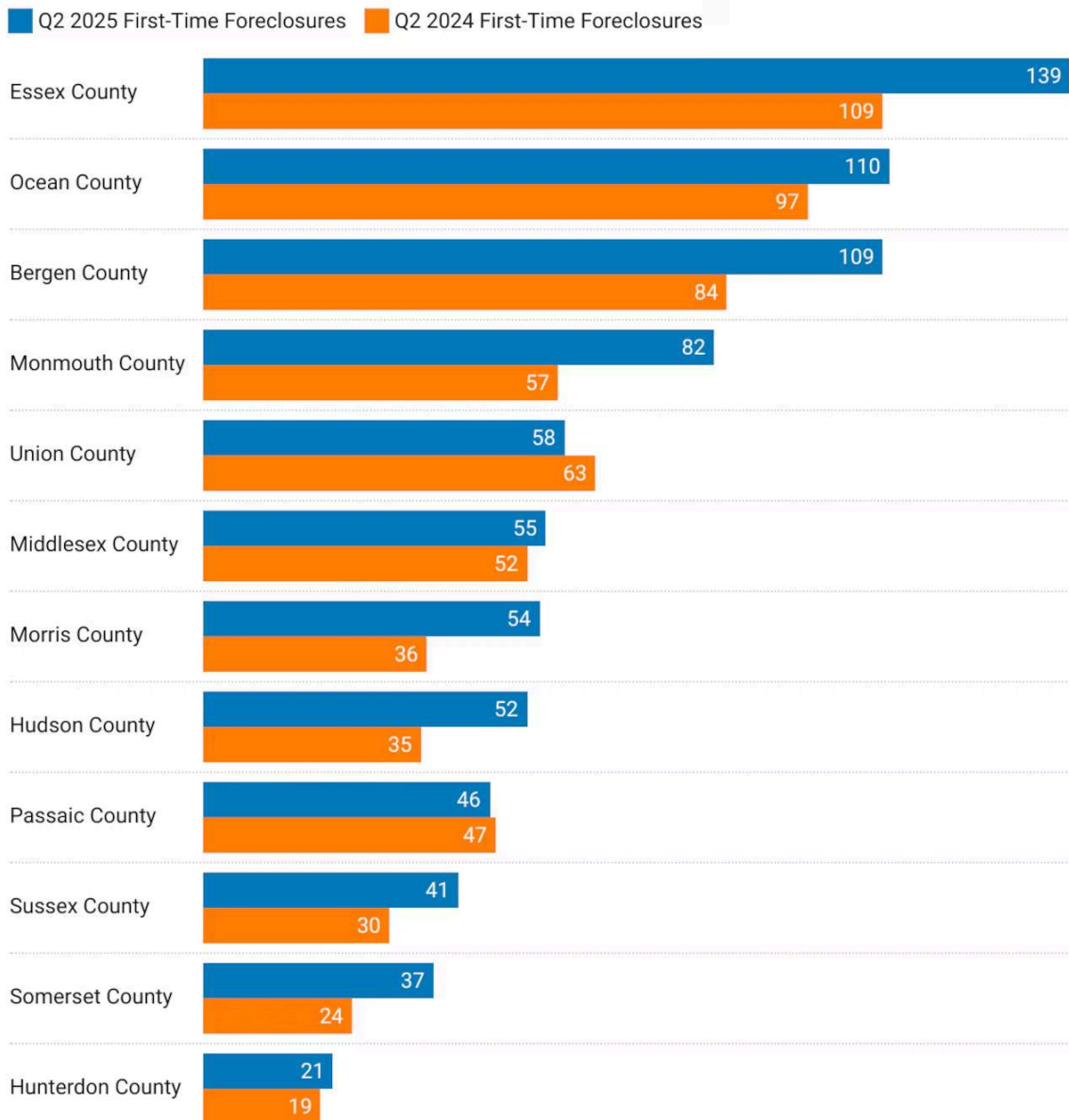


There were 804 foreclosures for all 12 counties in the second quarter of 2025. That's a 23% year-over-year increase and a 34% quarter over quarter jump.

The Property Shark report noted the significance of the shift. “After nine quarters of near-consecutive declines, the metro’s New Jersey markets suddenly heated up again to reach figures not seen since early 2023,” the Property Shark [report](#) says.

Essex County’s 139 foreclosures were a three-year high for the county, Property Shark found. And Essex had the highest number of foreclosures in the state, followed by Ocean County with 110 and Bergen County with 109.

New Jersey Market Heat-Up Brings Essex County Foreclosures to 3-Year High



Source: PropertyShark.com • Created with Datawrapper

Essex County hit a three-year high. Property Shark

Foreclosures, meanwhile, were down in Union and Passaic counties. Union County's foreclosures declined from 63 to 59, or 8%. And Passaic County had 46, down from 47 in 2024, a 2% decline.

James Hughes of Keller Williams NJ Metro Group in Montclair said one of his clients took forbearance during the pandemic, which adjusted their mortgage rate from 2.5% to 7%. That and increases in property taxes "put them in a position where they could no longer afford the home," he said.

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Those homeowners are now fending off foreclosure, he said, by selling their home.

“They’re going to end up walking away with money because during the time they’ve owned the property, the value went up significantly,” Hughes said.

The continued sellers’ market and rising home prices are helping some people avoid foreclosure, unlike during the mortgage crisis in 2008 when many homeowners owed more than their home was worth.

But the most important thing is not to “bury your head in the sand” if your mortgage is in default, Hughes said.

“Open your mail. See what’s going on,” he said. “A lot of time banks don’t want the asset. They just want it to be a productive loan or get it paid off.”

Are you an agent, buyer or seller who is active in this changing market? Do you have tips about New Jersey’s real estate market? Unusual listings? [Let us know.](#)

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