

ListOneNJ Offers 1% Listing Fees and Buyer Commission Rebates in New Jersey

ListOneNJ: 1% full-service real estate listings for home sellers and commission rebates for home buyers in North Jersey, Central Jersey, and the Jersey Shore.

PARSIPPANY, NJ, UNITED STATES, October 12, 2026 /EINPresswire.com/ -- Following the National Association of REALTORS® (NAR) 2024 settlement and subsequent industry compensation changes, New Jersey discount real estate brokerage ListOneNJ is highlighting two separate ways for residential consumers to save: 1% full-service listings for home sellers and buyer commission rebates for home buyers. Owned and operated by Broker of Record David Blinder, ListOneNJ serves North Jersey, Central Jersey, and the Jersey Shore.



ListOneNJ Logo

"Homeowners searching for a low commission real estate broker should not have to sacrifice professional marketing to save money," said Blinder. "Our business model offers full-service representation at a lower listing fee, plus a separate opportunity for buyers to reduce their transaction costs."

Full-Service 1% Listing Fees for Home Sellers

ListOneNJ's 1% Listing Program includes full MLS exposure, professional photography, an interactive Zillow 3D Tour, a vertical-format video highlight reel for social media, offer review, and negotiation support. Listings are syndicated to major real estate search websites. Unlike an MLS-only listing service, ListOneNJ provides direct broker guidance.

The 1% listing commission is paid to ListOneNJ for listing brokerage services and does not include buyer-broker compensation. Buyer-broker compensation is optional, not mandatory, and may be negotiated by the seller when reviewing an offer as part of the contract of sale.



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David Blinder, Broker of Record, ListOneNJ

When a purchaser is not represented by a buyer broker, a separate \$1,100 unrepresented-buyer administrative fee is charged to the seller under the [1% full-service listing in New Jersey](#) Program.

In New Jersey, broker compensation is fully negotiable and not set by law.

For illustration, a 1% listing fee on a \$600,000 sale is \$6,000, versus \$18,000 at a hypothetical 3% listing-side

fee—a \$12,000 difference before any separately negotiated buyer-broker compensation or unrepresented-buyer fee. Actual savings depend on the fees compared and transaction terms.

[NJ Buyer Commission Rebates](#) Can Reduce Closing Costs

ListOneNJ offers a buyer agent commission rebate by sharing 50% of the buyer-broker compensation it receives at closing with the home purchaser. This commission-sharing approach can substantially reduce a home buyer's closing costs, subject to the required approvals.

The buyer's offer requests seller-paid or builder-paid buyer-broker compensation of 2% or greater as a contract term. If the seller or builder agrees and ListOneNJ receives that compensation at closing, the brokerage rebates half of the amount received to the purchaser.

For example, 2% buyer-broker compensation on a \$600,000 purchase equals \$12,000, resulting in a \$6,000 rebate to the home buyer when the stated terms and approvals are satisfied.

Commission rebates are subject to seller/builder and lender approval. Purchasers are responsible for paying any applicable taxes associated with receiving a commission rebate. All rebate recipients are encouraged to consult a tax professional concerning the tax implications of receiving a rebate.

"Consumers should compare commission rates, services, and potential savings as carefully as they compare mortgage rates and closing costs," Blinder said.

[New Jersey Real Estate Commission Savings](#)

ListOneNJ uses streamlined operations, digital real estate marketing, and direct broker involvement to offer a full-service alternative to conventional listing commissions. Consumers researching New Jersey real estate commission savings can learn more about its separate seller and buyer programs at listonenj.com.

About ListOneNJ

ListOneNJ, LLC is an independent New Jersey residential real estate brokerage owned and operated by David Blinder, Broker of Record. The brokerage offers 1% full-service listings and buyer commission rebates in North Jersey, Central Jersey, and the Jersey Shore.

Commission and Rebate Disclosure

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The ListOneNJ rebate program is only available for residential real estate purchases within its service area and subject to agent availability.

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