

Local Market Update for January 2026

Provided by New Jersey REALTORS®



Sussex County

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Single Family

	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	138	116	- 15.9%	138	116	- 15.9%
Closed Sales	110	111	+ 0.9%	110	111	+ 0.9%
Days on Market Until Sale	41	53	+ 29.3%	41	53	+ 29.3%
Median Sales Price*	\$439,950	\$443,885	+ 0.9%	\$439,950	\$443,885	+ 0.9%
Percent of List Price Received*	104.0%	101.6%	- 2.3%	104.0%	101.6%	- 2.3%
Inventory of Homes for Sale	276	249	- 9.8%	--	--	--
Months Supply of Inventory	2.0	1.8	- 10.0%	--	--	--

Townhouse-Condo

	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	37	53	+ 43.2%	37	53	+ 43.2%
Closed Sales	34	39	+ 14.7%	34	39	+ 14.7%
Days on Market Until Sale	53	49	- 7.5%	53	49	- 7.5%
Median Sales Price*	\$262,400	\$270,000	+ 2.9%	\$262,400	\$270,000	+ 2.9%
Percent of List Price Received*	99.0%	98.4%	- 0.6%	99.0%	98.4%	- 0.6%
Inventory of Homes for Sale	80	95	+ 18.8%	--	--	--
Months Supply of Inventory	2.5	3.0	+ 20.0%	--	--	--

Adult Community

	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	0	1	--	0	1	--
Closed Sales	0	1	--	0	1	--
Days on Market Until Sale	0	71	--	0	71	--
Median Sales Price*	\$0	\$450,000	--	\$0	\$450,000	--
Percent of List Price Received*	0.0%	96.4%	--	0.0%	96.4%	--
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.8	--	--	--	--

* 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

