

Local Market Update for April 2025

Provided by New Jersey REALTORS®



Sussex County

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Single Family

	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	202	234	+ 15.8%	703	729	+ 3.7%
Closed Sales	136	122	- 10.3%	450	431	- 4.2%
Days on Market Until Sale	40	37	- 7.5%	44	45	+ 2.3%
Median Sales Price*	\$415,000	\$440,500	+ 6.1%	\$400,000	\$425,000	+ 6.3%
Percent of List Price Received*	103.0%	103.7%	+ 0.7%	102.5%	103.1%	+ 0.6%
Inventory of Homes for Sale	371	368	- 0.8%	--	--	--
Months Supply of Inventory	2.6	2.7	+ 3.8%	--	--	--

Townhouse-Condo

	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	62	57	- 8.1%	197	168	- 14.7%
Closed Sales	27	26	- 3.7%	105	98	- 6.7%
Days on Market Until Sale	33	68	+ 106.1%	40	58	+ 45.0%
Median Sales Price*	\$320,000	\$328,500	+ 2.7%	\$275,000	\$275,000	0.0%
Percent of List Price Received*	102.5%	98.6%	- 3.8%	100.7%	99.3%	- 1.4%
Inventory of Homes for Sale	107	105	- 1.9%	--	--	--
Months Supply of Inventory	3.2	3.5	+ 9.4%	--	--	--

Adult Community

	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	0	2	--	1	3	+ 200.0%
Closed Sales	0	1	--	2	3	+ 50.0%
Days on Market Until Sale	0	16	--	35	43	+ 22.9%
Median Sales Price*	\$0	\$451,000	--	\$337,500	\$451,000	+ 33.6%
Percent of List Price Received*	0.0%	100.4%	--	97.0%	99.4%	+ 2.5%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--

* 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

