

Local Market Update for April 2026

Provided by New Jersey REALTORS®



Sussex County

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Single Family

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	234	269	+ 15.0%	722	707	- 2.1%
Closed Sales	124	101	- 18.5%	433	396	- 8.5%
Days on Market Until Sale	38	40	+ 5.3%	45	47	+ 4.4%
Median Sales Price*	\$440,500	\$465,000	+ 5.6%	\$427,500	\$450,000	+ 5.3%
Percent of List Price Received*	103.5%	103.1%	- 0.4%	103.1%	102.0%	- 1.1%
Inventory of Homes for Sale	382	343	- 10.2%	--	--	--
Months Supply of Inventory	2.9	2.5	- 13.8%	--	--	--

Townhouse-Condo

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	58	49	- 15.5%	170	180	+ 5.9%
Closed Sales	26	27	+ 3.8%	97	126	+ 29.9%
Days on Market Until Sale	66	62	- 6.1%	53	53	0.0%
Median Sales Price*	\$328,500	\$281,000	- 14.5%	\$270,000	\$280,500	+ 3.9%
Percent of List Price Received*	98.6%	99.4%	+ 0.8%	99.3%	99.2%	- 0.1%
Inventory of Homes for Sale	104	102	- 1.9%	--	--	--
Months Supply of Inventory	3.5	3.2	- 8.6%	--	--	--

Adult Community

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	3	0	- 100.0%	4	5	+ 25.0%
Closed Sales	1	1	0.0%	3	3	0.0%
Days on Market Until Sale	16	55	+ 243.8%	43	53	+ 23.3%
Median Sales Price*	\$451,000	\$450,000	- 0.2%	\$451,000	\$450,000	- 0.2%
Percent of List Price Received*	100.4%	100.0%	- 0.4%	99.4%	99.6%	+ 0.2%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.5	0.9	- 40.0%	--	--	--

* 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

