

Local Market Update for October 2025

Provided by New Jersey REALTORS®



Sussex County

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Single Family

Key Metrics	October			Year to Date		
	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	178	209	+ 17.4%	1,910	2,140	+ 12.0%
Closed Sales	153	160	+ 4.6%	1,356	1,338	- 1.3%
Days on Market Until Sale	49	41	- 16.3%	41	37	- 9.8%
Median Sales Price*	\$435,000	\$466,450	+ 7.2%	\$425,000	\$455,000	+ 7.1%
Percent of List Price Received*	102.8%	102.3%	- 0.5%	103.3%	103.2%	- 0.1%
Inventory of Homes for Sale	359	402	+ 12.0%	--	--	--
Months Supply of Inventory	2.6	2.8	+ 7.7%	--	--	--

Townhouse-Condo

Key Metrics	October			Year to Date		
	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	36	48	+ 33.3%	451	481	+ 6.7%
Closed Sales	36	35	- 2.8%	324	299	- 7.7%
Days on Market Until Sale	29	45	+ 55.2%	37	44	+ 18.9%
Median Sales Price*	\$294,950	\$310,000	+ 5.1%	\$278,750	\$290,000	+ 4.0%
Percent of List Price Received*	102.7%	99.5%	- 3.1%	101.3%	99.9%	- 1.4%
Inventory of Homes for Sale	89	119	+ 33.7%	--	--	--
Months Supply of Inventory	2.8	4.0	+ 42.9%	--	--	--

Adult Community

Key Metrics	October			Year to Date		
	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	0	0	--	7	12	+ 71.4%
Closed Sales	2	2	0.0%	8	7	- 12.5%
Days on Market Until Sale	63	44	- 30.2%	56	40	- 28.6%
Median Sales Price*	\$262,500	\$360,000	+ 37.1%	\$375,000	\$450,000	+ 20.0%
Percent of List Price Received*	94.3%	98.0%	+ 3.9%	98.3%	98.8%	+ 0.5%
Inventory of Homes for Sale	0	4	--	--	--	--
Months Supply of Inventory	0.0	3.0	--	--	--	--

* 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

