

Monthly Indicators

For residential real estate activity in the state of New Jersey



June 2026

U.S. existing-home sales rose 3.2% month-over-month and year-over-year to a seasonally adjusted annual rate of 4.17 million units, the National Association of REALTORS® (NAR) reported, marking the highest level since December 2025. Regionally, sales increased from the previous month in the Northeast, Midwest, and South, while remaining flat in the West. On a year-over-year basis, sales grew in the Midwest, South, and West but declined in the Northeast.

- Single Family Closed Sales were up 8.8 percent to 6,039.
 - Townhouse-Condo Closed Sales were down 5.0 percent to 1,768.
 - Adult Communities Closed Sales were up 6.6 percent to 730.
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- Single Family Median Sales Price increased 4.0 percent to \$650,000.
 - Townhouse-Condo Median Sales Price increased 5.2 percent to \$460,206.
 - Adult Communities Median Sales Price increased 4.9 percent to \$404,000.

Nationally, there were 1.55 million homes available for sale heading into June, a 3.3% increase from the previous month and 0.6% higher than one year earlier, representing a 4.5-month supply at the current sales pace, according to NAR. Home prices also rose, with the median existing-home price climbing to \$429,300 nationwide, an all-time high for the month and 1.3% higher than a year earlier.

Monthly Snapshot

+ 5.5% **+ 4.9%** **+ 5.4%**

One-Year Change in Closed Sales All Properties	One-Year Change in Homes for Sale All Properties	One-Year Change in Median Sales Price All Properties
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Residential real estate activity comprised of single family properties, townhouses and condominiums combined, and properties in adult communities. Percent changes are calculated using rounded figures.

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Single Family Market Overview



Key metrics for **Single Family Properties Only**, excluding Manufactured Housing, for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	6-2025	6-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		7,762	8,366	+ 7.8%	41,017	42,529	+ 3.7%
Pending Sales		5,439	6,015	+ 10.6%	28,534	29,156	+ 2.2%
Closed Sales		5,550	6,039	+ 8.8%	25,450	24,860	- 2.3%
Median Sales Price		\$625,000	\$650,000	+ 4.0%	\$580,000	\$600,000	+ 3.4%
Avg. Sales Price		\$796,402	\$845,164	+ 6.1%	\$749,154	\$770,573	+ 2.9%
Pct. of List Price Received		103.7%	103.5%	- 0.2%	102.6%	102.2%	- 0.4%
Days on Market		30	30	0.0%	38	39	+ 2.6%
Affordability Index		74	73	- 1.4%	80	79	- 1.3%
Homes for Sale		13,246	13,382	+ 1.0%	--	--	--
Months Supply		2.8	2.8	0.0%	--	--	--

Townhouse-Condo Market Overview



Key metrics for **Townhouses and Condominiums Only** for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	6-2025	6-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		2,596	2,695	+ 3.8%	14,993	15,090	+ 0.6%
Pending Sales		1,794	1,705	- 5.0%	9,963	9,406	- 5.6%
Closed Sales		1,861	1,768	- 5.0%	9,179	8,437	- 8.1%
Median Sales Price		\$437,575	\$460,206	+ 5.2%	\$425,000	\$434,998	+ 2.4%
Avg. Sales Price		\$544,546	\$589,626	+ 8.3%	\$529,578	\$556,145	+ 5.0%
Pct. of List Price Received		101.0%	100.5%	- 0.5%	100.6%	100.0%	- 0.6%
Days on Market		32	36	+ 12.5%	38	42	+ 10.5%
Affordability Index		106	104	- 1.9%	109	110	+ 0.9%
Homes for Sale		4,624	5,224	+ 13.0%	--	--	--
Months Supply		2.9	3.4	+ 17.2%	--	--	--

Adult Community Market Overview



Key metrics for properties in **Adult Communities Only** for the report month and for year-to-date (YTD) starting from the first of the year.

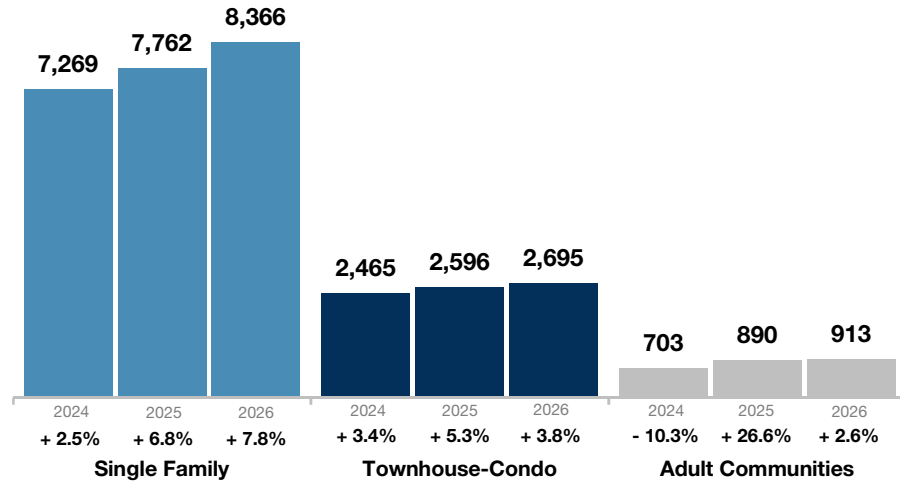
Key Metrics	Historical Sparklines	6-2025	6-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		890	913	+ 2.6%	4,926	5,119	+ 3.9%
Pending Sales		646	667	+ 3.3%	3,581	3,596	+ 0.4%
Closed Sales		685	730	+ 6.6%	3,269	3,302	+ 1.0%
Median Sales Price		\$385,000	\$404,000	+ 4.9%	\$372,000	\$375,500	+ 0.9%
Avg. Sales Price		\$409,301	\$437,331	+ 6.8%	\$401,253	\$402,211	+ 0.2%
Pct. of List Price Received		99.5%	99.4%	- 0.1%	99.1%	98.6%	- 0.5%
Days on Market		39	37	- 5.1%	44	50	+ 13.6%
Affordability Index		123	120	- 2.4%	127	129	+ 1.6%
Homes for Sale		1,668	1,905	+ 14.2%	--	--	--
Months Supply		2.9	3.2	+ 10.3%	--	--	--

New Listings

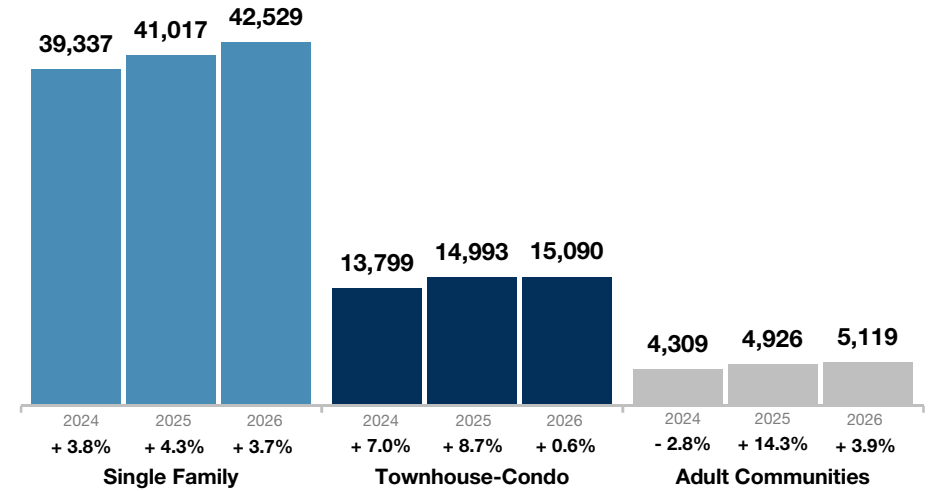
A count of the properties that have been newly listed on the market in a given month.



June

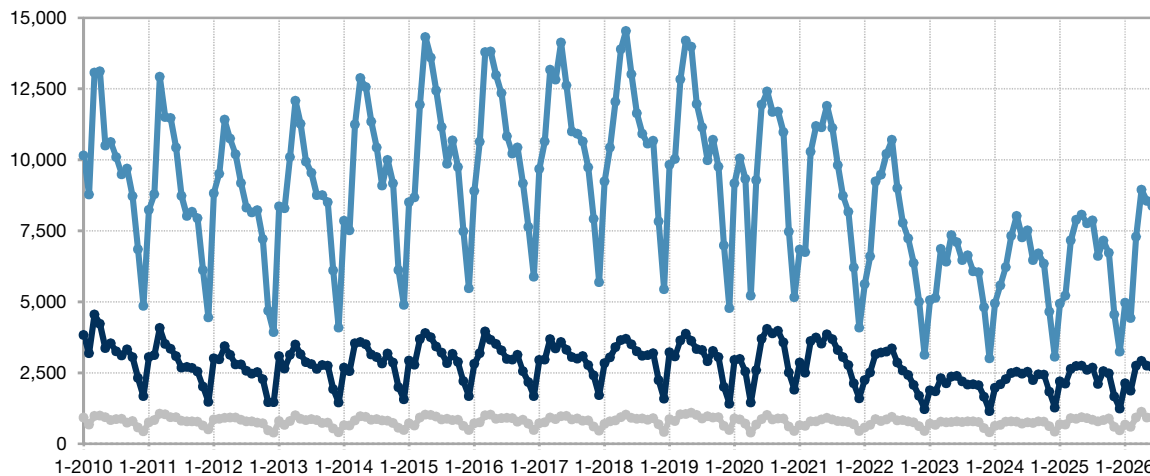


Year to Date



Historical New Listings by Month

Single Family Townhouse-Condo Adult Communities



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

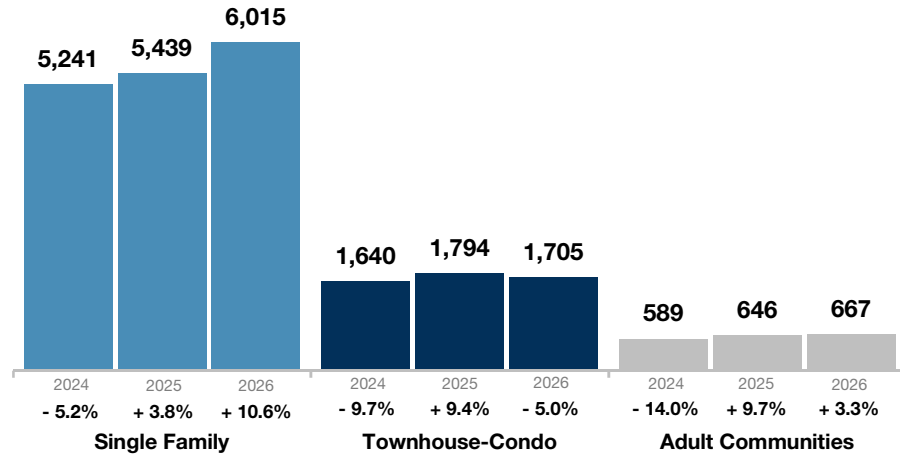
	Single Family	Townhouse-Condo	Adult Communities
July 2025	7,863	2,672	840
August 2025	6,615	2,099	786
September 2025	7,154	2,549	826
October 2025	6,721	2,478	879
November 2025	4,547	1,663	591
December 2025	3,237	1,230	468
January 2026	4,969	2,122	672
February 2026	4,423	1,868	590
March 2026	7,282	2,740	916
April 2026	8,939	2,916	1,115
May 2026	8,550	2,749	913
June 2026	8,366	2,695	913
12-Month Avg.	6,556	2,315	792

Pending Sales

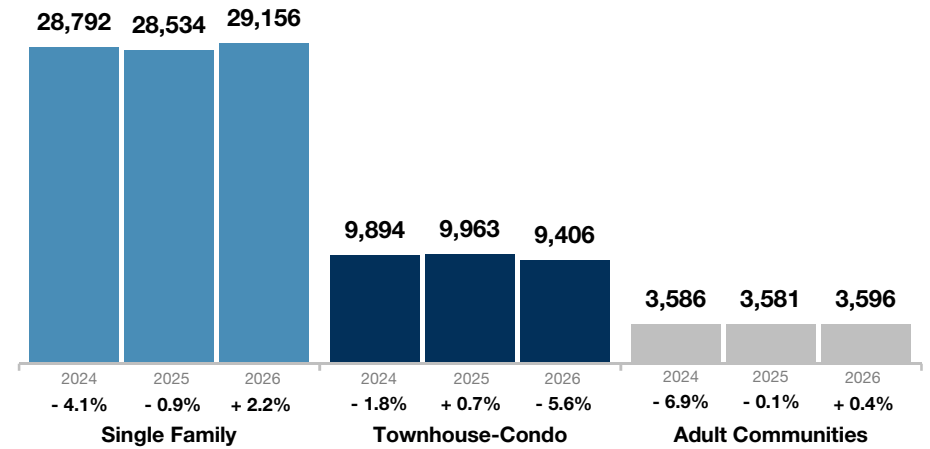
A count of the properties on which offers have been accepted in a given month.



June

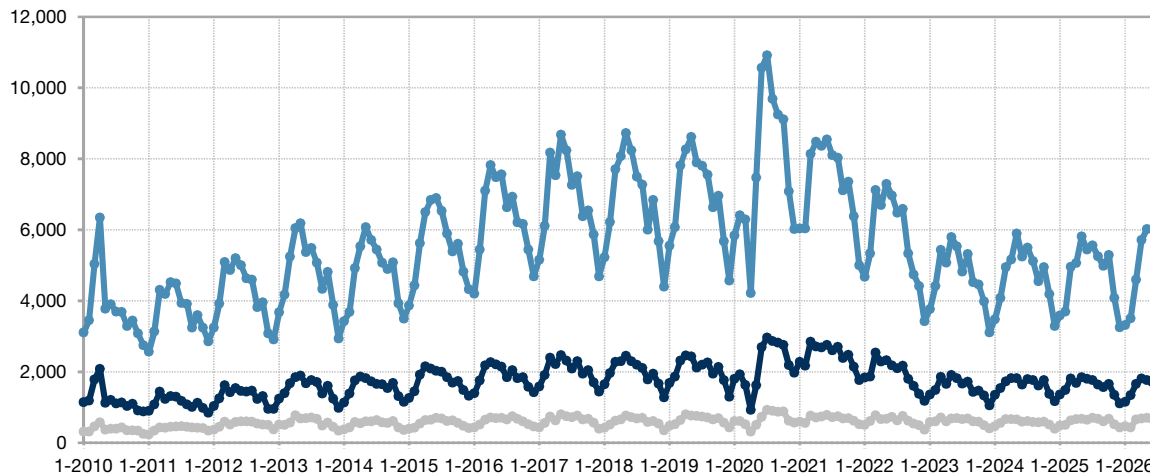


Year to Date



Historical Pending Sales by Month

Single Family Townhouse-Condo Adult Communities



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

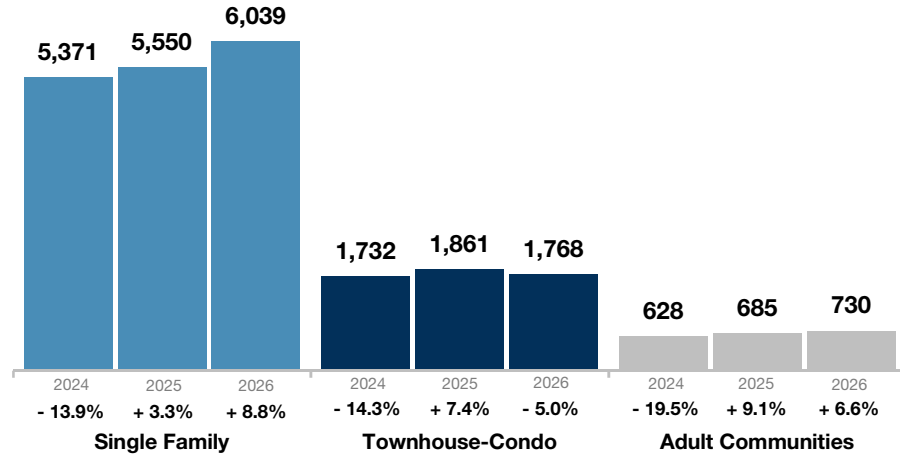
	Single Family	Townhouse-Condo	Adult Communities
July 2025	5,562	1,759	694
August 2025	5,248	1,634	667
September 2025	4,980	1,566	599
October 2025	5,287	1,650	674
November 2025	4,080	1,343	520
December 2025	3,250	1,101	429
January 2026	3,316	1,145	460
February 2026	3,499	1,336	430
March 2026	4,591	1,654	654
April 2026	5,716	1,807	683
May 2026	6,019	1,759	702
June 2026	6,015	1,705	667
12-Month Avg.	4,797	1,538	598

Closed Sales

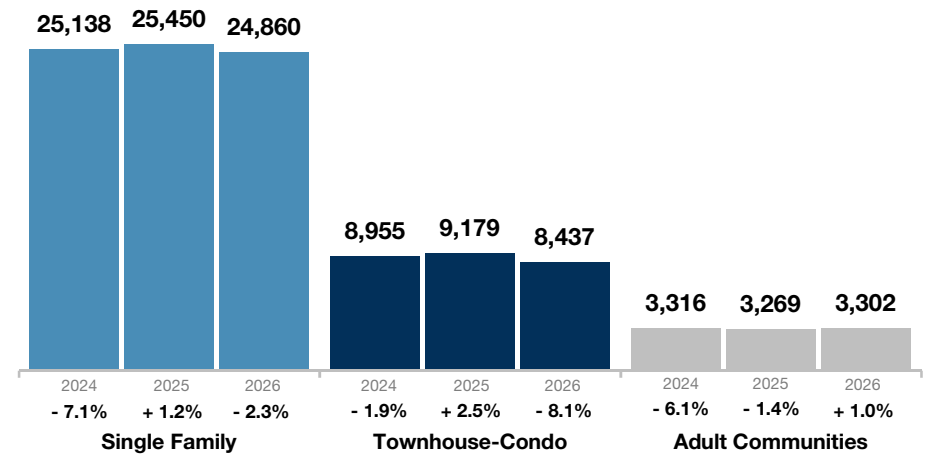
A count of the actual sales that closed in a given month.



June

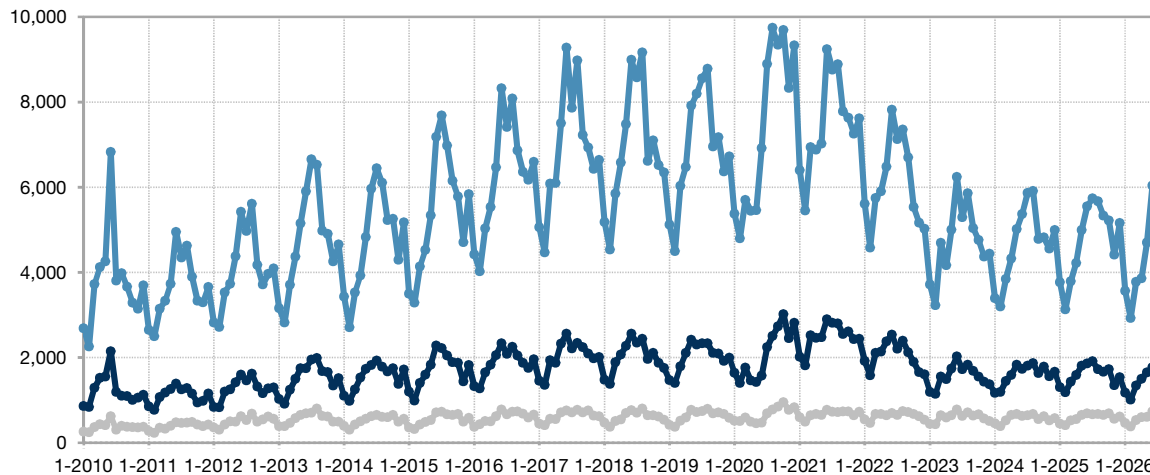


Year to Date



Historical Closed Sales by Month

Single Family Townhouse-Condo Adult Communities



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

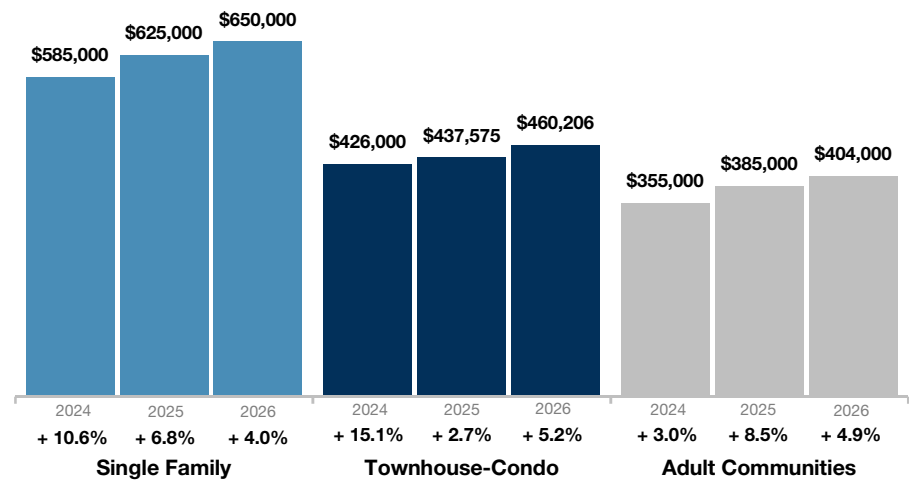
	Single Family	Townhouse-Condo	Adult Communities
July 2025	5,734	1,909	661
August 2025	5,667	1,726	670
September 2025	5,329	1,663	650
October 2025	5,219	1,723	687
November 2025	4,414	1,347	556
December 2025	5,156	1,539	609
January 2026	3,564	1,173	459
February 2026	2,924	1,009	382
March 2026	3,772	1,337	528
April 2026	3,860	1,501	596
May 2026	4,701	1,649	607
June 2026	6,039	1,768	730
12-Month Avg.	4,698	1,529	595

Median Sales Price

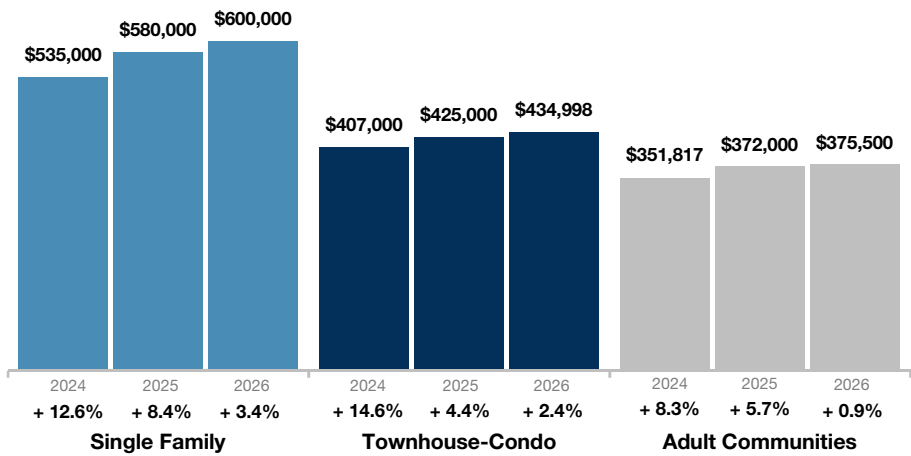


Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

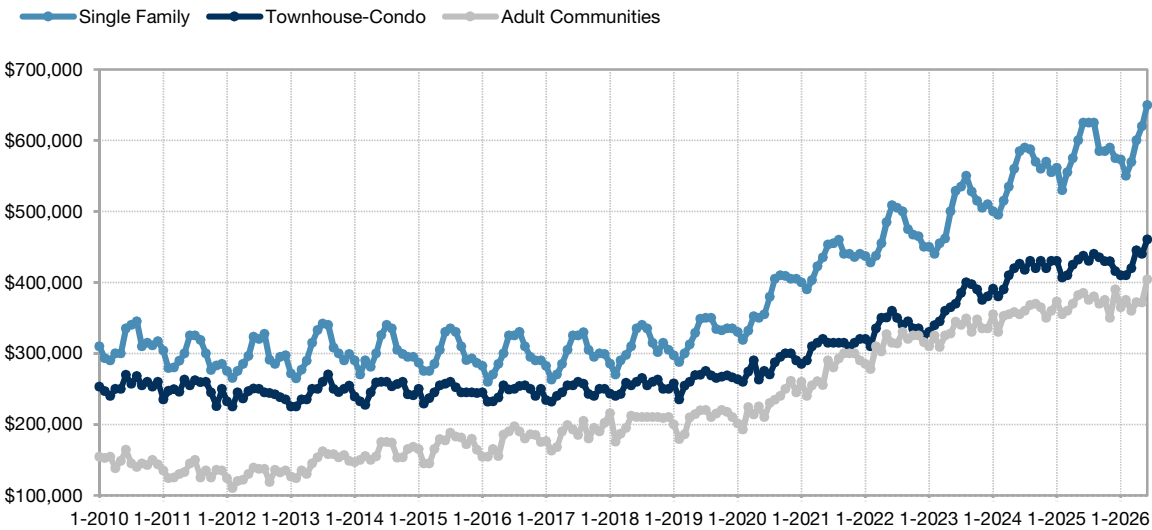
June



Year to Date



Historical Median Sales Price by Month



	Single Family	Townhouse-Condo	Adult Communities
July 2025	\$625,000	\$430,000	\$375,000
August 2025	\$625,000	\$440,000	\$380,000
September 2025	\$585,000	\$435,000	\$370,000
October 2025	\$585,000	\$429,990	\$375,000
November 2025	\$590,000	\$429,990	\$350,000
December 2025	\$575,000	\$416,000	\$389,900
January 2026	\$573,075	\$410,000	\$365,000
February 2026	\$550,000	\$410,000	\$375,000
March 2026	\$569,450	\$420,000	\$360,000
April 2026	\$600,000	\$445,000	\$372,250
May 2026	\$620,000	\$440,000	\$371,500
June 2026	\$650,000	\$460,206	\$404,000
12-Month Med.*	\$600,000	\$430,000	\$375,000

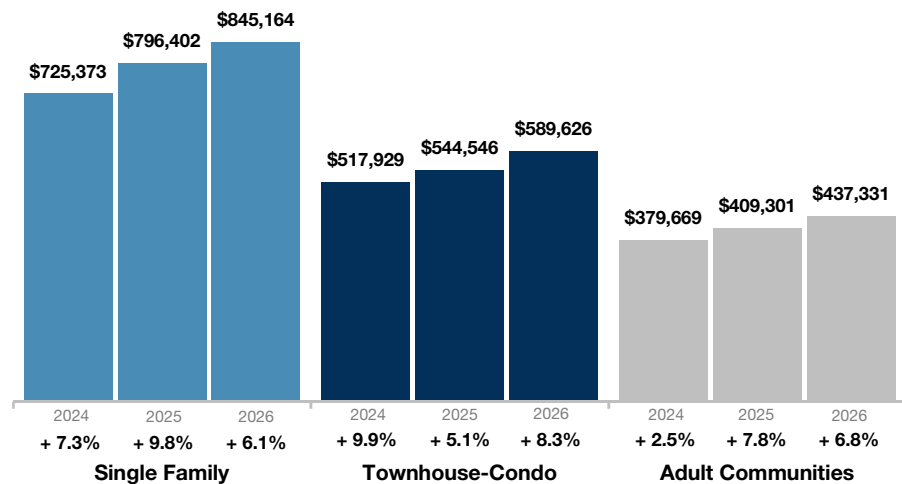
* Median Sales Price for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Average Sales Price

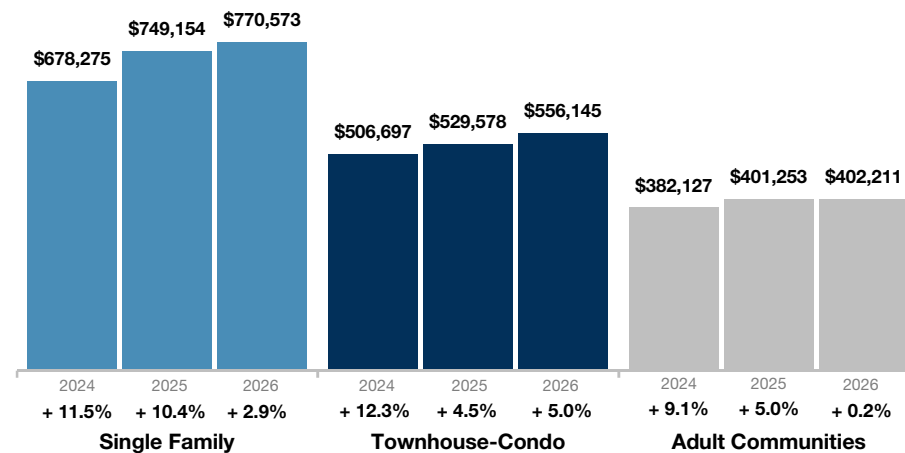
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



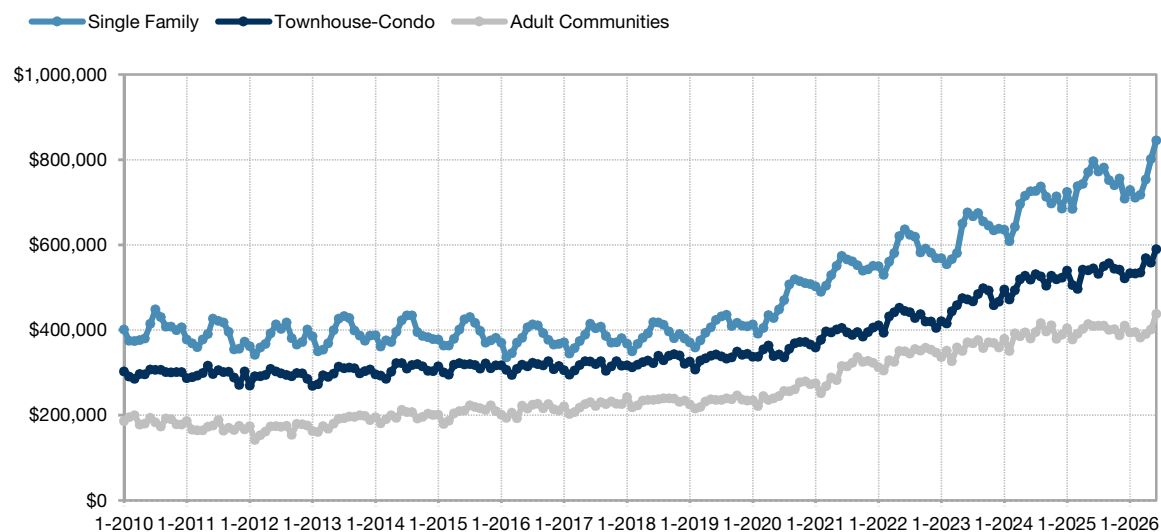
June



Year to Date



Historical Average Sales Price by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
July 2025	\$771,730	\$531,537	\$409,660
August 2025	\$781,353	\$549,931	\$409,969
September 2025	\$751,683	\$556,144	\$400,375
October 2025	\$739,358	\$543,400	\$401,646
November 2025	\$755,676	\$541,647	\$387,173
December 2025	\$707,919	\$521,363	\$410,221
January 2026	\$728,337	\$533,026	\$393,810
February 2026	\$710,591	\$532,131	\$394,856
March 2026	\$716,969	\$534,371	\$381,760
April 2026	\$753,292	\$568,072	\$390,081
May 2026	\$801,310	\$558,148	\$400,640
June 2026	\$845,164	\$589,626	\$437,331
12-Month Avg.*	\$760,204	\$547,817	\$402,922

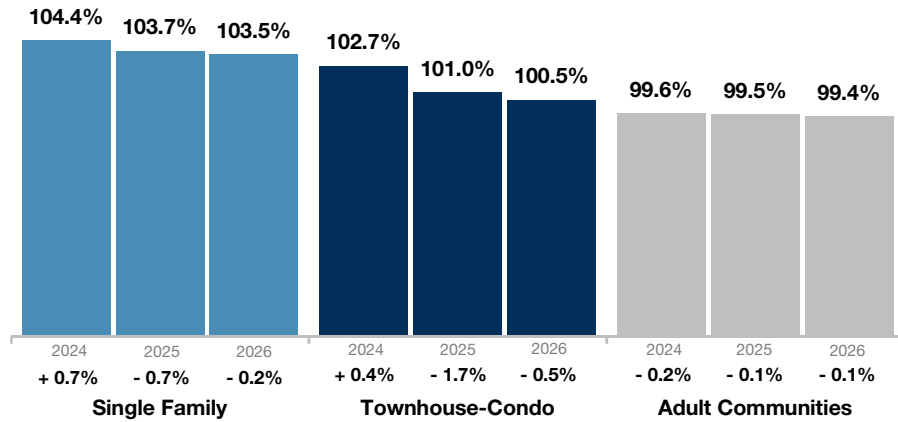
* Avg. Sales Price for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Percent of List Price Received

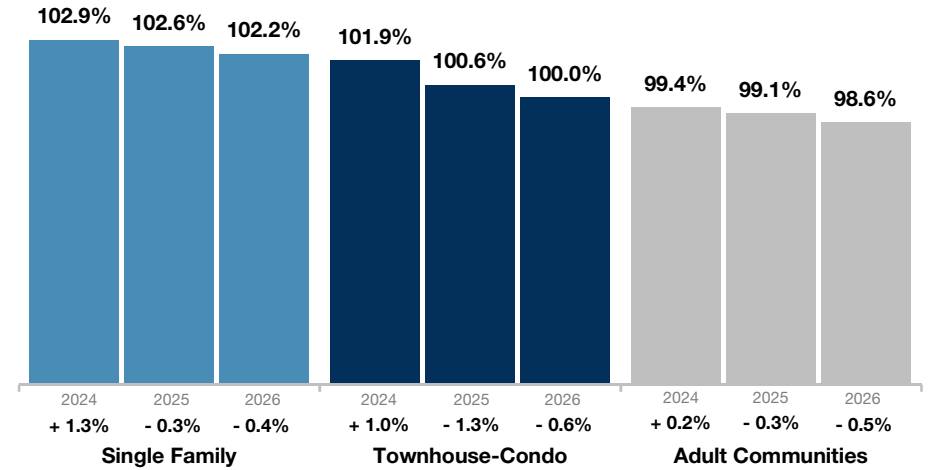


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

June

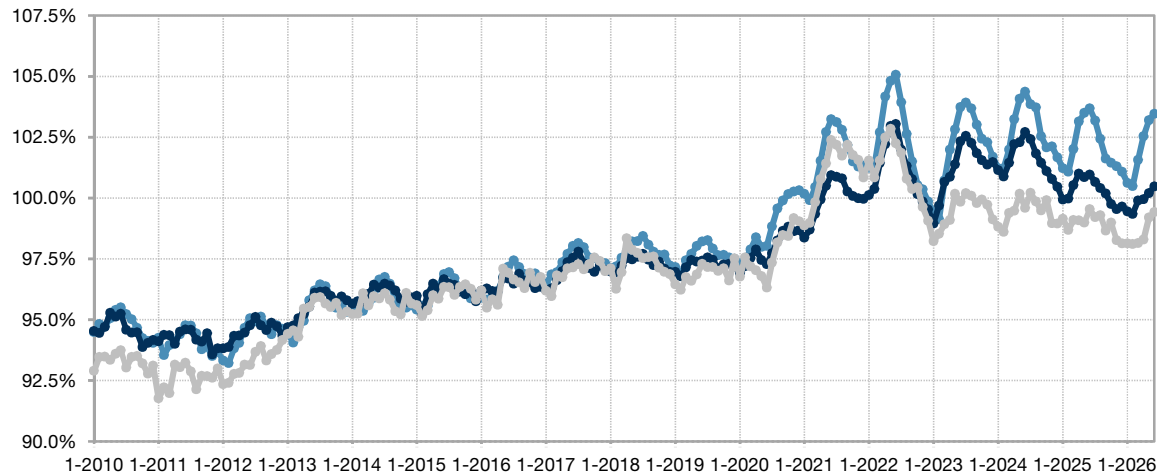


Year to Date



Historical Percent of List Price Received by Month

Single Family Townhouse-Condo Adult Communities



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
July 2025	103.2%	100.7%	99.2%
August 2025	102.4%	100.4%	99.3%
September 2025	101.6%	100.2%	98.7%
October 2025	101.4%	99.7%	99.0%
November 2025	101.3%	99.5%	98.3%
December 2025	101.1%	99.6%	98.1%
January 2026	100.6%	99.5%	98.1%
February 2026	100.5%	99.3%	98.1%
March 2026	101.6%	99.9%	98.1%
April 2026	102.5%	99.9%	98.3%
May 2026	103.2%	100.2%	99.2%
June 2026	103.5%	100.5%	99.4%
12-Month Avg.*	102.0%	100.0%	98.7%

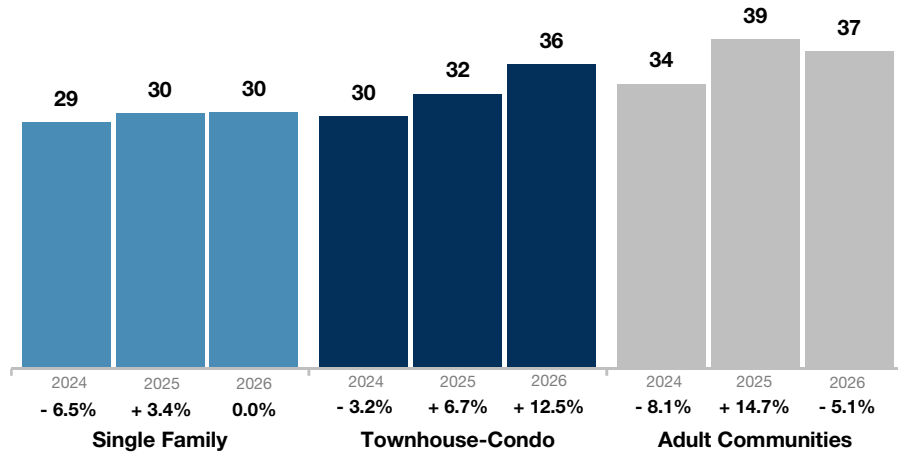
* Pct. of List Price Received for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Days on Market Until Sale

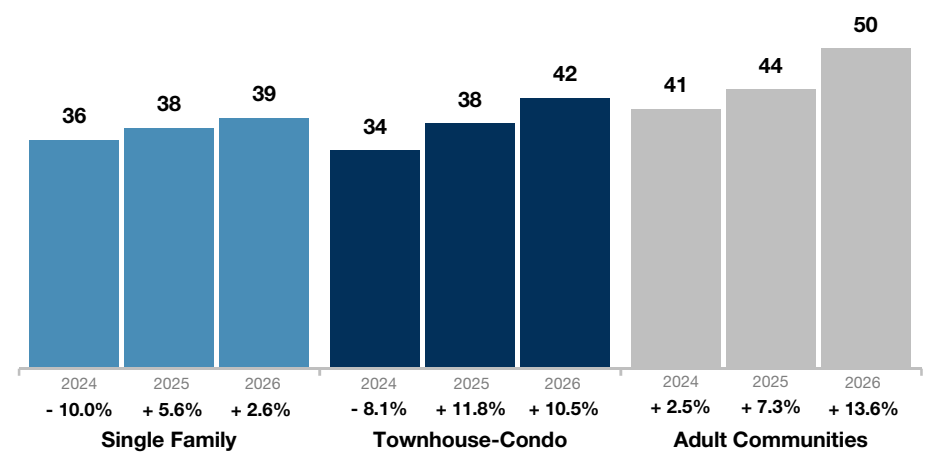
Average number of days between when a property is listed and when an offer is accepted in a given month.



June

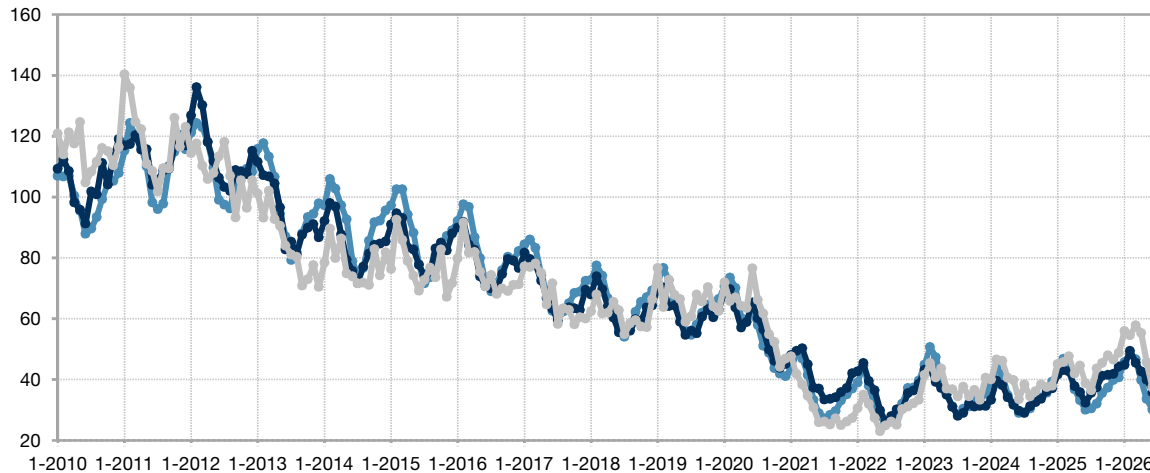


Year to Date



Historical Days on Market Until Sale by Month

Single Family Townhouse-Condo Adult Communities



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
July 2025	30	36	36
August 2025	32	37	44
September 2025	35	41	45
October 2025	37	41	48
November 2025	40	42	47
December 2025	41	44	49
January 2026	46	45	56
February 2026	48	49	55
March 2026	47	46	58
April 2026	40	43	55
May 2026	34	40	46
June 2026	30	36	37
12-Month Avg.*	37	41	47

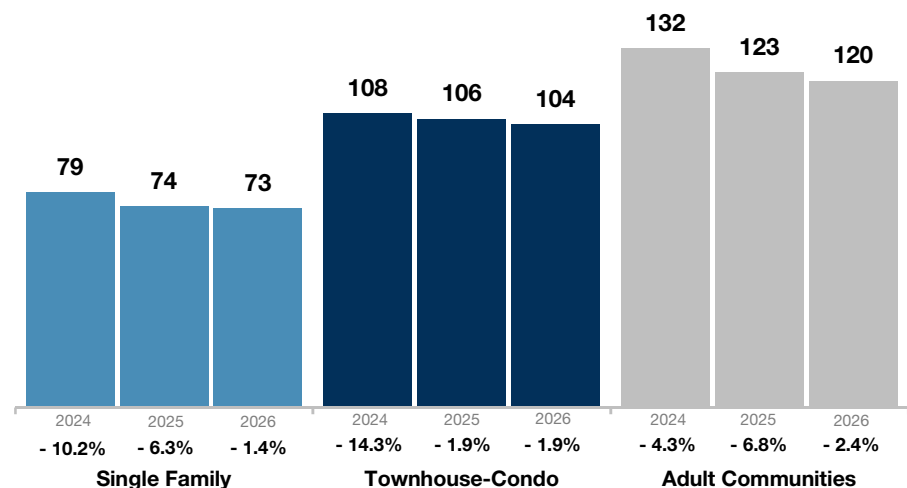
* Days on Market for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Housing Affordability Index

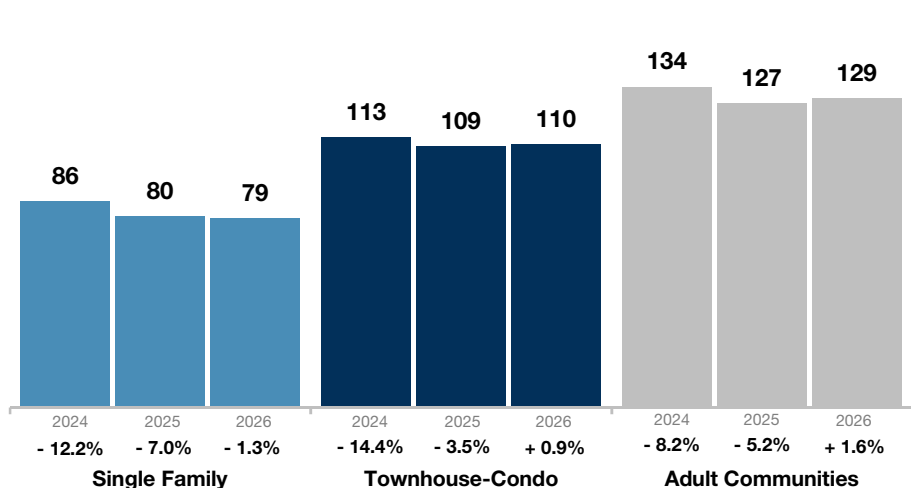


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

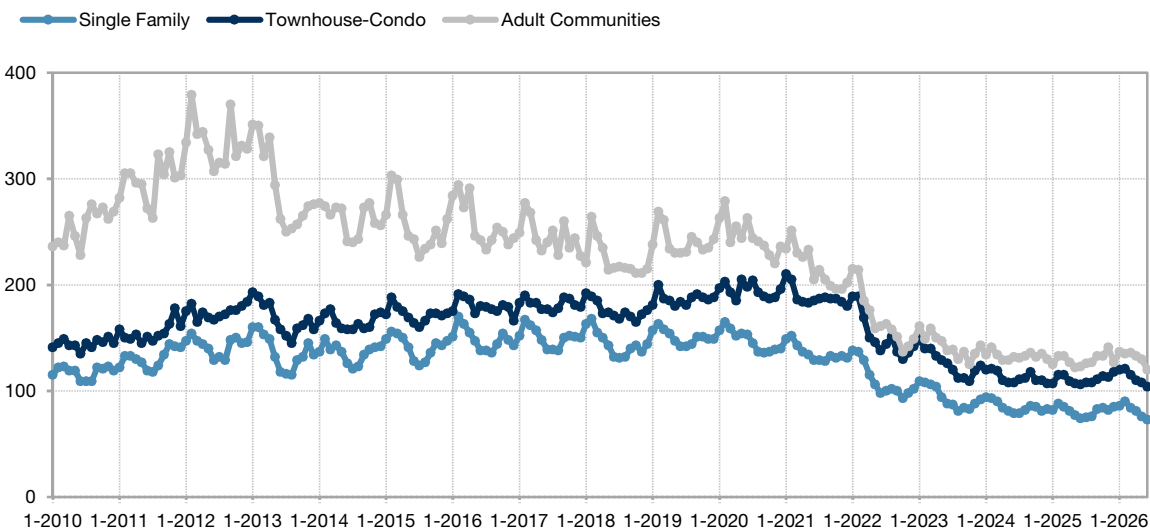
June



Year to Date



Historical Housing Affordability Index by Month



	Single Family	Townhouse-Condo	Adult Communities
July 2025	75	108	126
August 2025	76	108	127
September 2025	83	111	133
October 2025	84	114	133
November 2025	82	113	141
December 2025	85	118	127
January 2026	86	120	137
February 2026	90	121	135
March 2026	84	115	136
April 2026	81	110	133
May 2026	76	108	130
June 2026	73	104	120
12-Month Avg.*	81	113	132

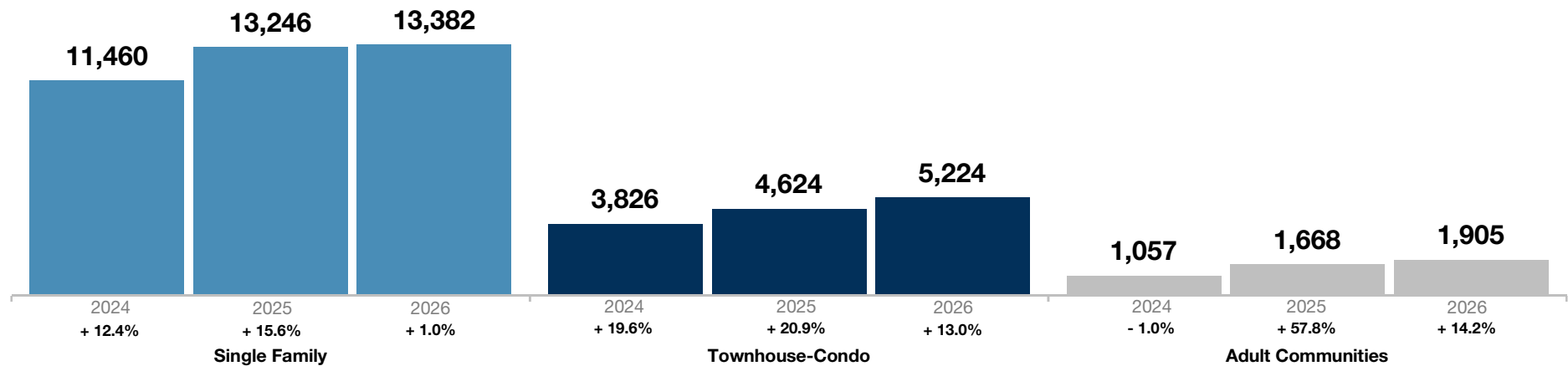
* Affordability Index for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Inventory of Homes for Sale

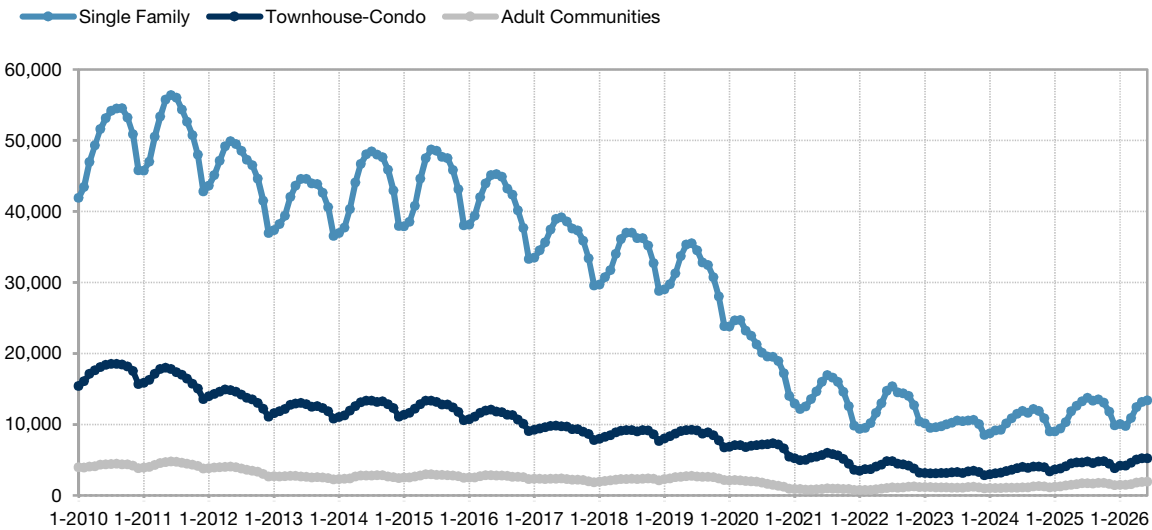
The number of properties available for sale in active status at the end of a given month.



June



Historical Inventory of Homes for Sale by Month



	Single Family	Townhouse-Condo	Adult Communities
July 2025	13,726	4,751	1,666
August 2025	13,304	4,530	1,655
September 2025	13,503	4,732	1,710
October 2025	13,045	4,791	1,728
November 2025	11,800	4,443	1,603
December 2025	9,829	3,822	1,418
January 2026	10,013	4,154	1,463
February 2026	9,736	4,156	1,472
March 2026	10,879	4,565	1,558
April 2026	12,431	5,018	1,786
May 2026	13,161	5,194	1,846
June 2026	13,382	5,224	1,905
12-Month Avg.	12,067	4,615	1,651

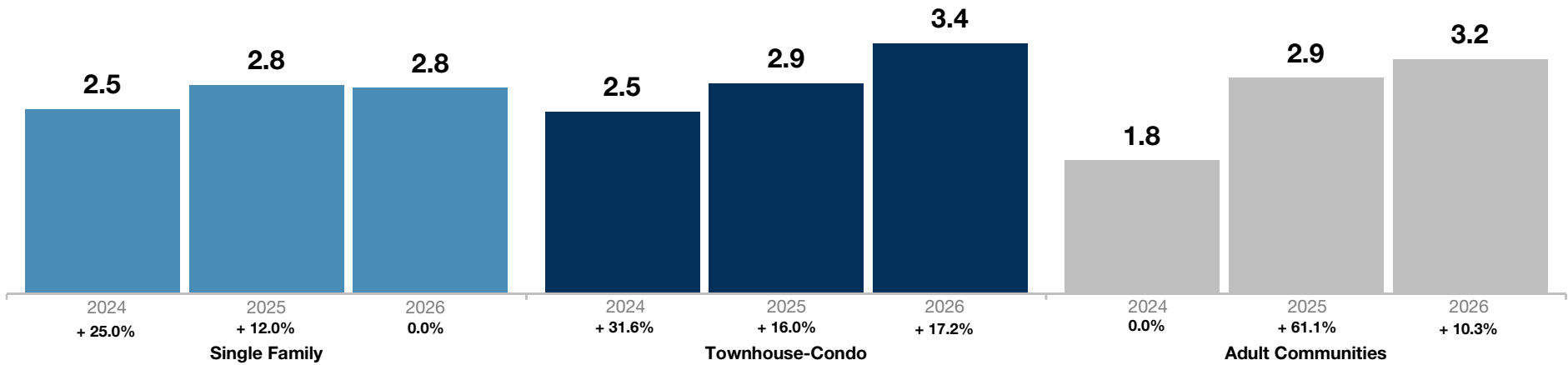
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Months Supply of Inventory

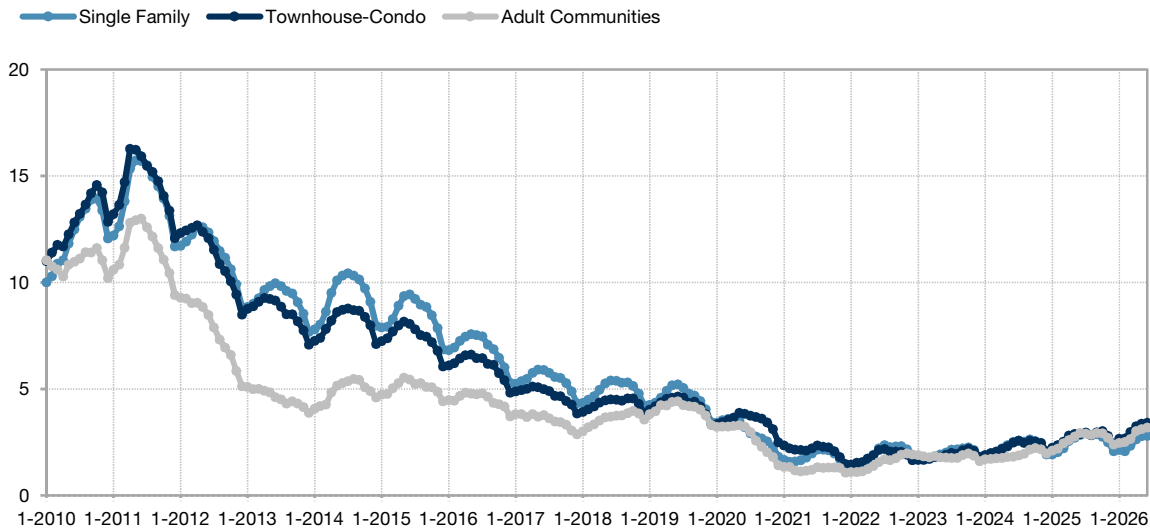


The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

June



Historical Months Supply of Inventory by Month



	Single Family	Townhouse-Condo	Adult Communities
July 2025	2.9	2.9	2.9
August 2025	2.8	2.8	2.8
September 2025	2.9	3.0	2.9
October 2025	2.7	3.0	2.9
November 2025	2.5	2.8	2.7
December 2025	2.1	2.4	2.4
January 2026	2.1	2.7	2.5
February 2026	2.1	2.7	2.5
March 2026	2.3	3.0	2.6
April 2026	2.6	3.2	3.0
May 2026	2.8	3.4	3.1
June 2026	2.8	3.4	3.2
12-Month Avg.*	2.6	2.9	2.8

* Months Supply for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Total Market Overview



Key metrics for single-family properties, townhouses, condominiums and properties in adult communities combined, for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	6-2025	6-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		11,331	12,041	+ 6.3%	61,395	63,184	+ 2.9%
Pending Sales		7,943	8,434	+ 6.2%	42,388	42,463	+ 0.2%
Closed Sales		8,153	8,604	+ 5.5%	38,176	36,891	- 3.4%
Median Sales Price		\$555,000	\$585,000	+ 5.4%	\$520,000	\$537,000	+ 3.3%
Avg. Sales Price		\$702,501	\$753,445	+ 7.3%	\$662,871	\$684,576	+ 3.3%
Pct. of List Price Received		102.7%	102.4%	- 0.3%	101.8%	101.3%	- 0.5%
Days on Market		32	32	0.0%	39	41	+ 5.1%
Affordability Index		84	81	- 3.6%	89	89	0.0%
Homes for Sale		19,784	20,744	+ 4.9%	--	--	--
Months Supply		2.9	3.0	+ 3.4%	--	--	--