Monthly Indicators

For residential real estate activity in the state of New Jersey

NEW JERSEY REALTORS®

October 2026

U.S. existing-home sales rose 1.5 percent from August and fell 2.2 percent from a year earlier in September, to a seasonally adjusted annual rate of 3.99 million, according to the National Association of REALTORS®. Sales increased in the South and the West, held steady in the Midwest, and declined in the Northeast. Compared with a year earlier, sales declined in all four regions. August and September were the two slowest months for home sales this year, NAR Chief Economist Lawrence Yun said.

- Single Family Closed Sales were down 8.8 percent to 4,761.
- Townhouse-Condo Closed Sales were down 14.0 percent to 1,483.
- Adult Communities Closed Sales were down 12.4 percent to 602.

- Single Family Median Sales Price increased 4.3 percent to $610,000.
- Townhouse-Condo Median Sales Price increased 5.9 percent to $454,900.
- Adult Communities Median Sales Price remained flat at $375,000.

Heading into October, 1.60 million homes were listed for sale, up 1.9 percent from the previous month and 4.6 percent from a year earlier, according to NAR. Unsold inventory was a 4.8-month supply, unchanged from August and up from a 4.5-month supply a year earlier. The median existing-home sales price was $417,500, up 1.3 percent from $412,300 a year earlier. That marked the 39th consecutive month of year-over-year price gains.

Monthly Snapshot

- 10.3%	+ 15.3%	+ 3.8%
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

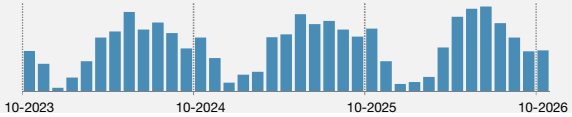
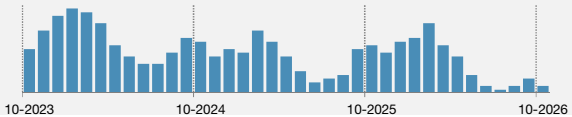
Residential real estate activity comprised of single family properties, townhouses and condominiums combined, and properties in adult communities. Percent changes are calculated using rounded figures.

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Data as of November 9, 2026. All data from the multiple listing services in the state of New Jersey. Margin of error for reported statewide numbers is +/- 4% at a 95% confidence level. Provided by New Jersey REALTORS®. Report © 2026 ShowingTime Plus, LLC.

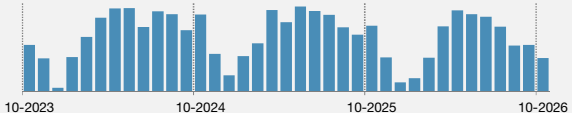
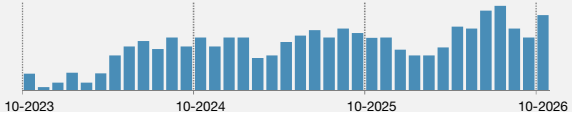
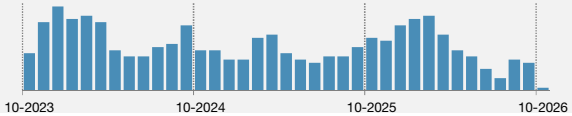
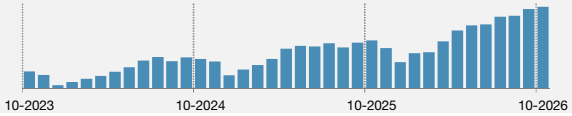
Single Family Market Overview

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	10-2025	10-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		6,728	**7,106**	+ 5.6%	69,381	**72,561**	+ 4.6%
Pending Sales		5,274	**4,472**	- 15.2%	49,578	**48,502**	- 2.2%
Closed Sales		5,223	**4,761**	- 8.8%	47,403	**46,988**	- 0.9%
Median Sales Price		$585,000	**$610,000**	+ 4.3%	$592,000	**$614,000**	+ 3.7%
Avg. Sales Price		$739,201	**$785,526**	+ 6.3%	$754,954	**$786,453**	+ 4.2%
Pct. of List Price Received		101.4%	**100.8%**	- 0.6%	102.4%	**102.2%**	- 0.2%
Days on Market		37	**39**	+ 5.4%	36	**37**	+ 2.8%
Affordability Index		84	**73**	- 13.1%	83	**73**	- 12.0%
Homes for Sale		13,125	**14,733**	+ 12.3%	--	**--**	--
Months Supply		2.8	**3.2**	+ 14.3%	--	**--**	--

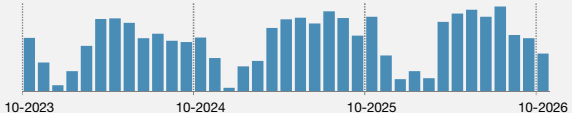
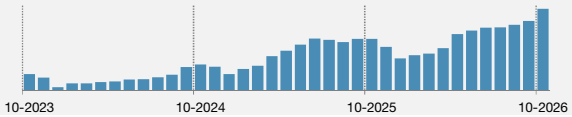
Townhouse-Condo Market Overview

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	10-2025	10-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		2,481	**2,453**	- 1.1%	24,806	**25,770**	+ 3.9%
Pending Sales		1,650	**1,336**	- 19.0%	16,557	**15,324**	- 7.4%
Closed Sales		1,725	**1,483**	- 14.0%	16,204	**15,047**	- 7.1%
Median Sales Price		$429,620	**$454,900**	+ 5.9%	$429,990	**$439,990**	+ 2.3%
Avg. Sales Price		$543,129	**$592,832**	+ 9.2%	$536,185	**$562,470**	+ 4.9%
Pct. of List Price Received		99.7%	**99.4%**	- 0.3%	100.5%	**99.9%**	- 0.6%
Days on Market		41	**45**	+ 9.8%	38	**42**	+ 10.5%
Affordability Index		114	**98**	- 14.0%	114	**102**	- 10.5%
Homes for Sale		4,813	**5,845**	+ 21.4%	--	**--**	--
Months Supply		3.0	**3.9**	+ 30.0%	--	**--**	--

Adult Community Market Overview

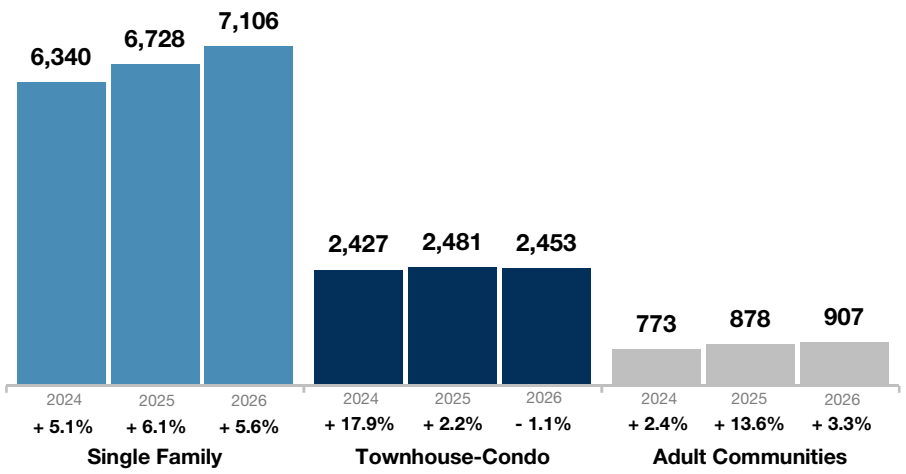
Key metrics for properties in **Adult Communities Only** for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	10-2025	10-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		878	**907**	+ 3.3%	8,257	**8,632**	+ 4.5%
Pending Sales		672	**528**	- 21.4%	6,214	**6,031**	- 2.9%
Closed Sales		687	**602**	- 12.4%	5,938	**5,938**	0.0%
Median Sales Price		$375,000	**$375,000**	0.0%	$375,000	**$379,000**	+ 1.1%
Avg. Sales Price		$401,646	**$398,407**	- 0.8%	$403,141	**$405,328**	+ 0.5%
Pct. of List Price Received		99.0%	**98.6%**	- 0.4%	99.1%	**98.7%**	- 0.4%
Days on Market		48	**49**	+ 2.1%	43	**48**	+ 11.6%
Affordability Index		133	**121**	- 9.0%	133	**120**	- 9.8%
Homes for Sale		1,733	**2,179**	+ 25.7%	--	**--**	--
Months Supply		2.9	**3.7**	+ 27.6%	--	**--**	--

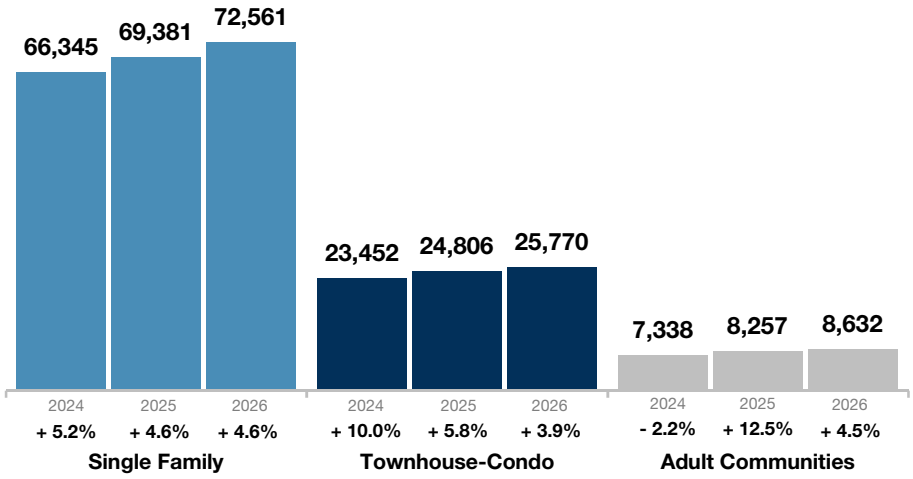
New Listings

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

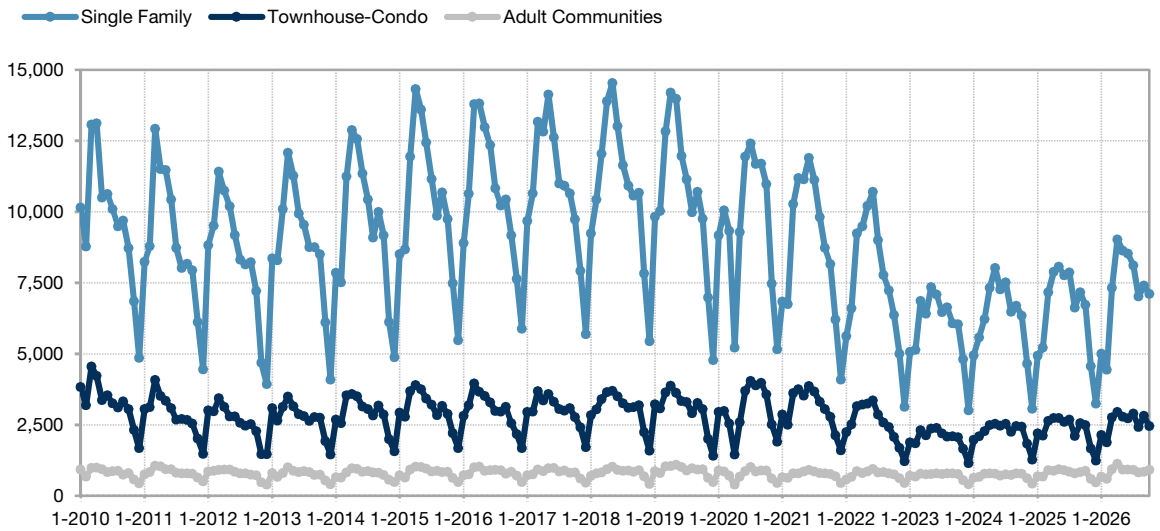
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Historical New Listings by Month



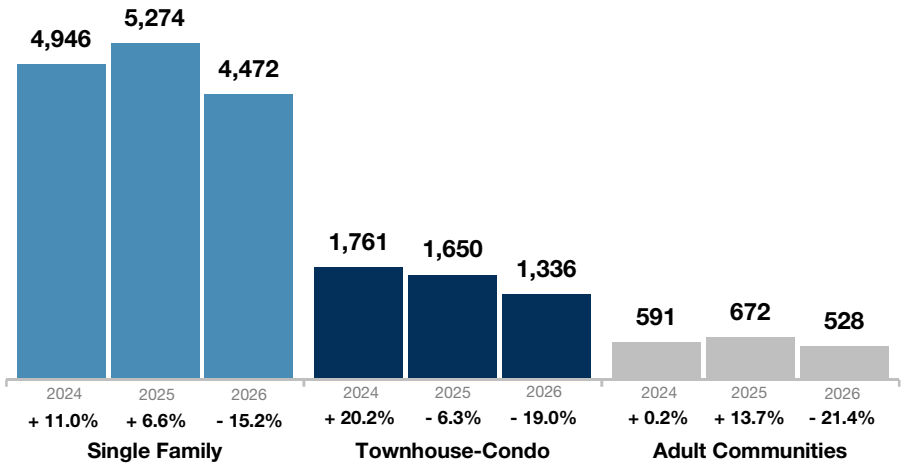
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
November 2025	4,553	1,664	590
December 2025	3,241	1,230	468
January 2026	4,996	2,130	674
February 2026	4,440	1,874	596
March 2026	7,321	2,753	927
April 2026	9,017	2,942	1,126
May 2026	8,632	2,777	920
June 2026	8,529	2,723	922
July 2026	8,109	2,894	908
August 2026	7,014	2,418	811
September 2026	7,397	2,806	841
October 2026	**7,106**	**2,453**	**907**
12-Month Avg.	6,696	2,389	808

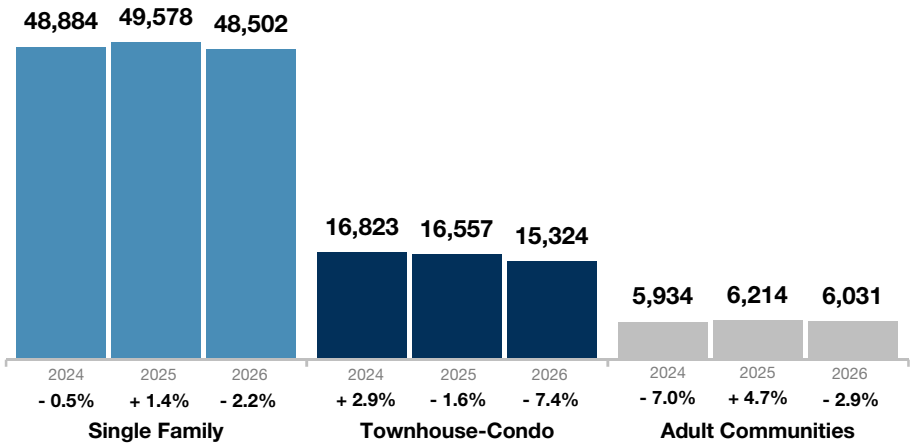
Pending Sales

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

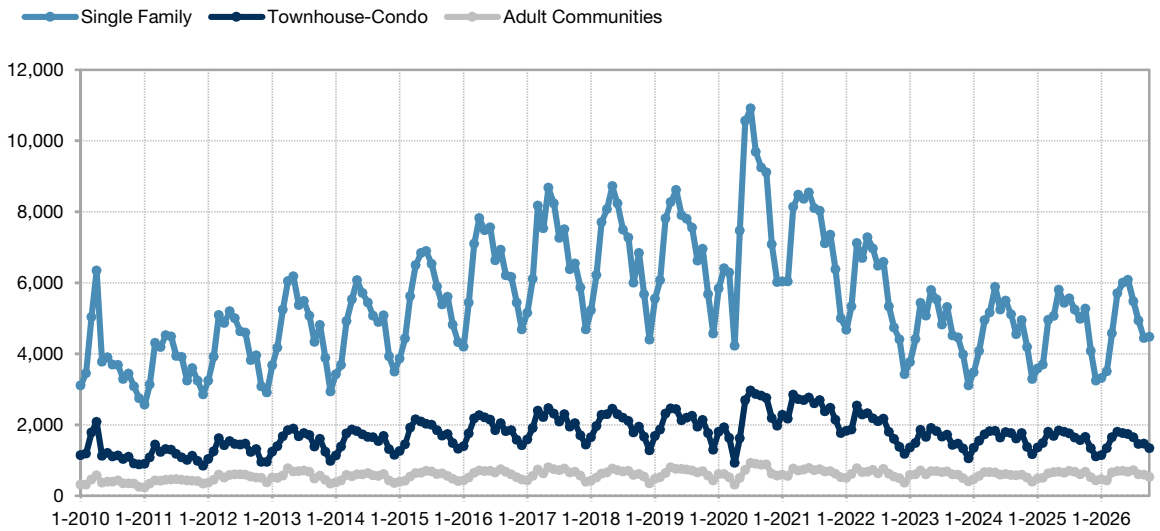
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Historical Pending Sales by Month



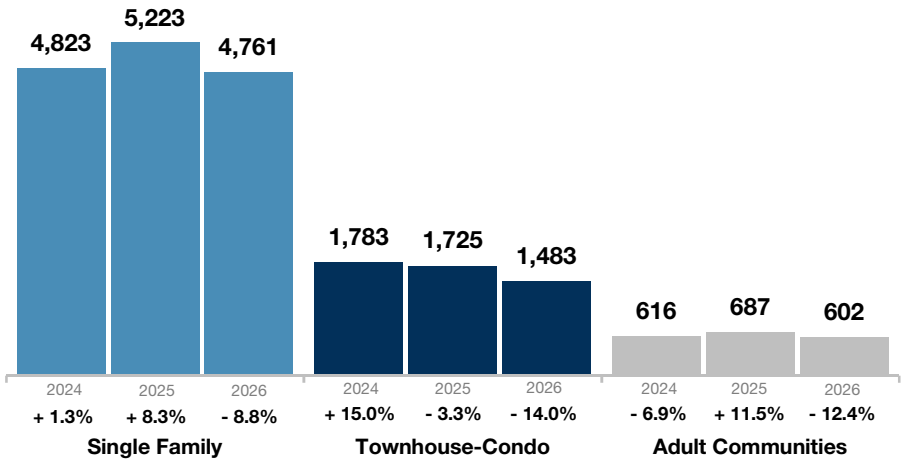
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
November 2025	4,078	1,342	521
December 2025	3,242	1,100	428
January 2026	3,313	1,140	460
February 2026	3,501	1,340	432
March 2026	4,576	1,645	652
April 2026	5,703	1,799	685
May 2026	6,001	1,762	700
June 2026	6,083	1,737	672
July 2026	5,477	1,643	712
August 2026	4,939	1,459	601
September 2026	4,437	1,463	589
October 2026	**4,472**	**1,336**	**528**
12-Month Avg.	4,652	1,481	582

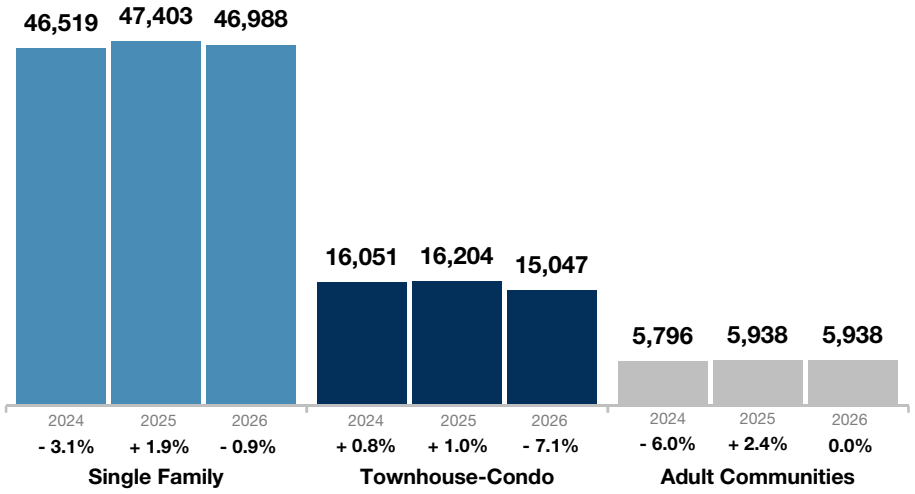
Closed Sales

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

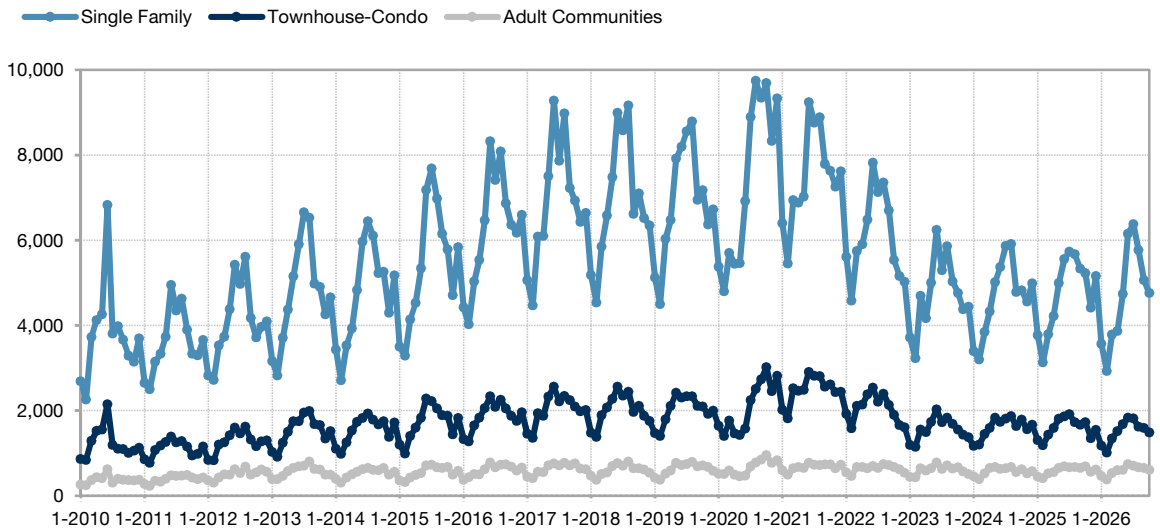
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Historical Closed Sales by Month



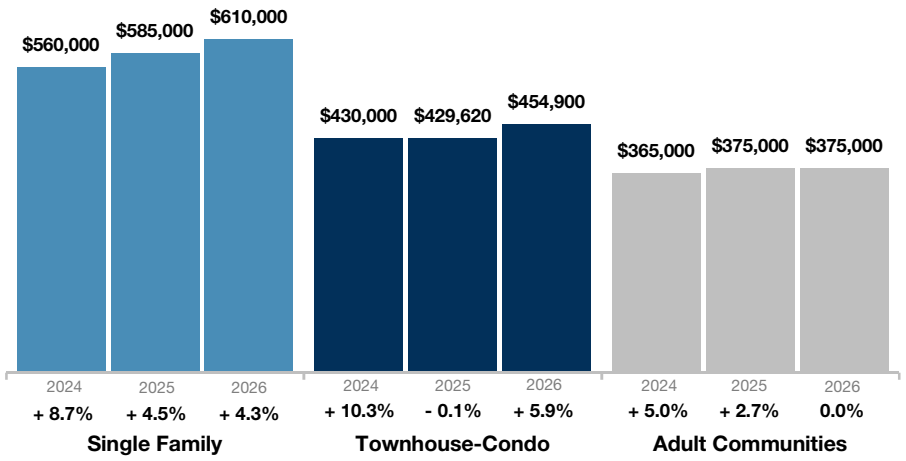
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
November 2025	4,413	1,346	556
December 2025	5,155	1,541	609
January 2026	3,566	1,175	459
February 2026	2,923	1,011	382
March 2026	3,782	1,343	529
April 2026	3,868	1,513	596
May 2026	4,734	1,676	607
June 2026	6,151	1,827	742
July 2026	6,375	1,812	704
August 2026	5,765	1,622	666
September 2026	5,063	1,585	651
October 2026	**4,761**	**1,483**	**602**
12-Month Avg.	4,713	1,495	592

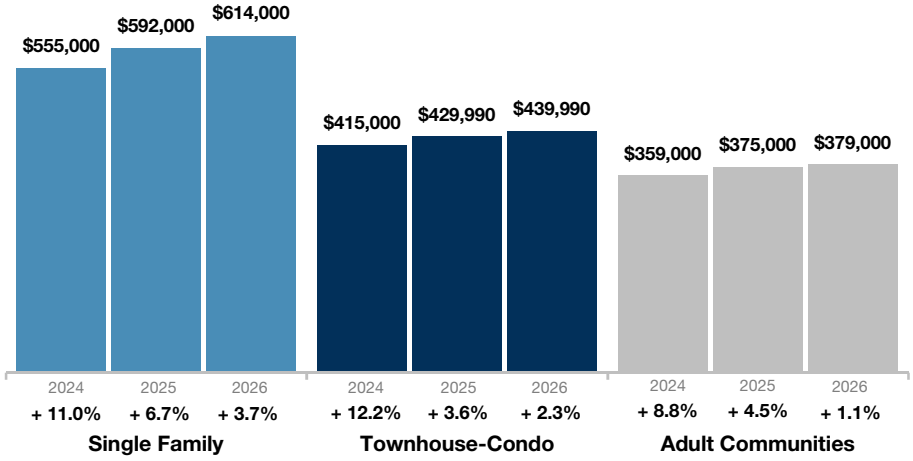
Median Sales Price

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

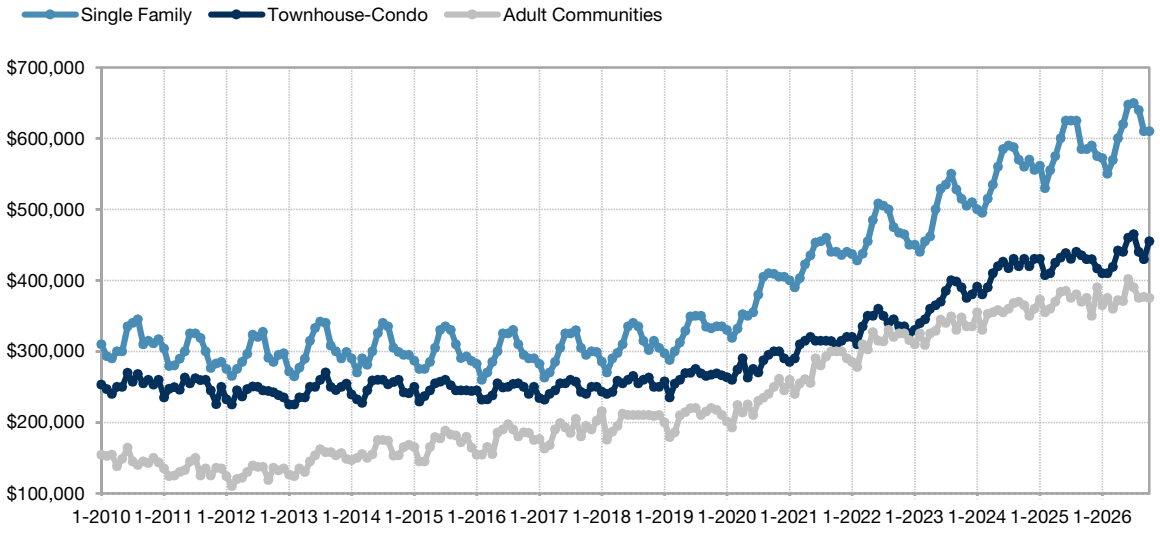
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Historical Median Sales Price by Month



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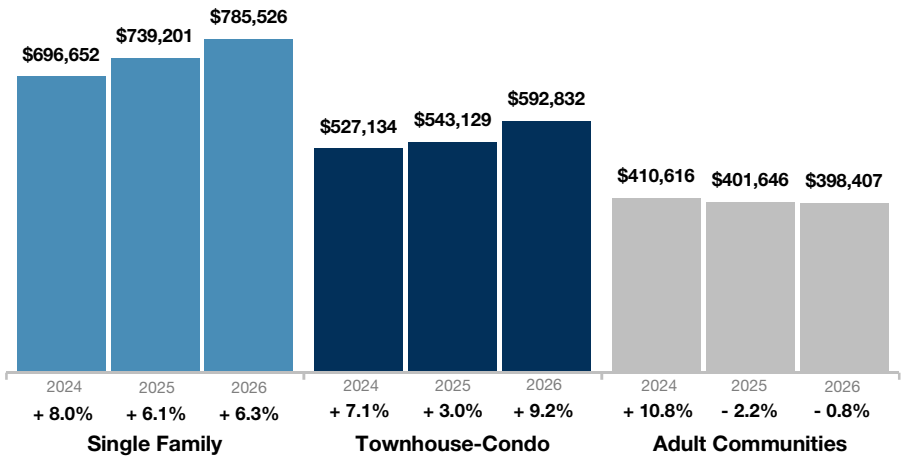
	Single Family	Townhouse-Condo	Adult Communities
November 2025	$590,000	$429,990	$350,000
December 2025	$575,000	$416,490	$389,900
January 2026	$572,300	$410,000	$365,000
February 2026	$550,000	$410,000	$375,000
March 2026	$569,450	$419,000	$360,000
April 2026	$600,000	$442,100	$372,250
May 2026	$620,000	$440,000	$370,500
June 2026	$647,500	$460,000	$402,000
July 2026	$650,000	$465,150	$390,000
August 2026	$640,000	$440,000	$375,000
September 2026	$610,000	$429,990	$376,375
October 2026	**$610,000**	**$454,900**	**$375,000**
12-Month Med.*	$605,000	$435,000	$376,995

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

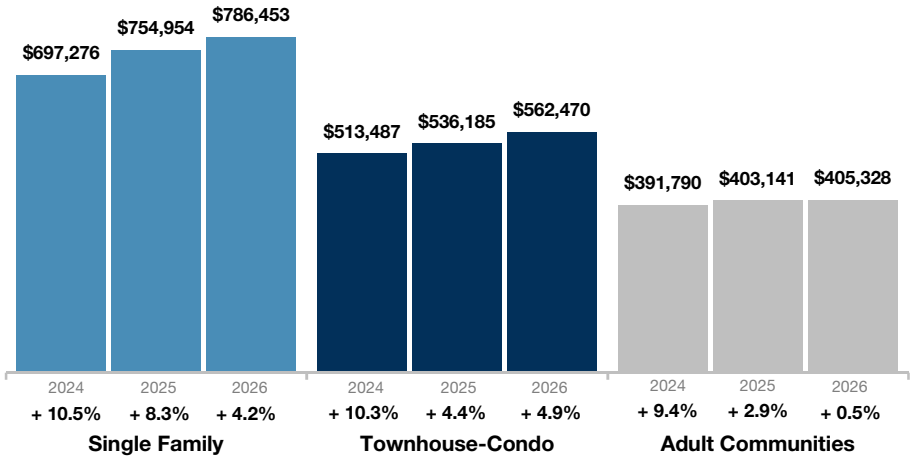
Average Sales Price

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

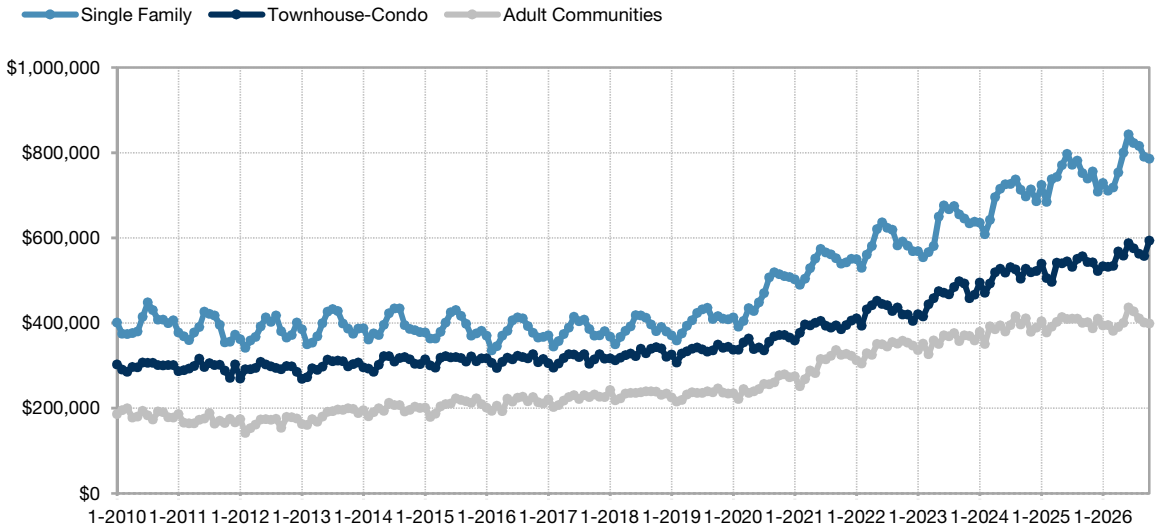
October



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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.

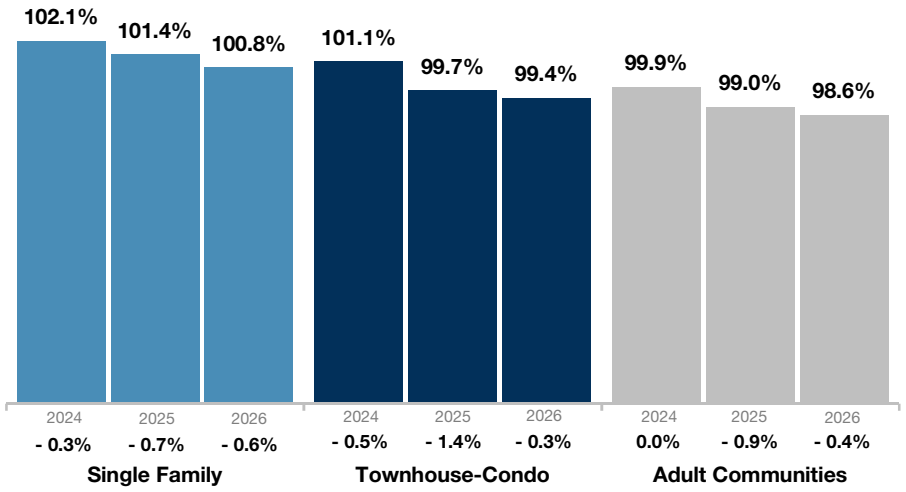
	Single Family	Townhouse-Condo	Adult Communities
November 2025	$755,678	$541,827	$387,173
December 2025	$707,992	$521,484	$410,221
January 2026	$728,092	$532,914	$393,810
February 2026	$710,473	$531,929	$394,856
March 2026	$717,630	$533,523	$381,264
April 2026	$753,274	$567,425	$390,081
May 2026	$799,846	$557,895	$399,889
June 2026	$842,655	$587,530	$436,076
July 2026	$822,115	$575,007	$426,986
August 2026	$815,343	$562,133	$410,765
September 2026	$790,443	$557,139	$400,506
October 2026	**$785,526**	**$592,832**	**$398,407**
12-Month Avg.*	$776,905	$557,397	$404,328

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

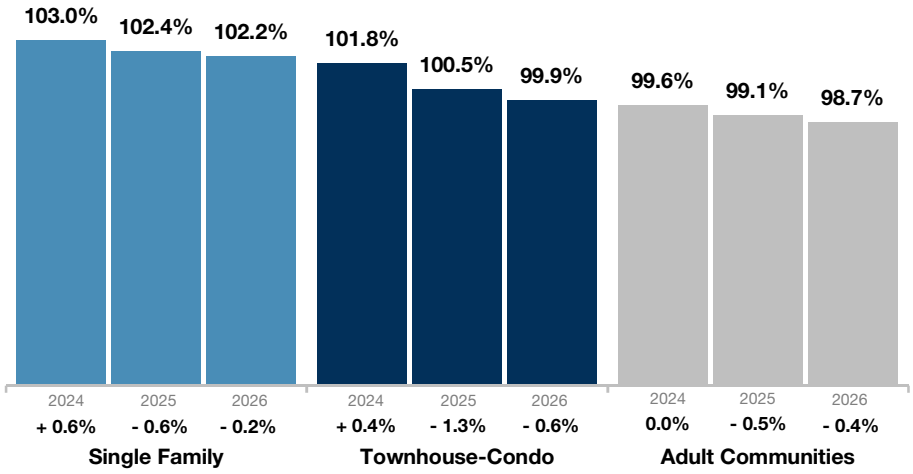
Percent of List Price Received

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.

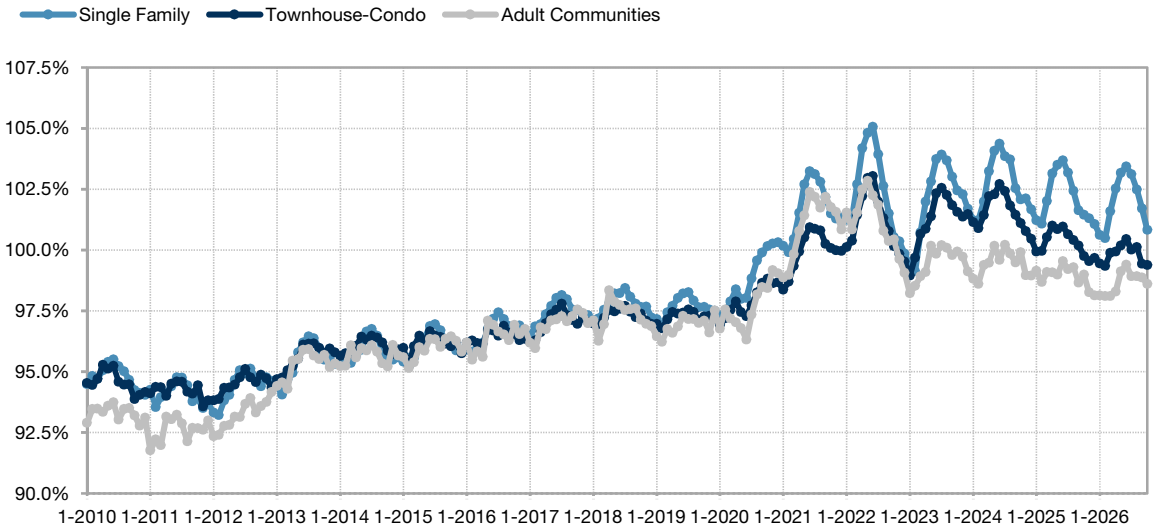
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Year to Date



Historical Percent of List Price Received 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.

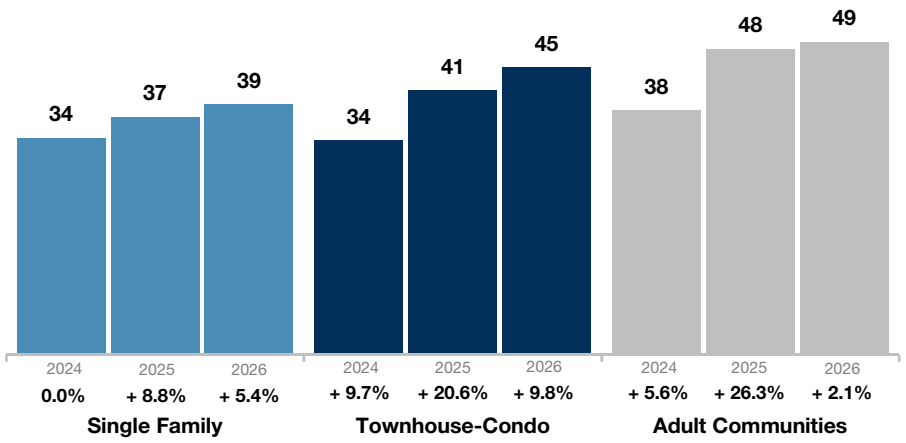
	Single Family	Townhouse-Condo	Adult Communities
November 2025	101.3%	99.5%	98.3%
December 2025	101.1%	99.7%	98.1%
January 2026	100.6%	99.5%	98.1%
February 2026	100.5%	99.3%	98.1%
March 2026	101.6%	99.9%	98.1%
April 2026	102.5%	99.9%	98.3%
May 2026	103.2%	100.2%	99.1%
June 2026	103.4%	100.4%	99.4%
July 2026	103.1%	100.0%	98.9%
August 2026	102.5%	100.1%	98.9%
September 2026	101.7%	99.4%	98.9%
October 2026	**100.8%**	**99.4%**	**98.6%**
12-Month Avg.*	102.0%	99.8%	98.6%

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

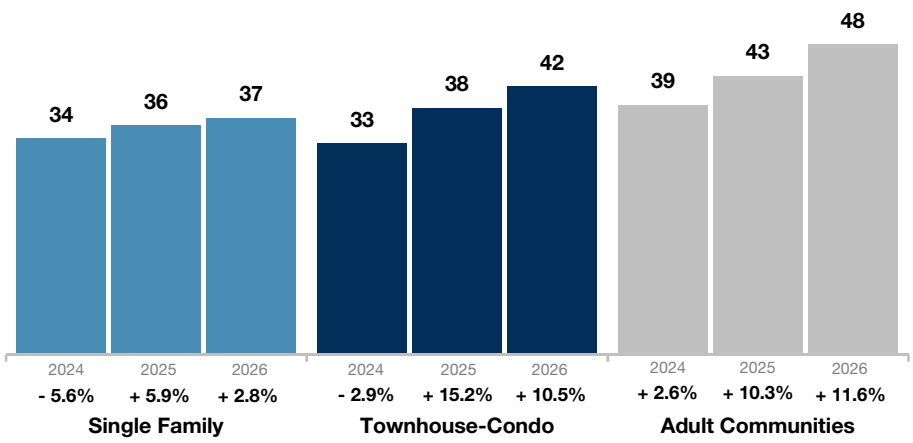
Days on Market Until Sale

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

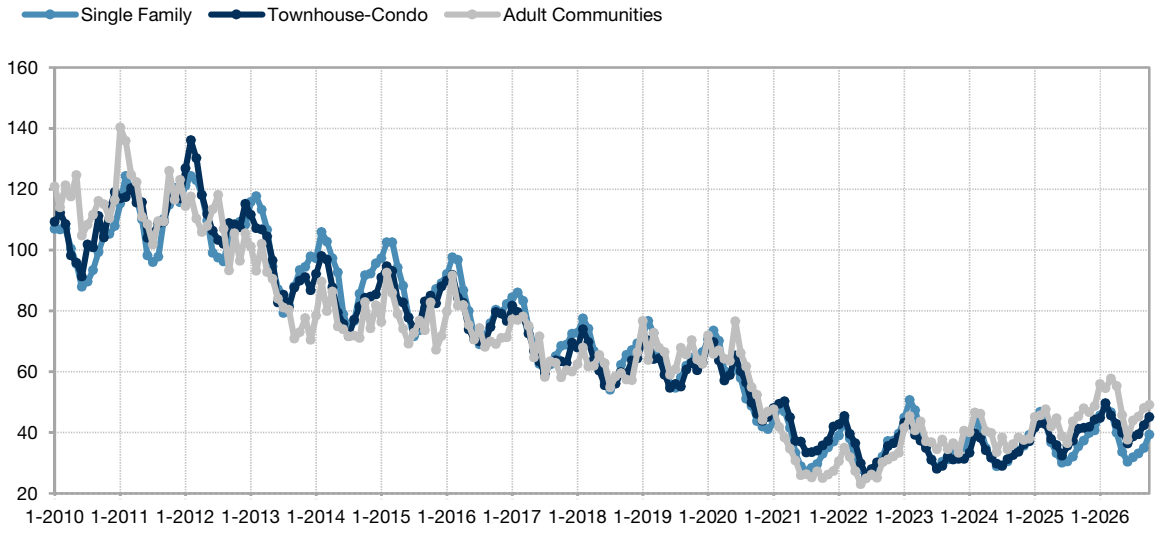
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Year to Date



Historical Days on Market Until Sale 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.

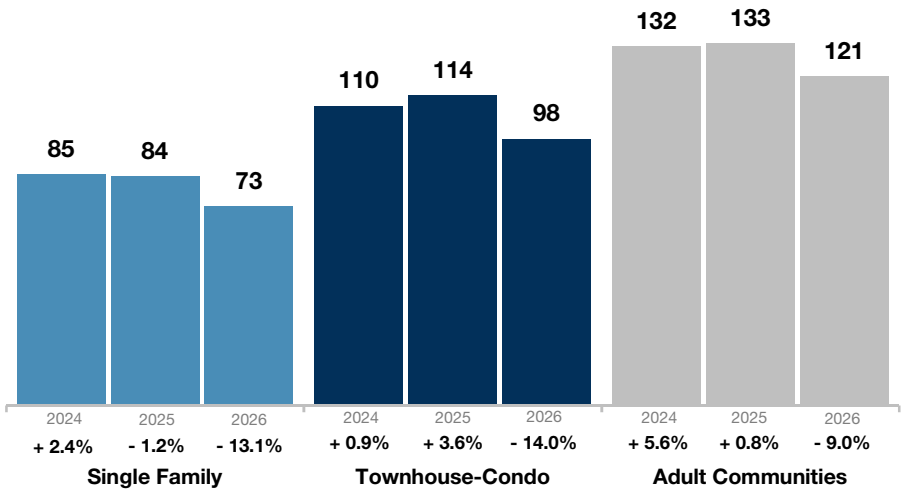
	Single Family	Townhouse-Condo	Adult Communities
November 2025	40	42	47
December 2025	41	44	49
January 2026	46	45	56
February 2026	48	50	55
March 2026	47	46	58
April 2026	40	43	55
May 2026	34	40	46
June 2026	30	36	38
July 2026	32	39	44
August 2026	33	39	45
September 2026	35	42	48
October 2026	**39**	**45**	**49**
12-Month Avg.*	38	42	48

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

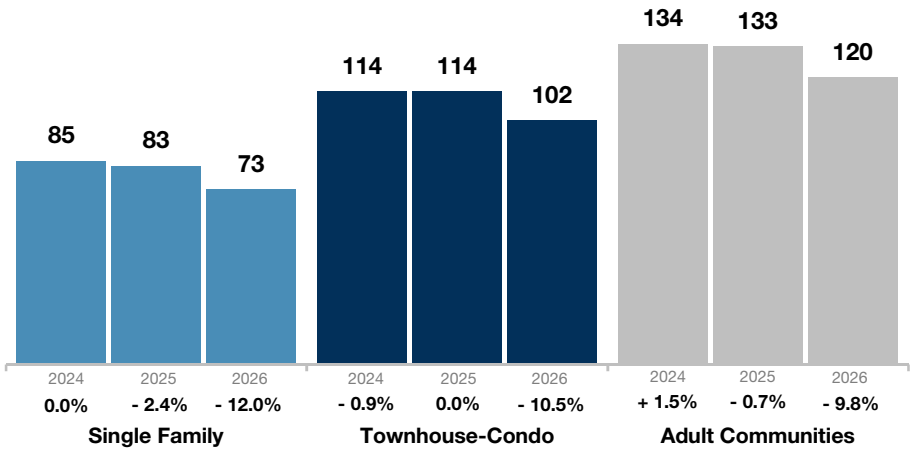
Housing Affordability Index

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.

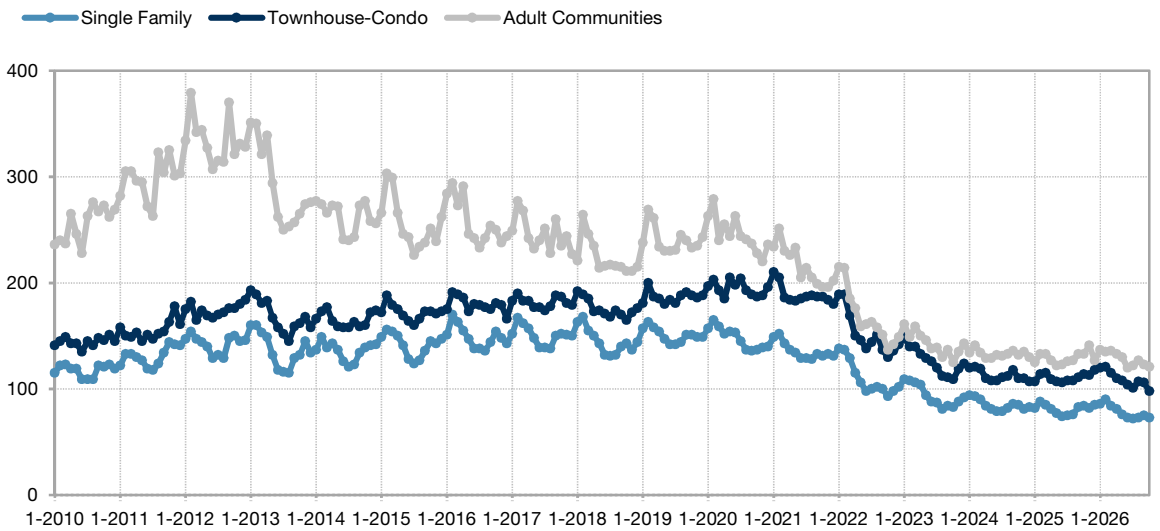
October



Year to Date



Historical Housing Affordability Index 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.

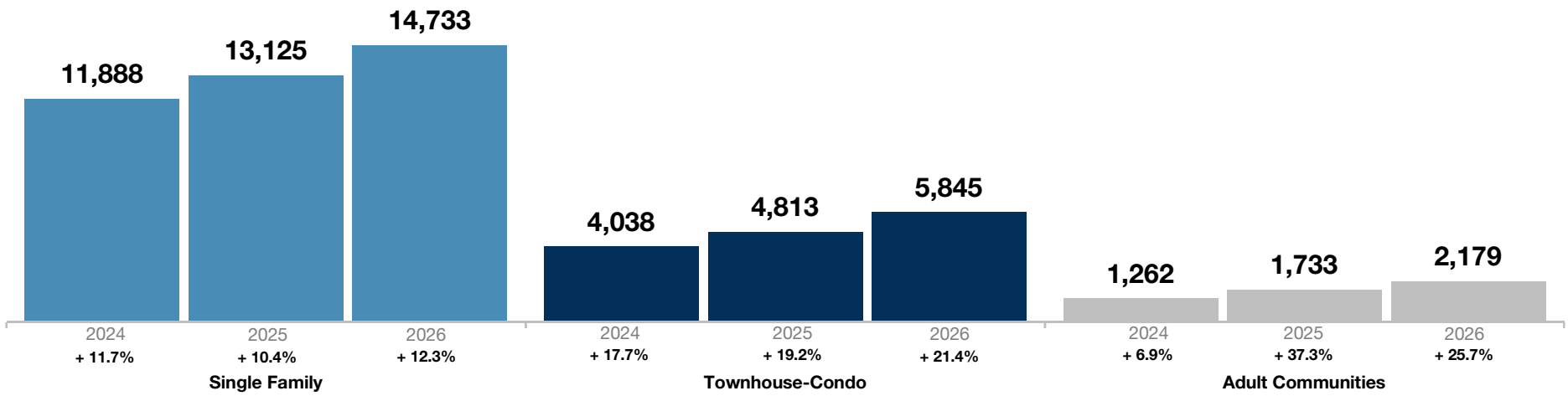
	Single Family	Townhouse-Condo	Adult Communities
November 2025	82	113	141
December 2025	85	118	127
January 2026	86	120	137
February 2026	90	121	135
March 2026	84	115	136
April 2026	81	110	133
May 2026	76	108	130
June 2026	73	104	120
July 2026	72	101	122
August 2026	73	107	127
September 2026	75	106	123
October 2026	**73**	**98**	**121**
12-Month Avg.*	79	110	129

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

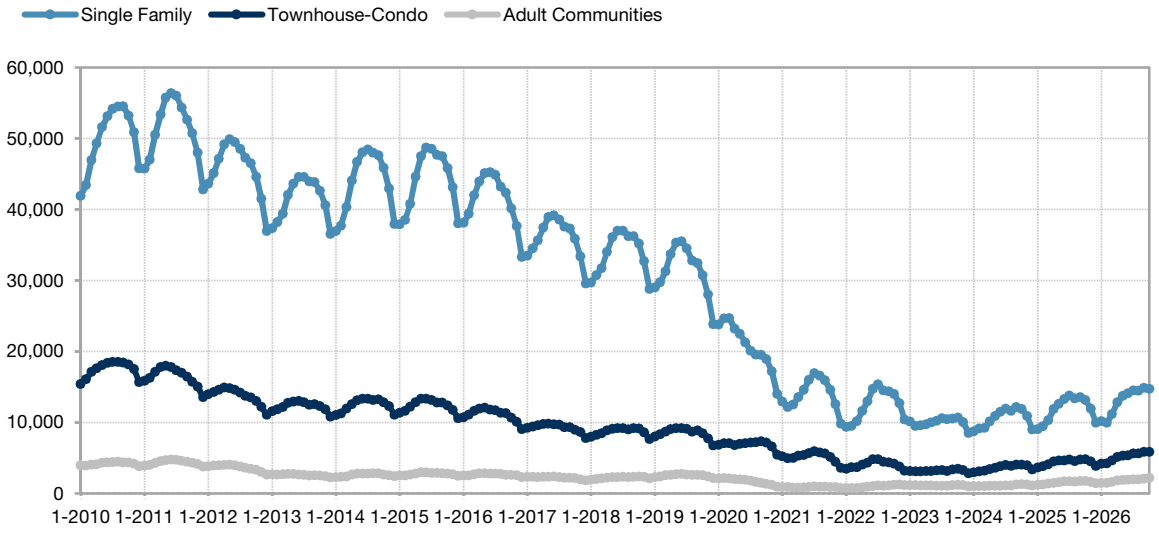
Inventory of Homes for Sale

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

October



Historical Inventory of Homes for Sale by Month



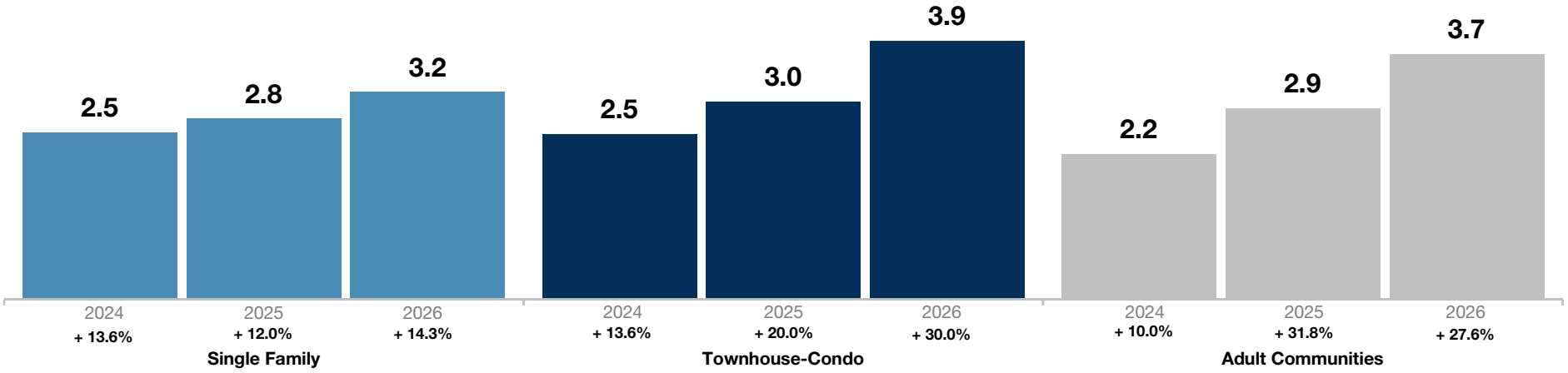
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
November 2025	11,899	4,470	1,607
December 2025	9,952	3,845	1,423
January 2026	10,174	4,187	1,471
February 2026	9,929	4,197	1,483
March 2026	11,160	4,628	1,580
April 2026	12,828	5,111	1,811
May 2026	13,704	5,311	1,876
June 2026	14,093	5,338	1,932
July 2026	14,513	5,618	1,942
August 2026	14,442	5,607	1,968
September 2026	14,859	5,849	2,025
October 2026	**14,733**	**5,845**	**2,179**
12-Month Avg.	12,691	5,001	1,775

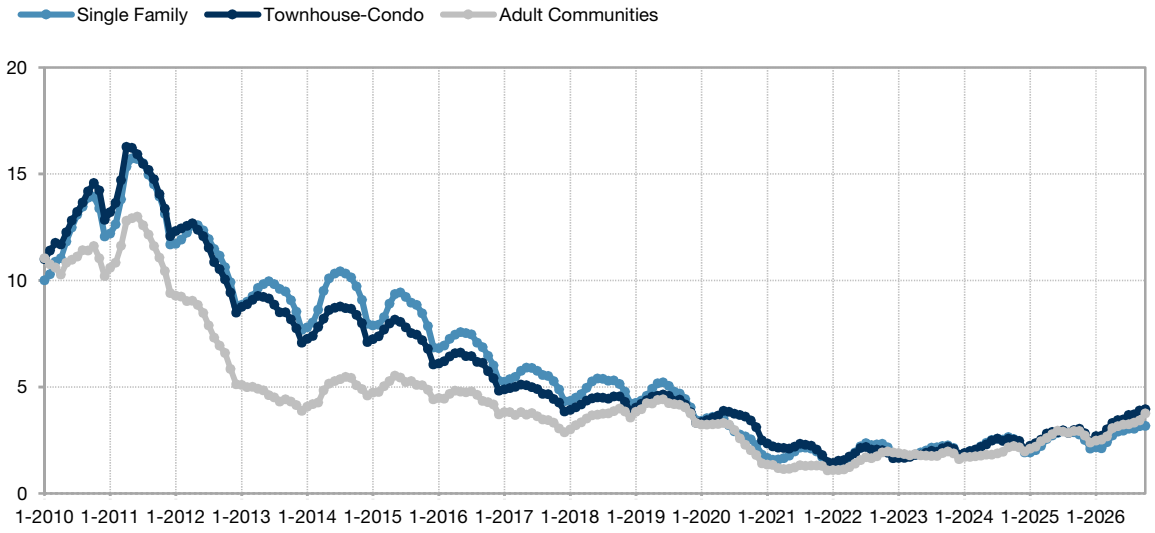
Months Supply of Inventory

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.

October



Historical Months Supply of Inventory by Month



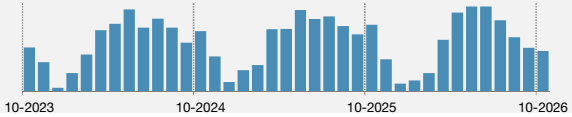
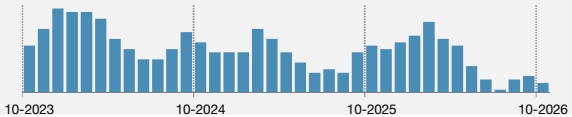
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
November 2025	2.5	2.8	2.7
December 2025	2.1	2.4	2.4
January 2026	2.2	2.7	2.5
February 2026	2.1	2.7	2.5
March 2026	2.4	3.0	2.7
April 2026	2.7	3.3	3.1
May 2026	2.9	3.4	3.1
June 2026	2.9	3.5	3.2
July 2026	3.0	3.7	3.2
August 2026	3.0	3.7	3.3
September 2026	3.1	3.9	3.4
October 2026	**3.2**	**3.9**	**3.7**
12-Month Avg.*	2.7	3.3	3.0

* Months Supply for all properties from November 2025 through October 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	10-2025	10-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		10,170	**10,544**	+ 3.7%	103,262	**107,743**	+ 4.3%
Pending Sales		7,660	**6,378**	- 16.7%	72,885	**70,375**	- 3.4%
Closed Sales		7,687	**6,893**	- 10.3%	70,048	**68,467**	- 2.3%
Median Sales Price		$530,000	**$550,000**	+ 3.8%	$530,000	**$550,000**	+ 3.8%
Avg. Sales Price		$661,818	**$706,697**	+ 6.8%	$670,907	**$700,330**	+ 4.4%
Pct. of List Price Received		100.8%	**100.3%**	- 0.5%	101.6%	**101.3%**	- 0.3%
Days on Market		39	**42**	+ 7.7%	37	**39**	+ 5.4%
Affordability Index		92	**81**	- 12.0%	92	**81**	- 12.0%
Homes for Sale		19,958	**23,012**	+ 15.3%	--	**--**	--
Months Supply		2.9	**3.4**	+ 17.2%	--	**--**	--