

Monthly Indicators

For residential real estate activity in the state of New Jersey



August 2026

U.S. existing-home sales edged down 1.7% from the previous month to a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast, held steady in the West, and declined in the Midwest and South. On a year-over-year basis, sales rose in the Midwest and West while remaining flat in the Northeast and South.

- Single Family Closed Sales were down 0.3 percent to 5,650.
- Townhouse-Condo Closed Sales were down 8.6 percent to 1,576.
- Adult Communities Closed Sales were down 2.2 percent to 655.

- Single Family Median Sales Price increased 3.1 percent to \$644,500.
- Townhouse-Condo Median Sales Price remained flat at \$440,000.
- Adult Communities Median Sales Price decreased 1.3 percent to \$375,000.

Nationally, the median existing-home sales price climbed to \$431,400, as inventory remained at a 4.6-month supply at the current sales pace, NAR reported. Year-to-date sales are up 2.4%, reflecting stable demand even amid elevated mortgage rates. Homes are sitting on the market longer and fewer buyers are bidding above asking price compared to a year earlier, though local market conditions vary widely.

Monthly Snapshot

- 2.4% **+ 9.0%** **+ 2.7%**

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	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		6,618	6,871	+ 3.8%	55,495	57,770	+ 4.1%
Pending Sales		5,248	4,845	- 7.7%	39,337	39,576	+ 0.6%
Closed Sales		5,666	5,650	- 0.3%	36,849	37,010	+ 0.4%
Median Sales Price		\$625,000	\$644,500	+ 3.1%	\$595,000	\$615,000	+ 3.4%
Avg. Sales Price		\$781,182	\$820,074	+ 5.0%	\$757,610	\$786,642	+ 3.8%
Pct. of List Price Received		102.4%	102.5%	+ 0.1%	102.7%	102.4%	- 0.3%
Days on Market		32	33	+ 3.1%	36	37	+ 2.8%
Affordability Index		76	73	- 3.9%	79	76	- 3.8%
Homes for Sale		13,324	13,899	+ 4.3%	--	--	--
Months Supply		2.8	2.9	+ 3.6%	--	--	--

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	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		2,100	2,392	+ 13.9%	19,765	20,416	+ 3.3%
Pending Sales		1,634	1,451	- 11.2%	13,354	12,514	- 6.3%
Closed Sales		1,725	1,576	- 8.6%	12,815	11,891	- 7.2%
Median Sales Price		\$440,000	\$440,000	0.0%	\$427,995	\$439,990	+ 2.8%
Avg. Sales Price		\$550,136	\$559,787	+ 1.8%	\$532,665	\$559,145	+ 5.0%
Pct. of List Price Received		100.4%	100.3%	- 0.1%	100.6%	100.0%	- 0.6%
Days on Market		37	39	+ 5.4%	38	41	+ 7.9%
Affordability Index		108	107	- 0.9%	111	107	- 3.6%
Homes for Sale		4,536	5,490	+ 21.0%	--	--	--
Months Supply		2.8	3.6	+ 28.6%	--	--	--

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.

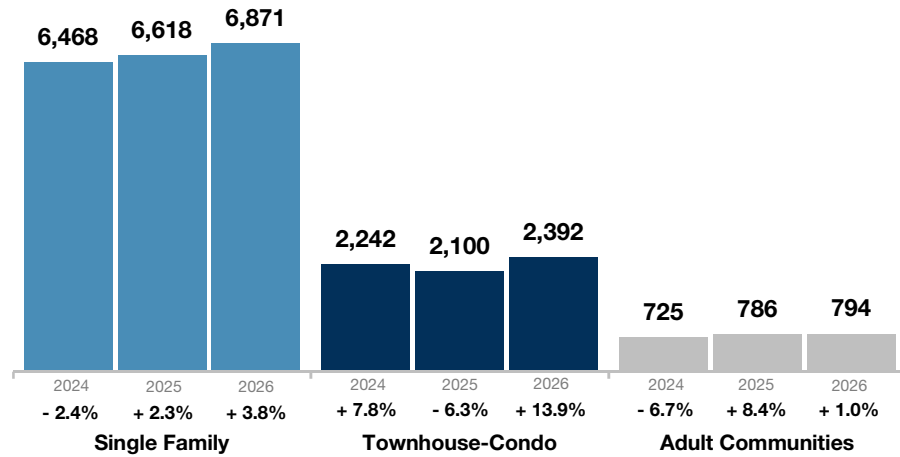
Key Metrics	Historical Sparklines	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		786	794	+ 1.0%	6,553	6,831	+ 4.2%
Pending Sales		667	582	- 12.7%	4,942	4,901	- 0.8%
Closed Sales		670	655	- 2.2%	4,600	4,674	+ 1.6%
Median Sales Price		\$380,000	\$375,000	- 1.3%	\$375,000	\$379,250	+ 1.1%
Avg. Sales Price		\$409,969	\$411,608	+ 0.4%	\$403,733	\$406,965	+ 0.8%
Pct. of List Price Received		99.3%	98.9%	- 0.4%	99.2%	98.7%	- 0.5%
Days on Market		44	45	+ 2.3%	43	48	+ 11.6%
Affordability Index		127	127	0.0%	128	126	- 1.6%
Homes for Sale		1,659	1,939	+ 16.9%	--	--	--
Months Supply		2.8	3.3	+ 17.9%	--	--	--

New Listings

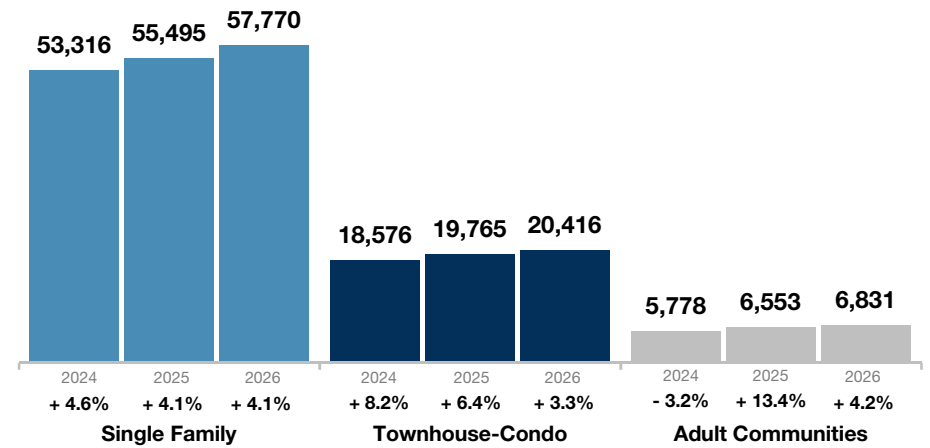
A count of the properties that have been newly listed on the market in a given month.



August

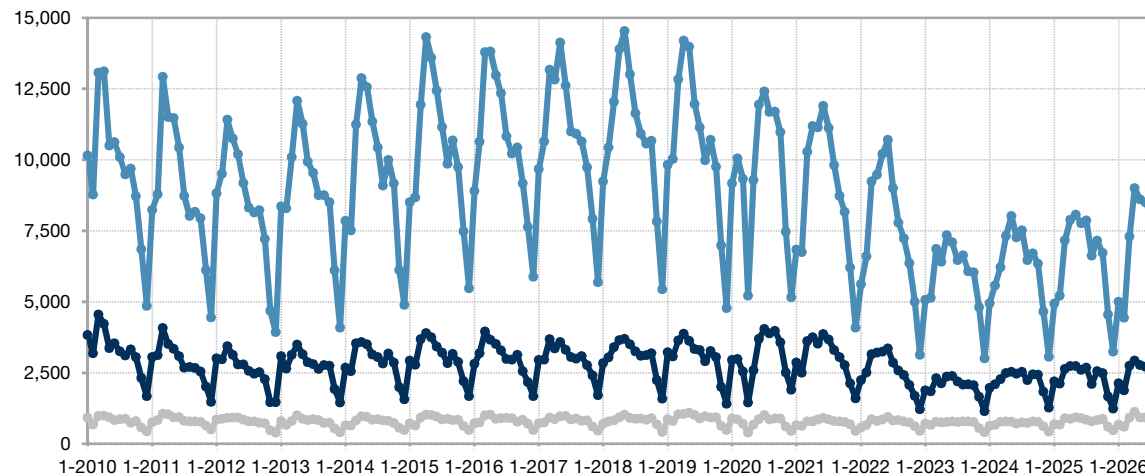


Year to Date



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.

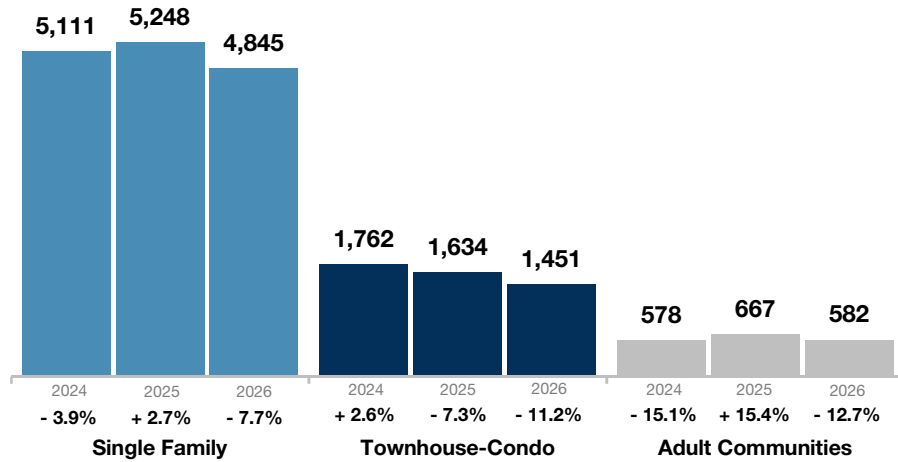
	Single Family	Townhouse-Condo	Adult Communities
September 2025	7,156	2,550	826
October 2025	6,722	2,482	878
November 2025	4,552	1,664	590
December 2025	3,239	1,230	468
January 2026	4,993	2,127	674
February 2026	4,436	1,872	594
March 2026	7,302	2,743	917
April 2026	8,998	2,922	1,117
May 2026	8,610	2,762	918
June 2026	8,508	2,713	918
July 2026	8,052	2,885	899
August 2026	6,871	2,392	794
12-Month Avg.	6,620	2,362	799

Pending Sales

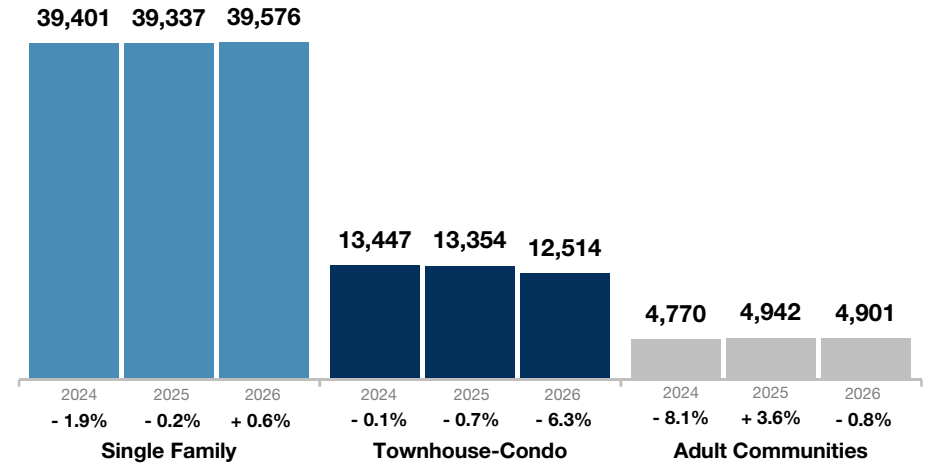
A count of the properties on which offers have been accepted in a given month.



August

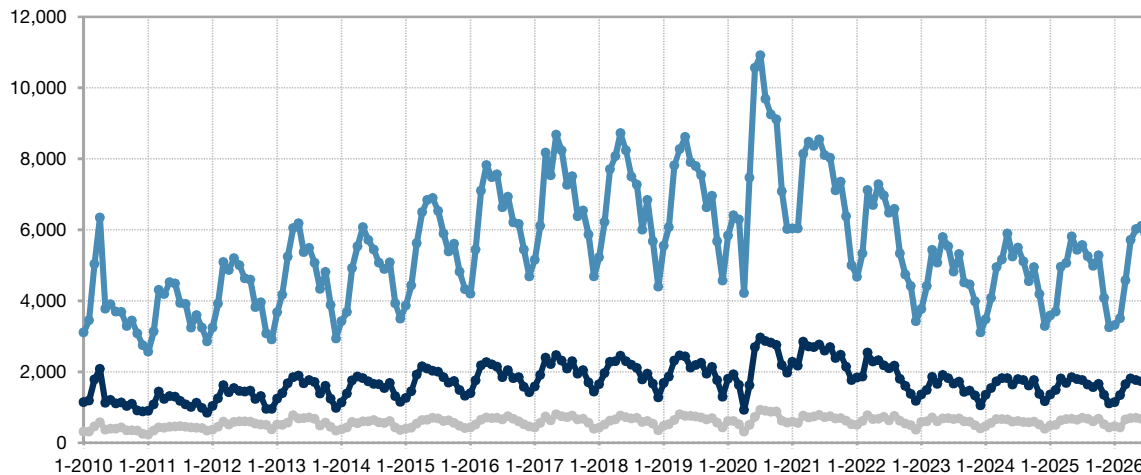


Year to Date



Historical Pending Sales by Month

Single Family Townhouse-Condo Adult Communities



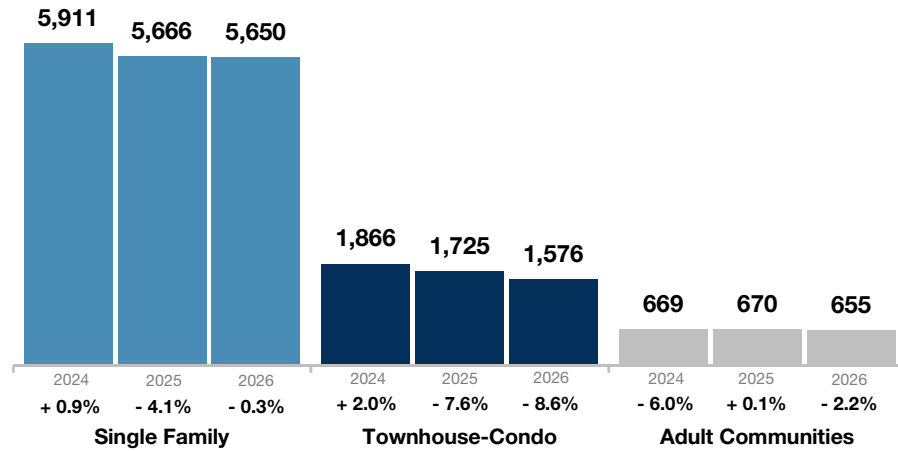
	Single Family	Townhouse-Condo	Adult Communities
September 2025	4,979	1,564	599
October 2025	5,279	1,652	673
November 2025	4,079	1,344	520
December 2025	3,250	1,100	428
January 2026	3,316	1,144	460
February 2026	3,498	1,339	431
March 2026	4,577	1,648	654
April 2026	5,710	1,806	685
May 2026	6,014	1,766	702
June 2026	6,105	1,729	669
July 2026	5,511	1,631	718
August 2026	4,845	1,451	582
12-Month Avg.	4,764	1,515	593

Closed Sales

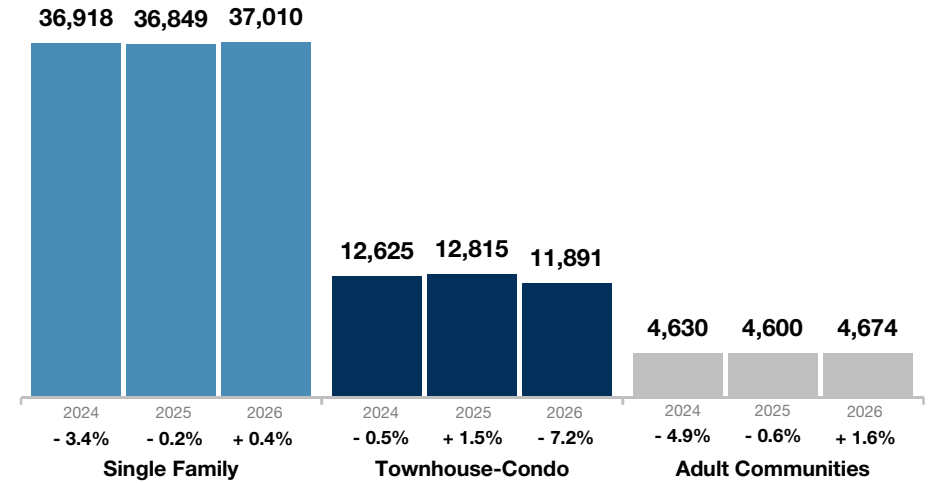
A count of the actual sales that closed in a given month.



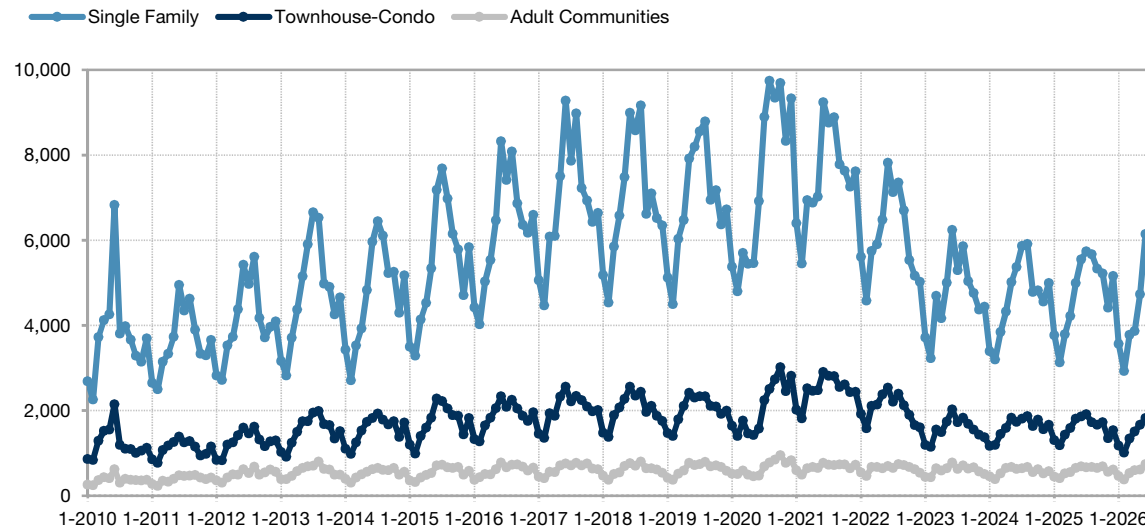
August



Year to Date



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.

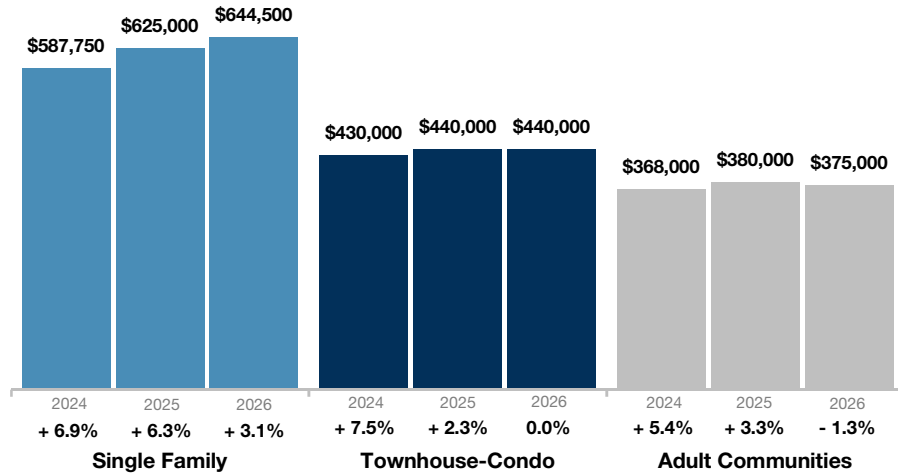
	Single Family	Townhouse-Condo	Adult Communities
September 2025	5,329	1,663	650
October 2025	5,218	1,724	687
November 2025	4,414	1,347	556
December 2025	5,156	1,539	609
January 2026	3,565	1,174	459
February 2026	2,924	1,010	382
March 2026	3,779	1,339	529
April 2026	3,867	1,509	596
May 2026	4,729	1,666	608
June 2026	6,144	1,819	742
July 2026	6,352	1,798	703
August 2026	5,650	1,576	655
12-Month Avg.	4,761	1,514	598

Median Sales Price

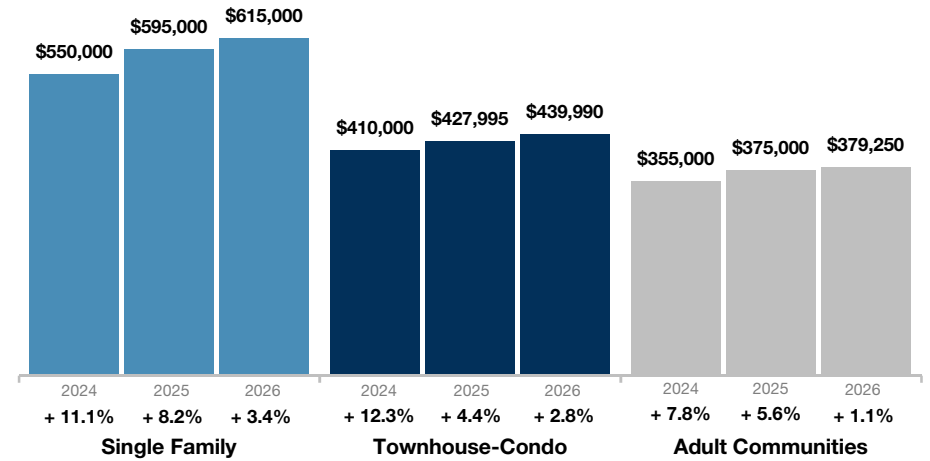


Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

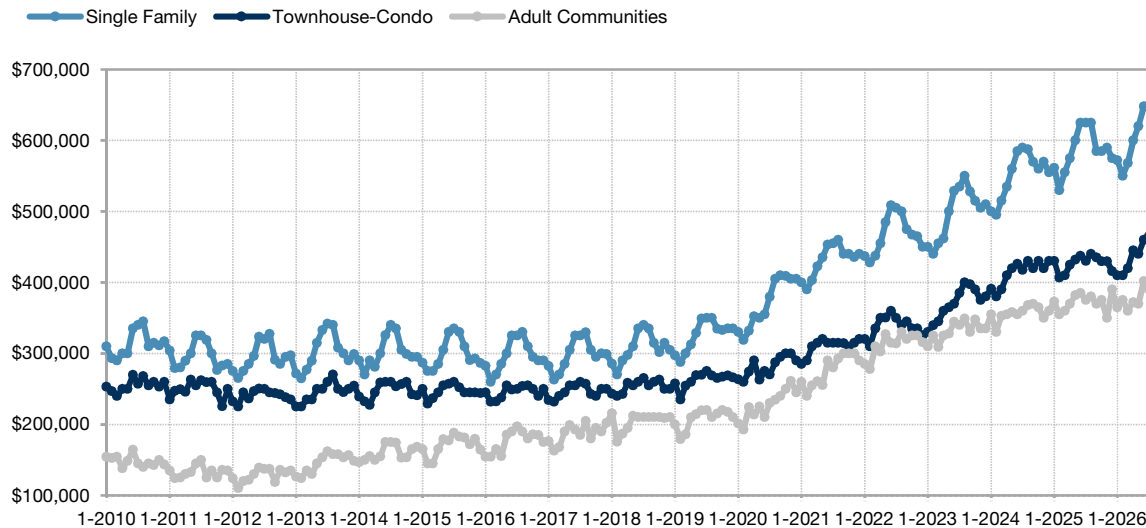
August



Year to Date



Historical Median 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
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	\$572,300	\$410,000	\$365,000
February 2026	\$550,000	\$410,000	\$375,000
March 2026	\$568,000	\$420,000	\$360,000
April 2026	\$599,999	\$444,995	\$372,250
May 2026	\$620,000	\$440,000	\$370,000
June 2026	\$648,000	\$460,000	\$402,000
July 2026	\$650,000	\$465,150	\$390,000
August 2026	\$644,500	\$440,000	\$375,000
12-Month Med.*	\$600,000	\$435,000	\$375,000

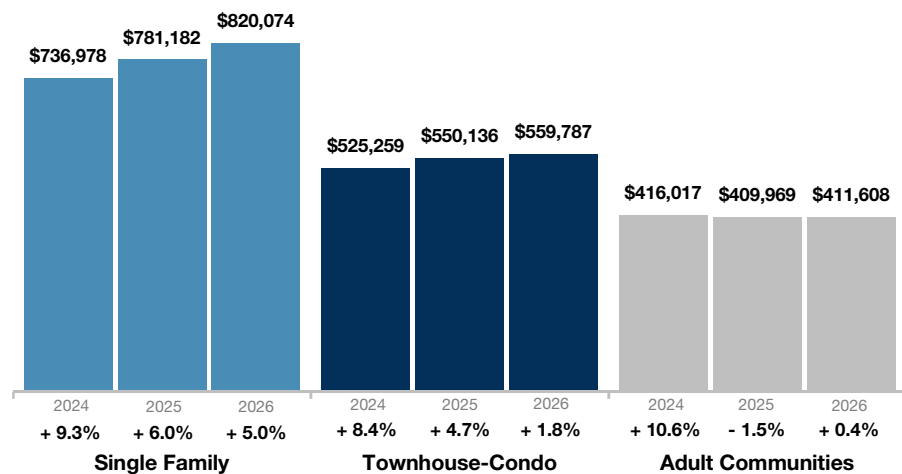
* Median Sales Price for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

Average Sales Price

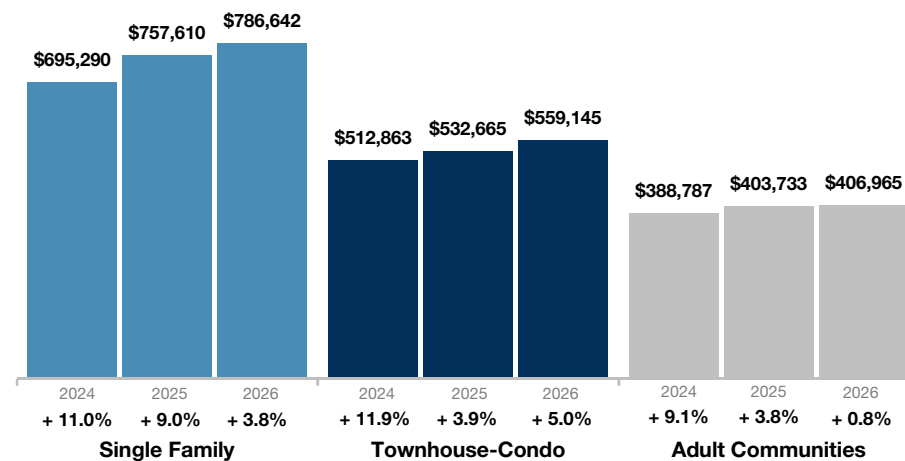
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



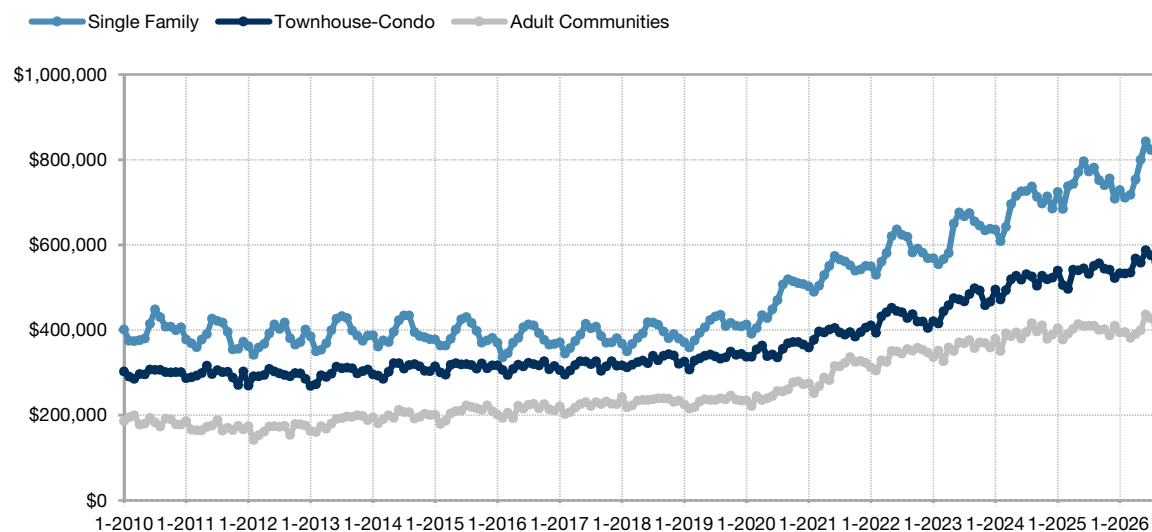
August



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
September 2025	\$751,683	\$556,144	\$400,375
October 2025	\$739,458	\$543,265	\$401,646
November 2025	\$755,676	\$541,647	\$387,173
December 2025	\$707,925	\$521,467	\$410,221
January 2026	\$728,212	\$533,084	\$393,810
February 2026	\$710,449	\$532,010	\$394,856
March 2026	\$716,916	\$534,372	\$381,264
April 2026	\$752,905	\$567,583	\$390,081
May 2026	\$799,851	\$557,528	\$399,234
June 2026	\$842,717	\$587,158	\$436,449
July 2026	\$822,704	\$575,315	\$427,031
August 2026	\$820,074	\$559,787	\$411,608
12-Month Avg.*	\$769,575	\$552,872	\$404,602

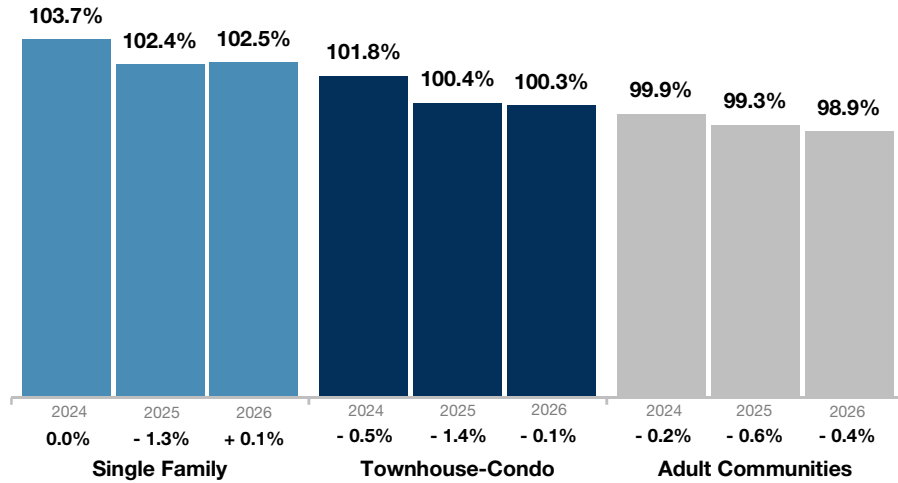
* Avg. Sales Price for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

Percent of List Price Received

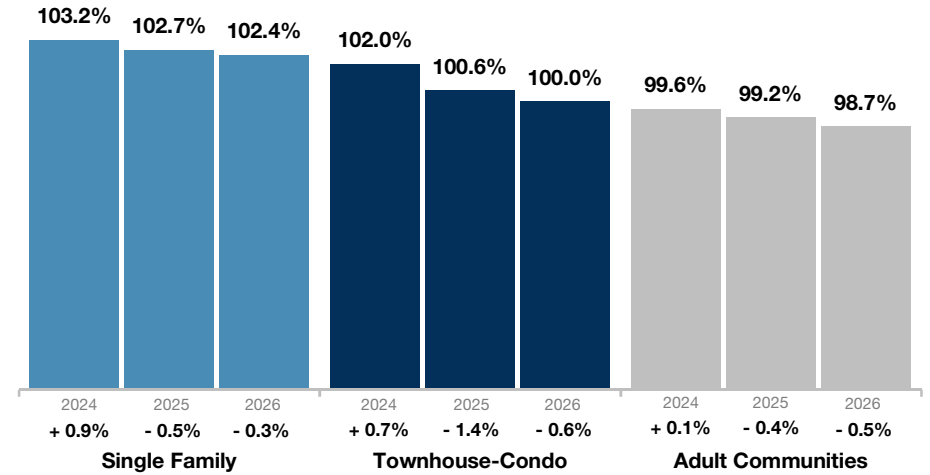


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

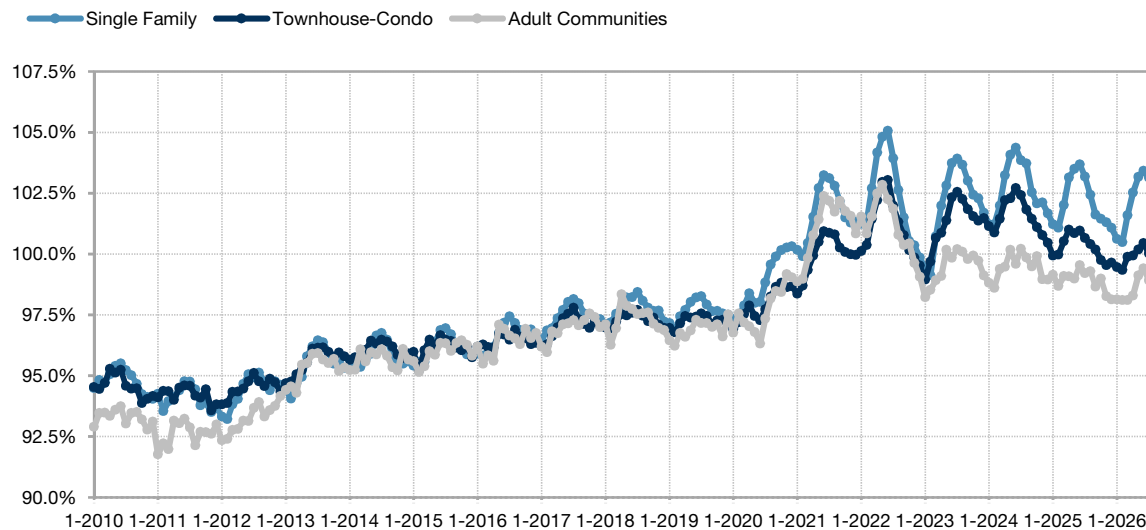
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Year to Date



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
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%	99.1%
June 2026	103.4%	100.4%	99.4%
July 2026	103.1%	100.0%	98.9%
August 2026	102.5%	100.3%	98.9%
12-Month Avg.*	102.1%	99.9%	98.6%

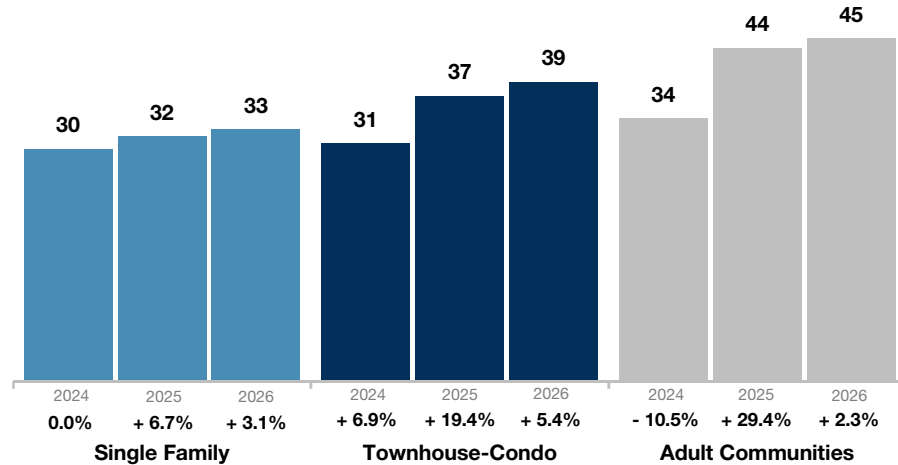
* Pct. of List Price Received for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

Days on Market Until Sale

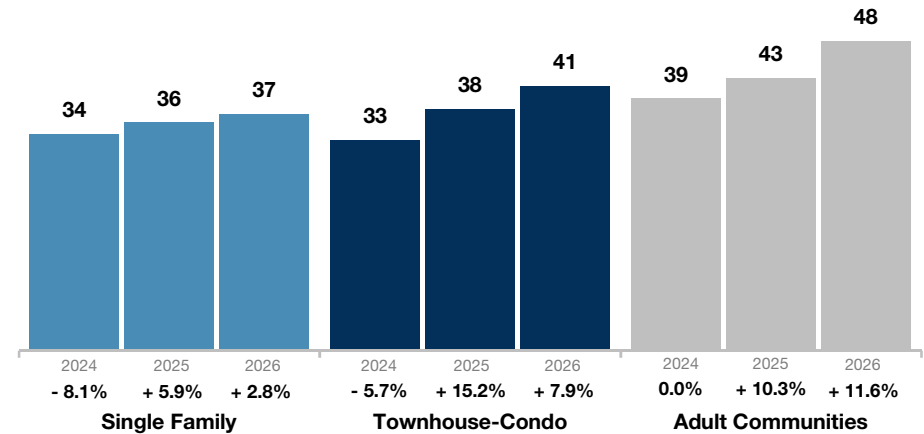
Average number of days between when a property is listed and when an offer is accepted in a given month.



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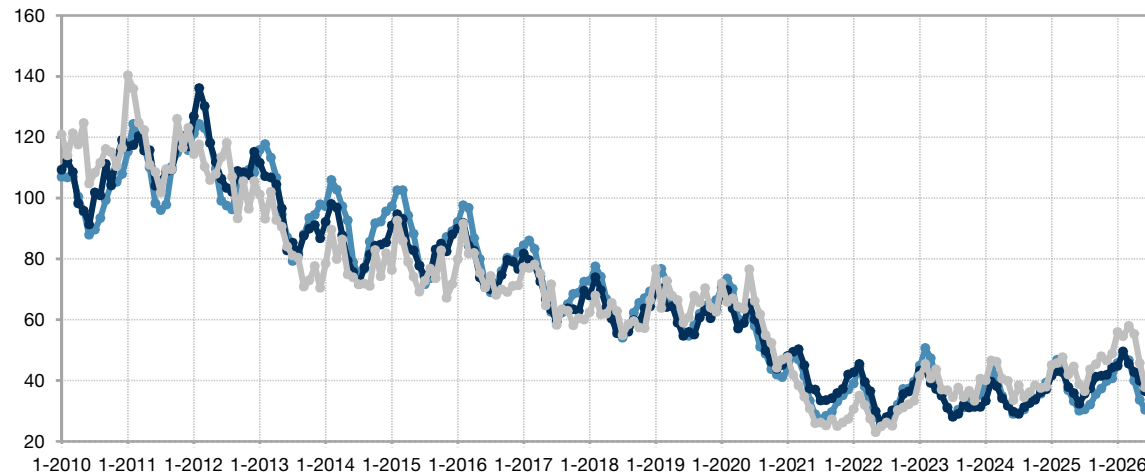


Year to Date



Historical Days on Market Until Sale by Month

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
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	38
July 2026	32	39	44
August 2026	33	39	45
12-Month Avg.*	37	42	48

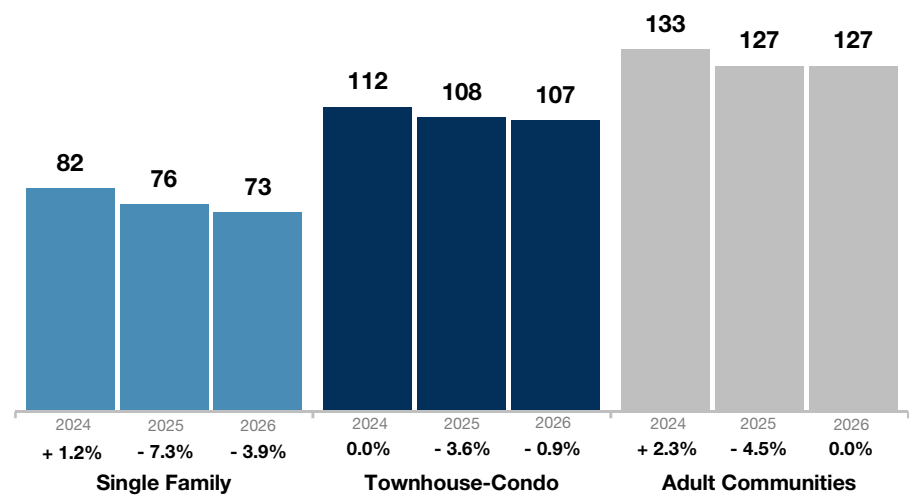
* Days on Market for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

Housing Affordability Index

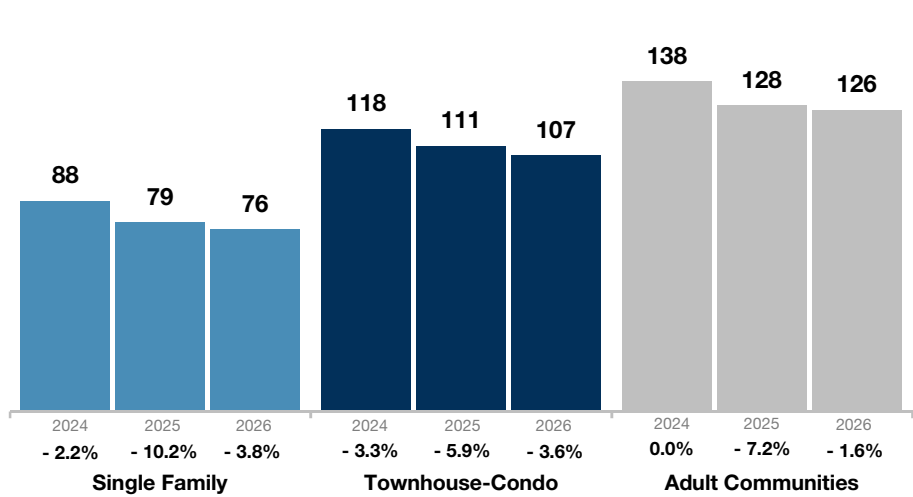


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

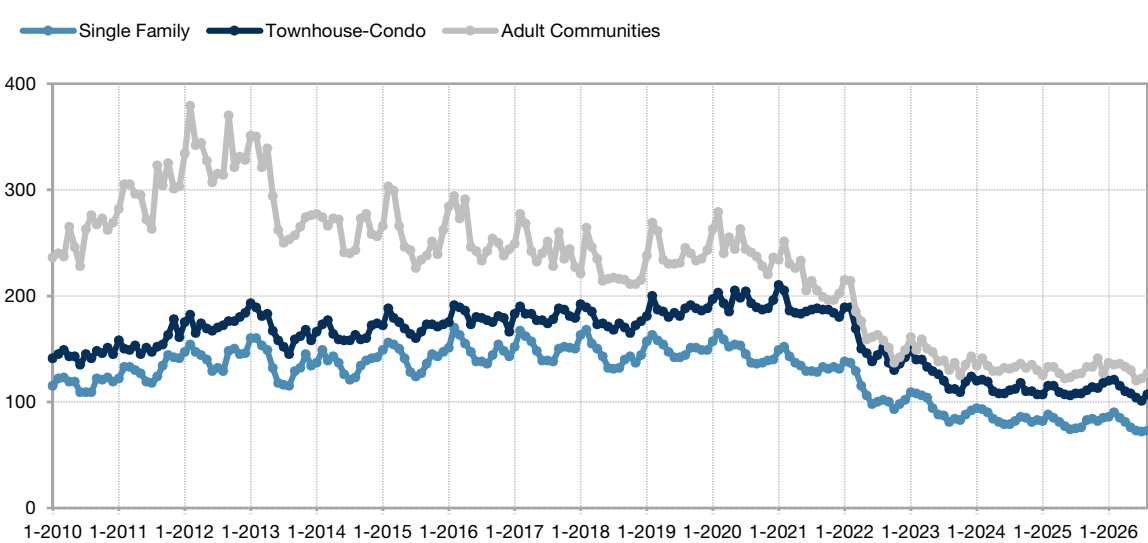
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Year to Date



Historical Housing Affordability Index by Month



	Single Family	Townhouse-Condo	Adult Communities
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	85	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
12-Month Avg.*	81	112	131

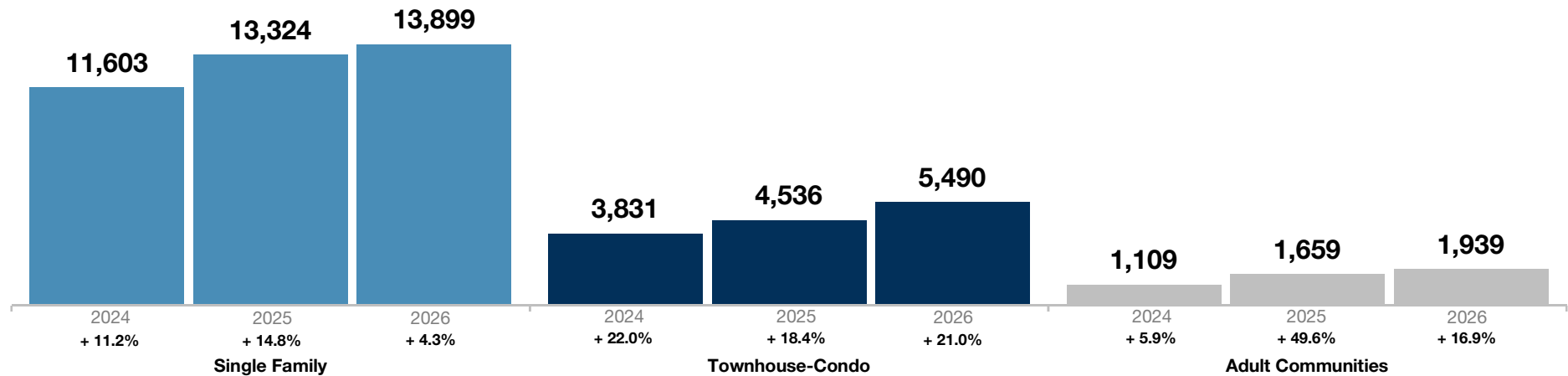
* Affordability Index for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

Inventory of Homes for Sale

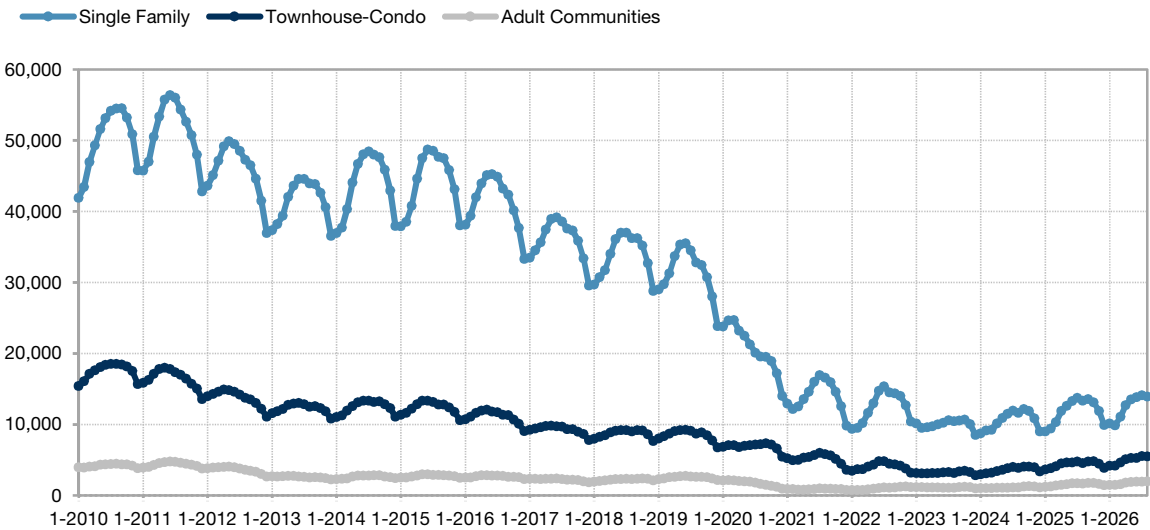
The number of properties available for sale in active status at the end of a given month.



August



Historical Inventory of Homes for Sale by Month



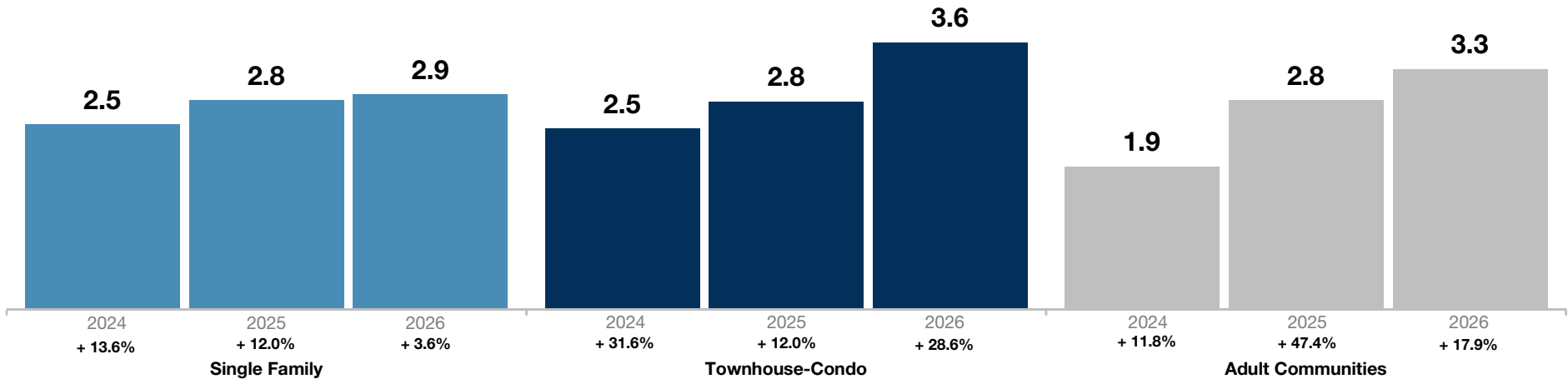
	Single Family	Townhouse-Condo	Adult Communities
September 2025	13,529	4,741	1,714
October 2025	13,089	4,802	1,733
November 2025	11,858	4,455	1,607
December 2025	9,899	3,832	1,423
January 2026	10,110	4,168	1,470
February 2026	9,860	4,177	1,481
March 2026	11,068	4,597	1,567
April 2026	12,696	5,057	1,791
May 2026	13,495	5,235	1,856
June 2026	13,797	5,248	1,914
July 2026	14,099	5,526	1,909
August 2026	13,899	5,490	1,939
12-Month Avg.	12,283	4,777	1,700

Months Supply of Inventory

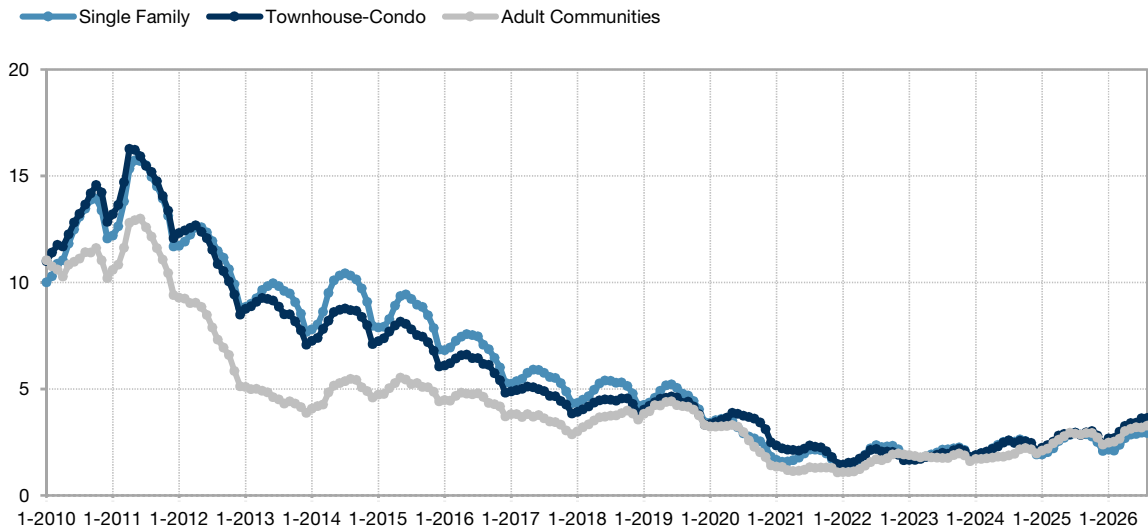


The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

August



Historical Months Supply of Inventory by Month



	Single Family	Townhouse-Condo	Adult Communities
September 2025	2.9	3.0	2.9
October 2025	2.8	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	2.4	3.0	2.6
April 2026	2.7	3.3	3.0
May 2026	2.8	3.4	3.1
June 2026	2.9	3.4	3.2
July 2026	2.9	3.6	3.2
August 2026	2.9	3.6	3.3
12-Month Avg.*	2.6	3.1	2.9

* Months Supply for all properties from September 2025 through August 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	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		9,607	10,142	+ 5.6%	82,466	85,635	+ 3.8%
Pending Sales		7,604	6,929	- 8.9%	58,048	57,402	- 1.1%
Closed Sales		8,119	7,927	- 2.4%	54,666	53,969	- 1.3%
Median Sales Price		\$560,000	\$575,000	+ 2.7%	\$530,000	\$550,000	+ 3.8%
Avg. Sales Price		\$697,907	\$731,233	+ 4.8%	\$671,401	\$699,770	+ 4.2%
Pct. of List Price Received		101.7%	101.8%	+ 0.1%	101.8%	101.5%	- 0.3%
Days on Market		34	35	+ 2.9%	37	39	+ 5.4%
Affordability Index		84	82	- 2.4%	89	85	- 4.5%
Homes for Sale		19,806	21,580	+ 9.0%	--	--	--
Months Supply		2.9	3.1	+ 6.9%	--	--	--