Monthly Indicators

For residential real estate activity in the state of New Jersey

NEW JERSEY REALTORS®

September 2026

U.S. existing-home sales fell 2.0% from the previous month and 1.2% from a year earlier to a seasonally adjusted annual rate of 3.98 million, the first reading below 4 million since June 2025, according to the National Association of REALTORS® (NAR). Sales held steady in the West and declined in the Northeast, Midwest, and South. Compared with a year earlier, sales were unchanged in the South and declined in the Northeast, Midwest, and West.

- Single Family Closed Sales were down 6.5 percent to 4,983.
- Townhouse-Condo Closed Sales were down 6.0 percent to 1,563.
- Adult Communities Closed Sales were down 0.9 percent to 644.

- Single Family Median Sales Price increased 5.0 percent to $614,000.
- Townhouse-Condo Median Sales Price decreased 1.2 percent to $429,900.
- Adult Communities Median Sales Price increased 1.4 percent to $375,000.

Heading into September, there were 1.62 million homes listed for sale, up 3.2% from the previous month and 5.9% from a year earlier, the first time inventory has exceeded 1.6 million units since November 2019, NAR reported. That represents a 4.9-month supply at the current sales pace, up from 4.6 months a month earlier and the highest level in over ten years, according to NAR Chief Economist Lawrence Yun. The median existing-home sales price rose 1.6% year-over-year to $429,100, marking 38 consecutive months of annual gains, and year-to-date sales are up 1.6%. The Federal Reserve raised its benchmark rate by a quarter point on September 16 to a range of 3.75% to 4%, its first increase since July 2023, and the 30-year fixed-rate mortgage moved above 7% in late September, up from an August average of 6.67%, according to Freddie Mac.

Monthly Snapshot

- 5.8%	+ 12.1%	+ 2.8%
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

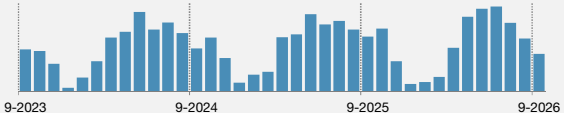
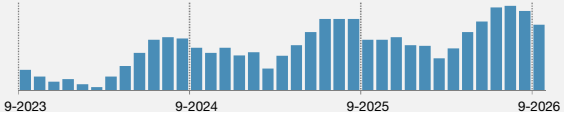
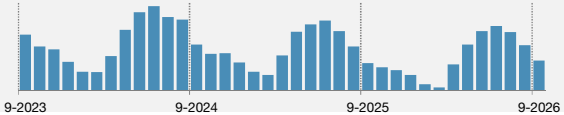
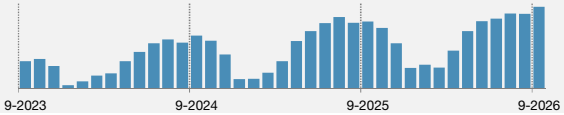
Residential real estate activity comprised of single family properties, townhouses and condominiums combined, and properties in adult communities. Percent changes are calculated using rounded figures.

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Data as of October 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.

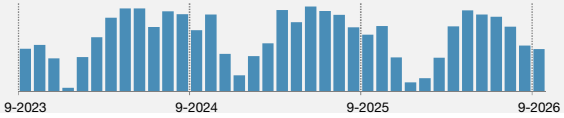
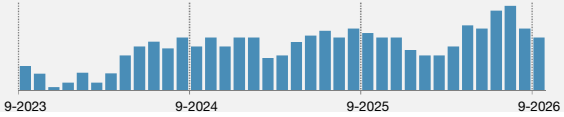
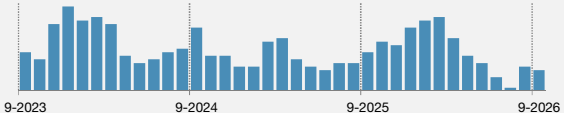
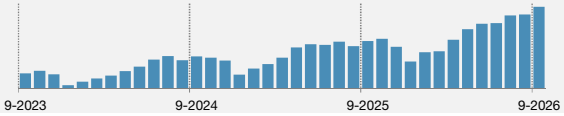
Single Family Market Overview

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	9-2025	9-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		7,157	**7,321**	+ 2.3%	62,654	**65,296**	+ 4.2%
Pending Sales		4,980	**4,342**	- 12.8%	44,311	**43,936**	- 0.8%
Closed Sales		5,330	**4,983**	- 6.5%	42,179	**42,129**	- 0.1%
Median Sales Price		$585,000	**$614,000**	+ 5.0%	$595,000	**$615,000**	+ 3.4%
Avg. Sales Price		$751,715	**$791,168**	+ 5.2%	$756,865	**$786,698**	+ 3.9%
Pct. of List Price Received		101.6%	**101.8%**	+ 0.2%	102.5%	**102.3%**	- 0.2%
Days on Market		35	**35**	0.0%	36	**37**	+ 2.8%
Affordability Index		83	**74**	- 10.8%	81	**74**	- 8.6%
Homes for Sale		13,542	**14,638**	+ 8.1%	--	**--**	--
Months Supply		2.9	**3.1**	+ 6.9%	--	**--**	--

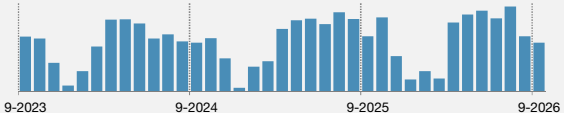
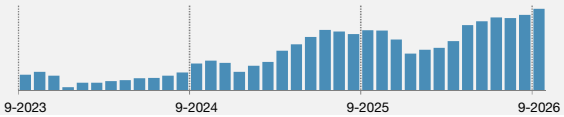
Townhouse-Condo Market Overview

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	9-2025	9-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		2,554	**2,791**	+ 9.3%	22,322	**23,258**	+ 4.2%
Pending Sales		1,564	**1,425**	- 8.9%	14,910	**13,951**	- 6.4%
Closed Sales		1,663	**1,563**	- 6.0%	14,479	**13,520**	- 6.6%
Median Sales Price		$435,000	**$429,900**	- 1.2%	$429,990	**$437,500**	+ 1.7%
Avg. Sales Price		$556,144	**$556,612**	+ 0.1%	$535,376	**$559,044**	+ 4.4%
Pct. of List Price Received		100.2%	**99.5%**	- 0.7%	100.5%	**99.9%**	- 0.6%
Days on Market		41	**42**	+ 2.4%	38	**42**	+ 10.5%
Affordability Index		111	**106**	- 4.5%	113	**104**	- 8.0%
Homes for Sale		4,749	**5,819**	+ 22.5%	--	**--**	--
Months Supply		3.0	**3.9**	+ 30.0%	--	**--**	--

Adult Community Market Overview

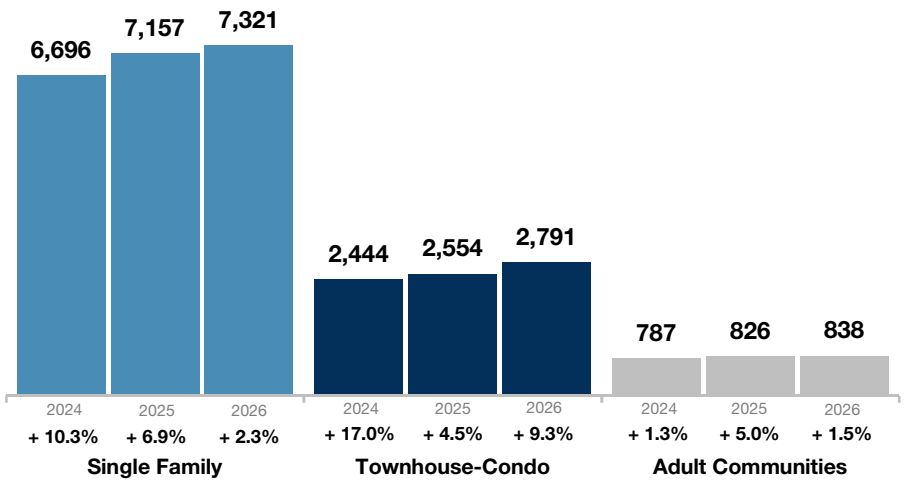
Key metrics for properties in **Adult Communities Only** for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	9-2025	9-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		826	**838**	+ 1.5%	7,379	**7,698**	+ 4.3%
Pending Sales		599	**573**	- 4.3%	5,542	**5,486**	- 1.0%
Closed Sales		650	**644**	- 0.9%	5,251	**5,329**	+ 1.5%
Median Sales Price		$370,000	**$375,000**	+ 1.4%	$375,000	**$379,000**	+ 1.1%
Avg. Sales Price		$400,375	**$400,703**	+ 0.1%	$403,337	**$406,136**	+ 0.7%
Pct. of List Price Received		98.7%	**98.9%**	+ 0.2%	99.1%	**98.7%**	- 0.4%
Days on Market		45	**48**	+ 6.7%	43	**48**	+ 11.6%
Affordability Index		133	**123**	- 7.5%	131	**122**	- 6.9%
Homes for Sale		1,713	**2,028**	+ 18.4%	--	**--**	--
Months Supply		2.9	**3.4**	+ 17.2%	--	**--**	--

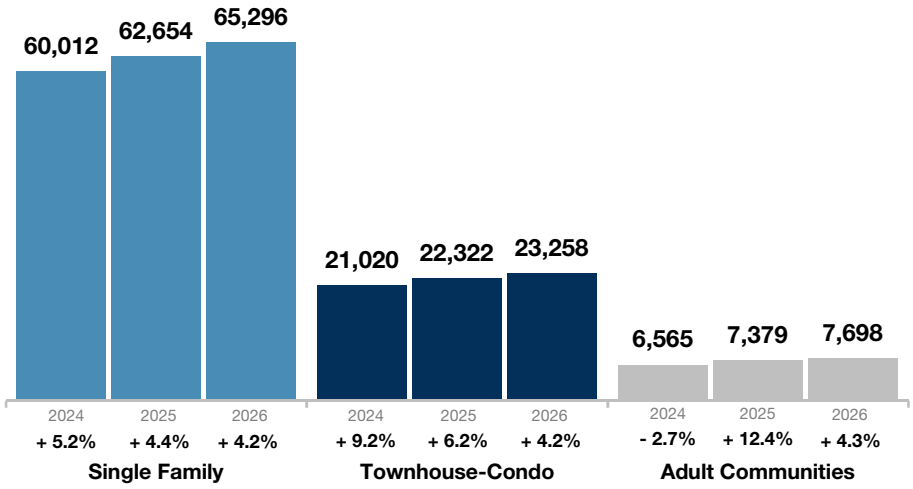
New Listings

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

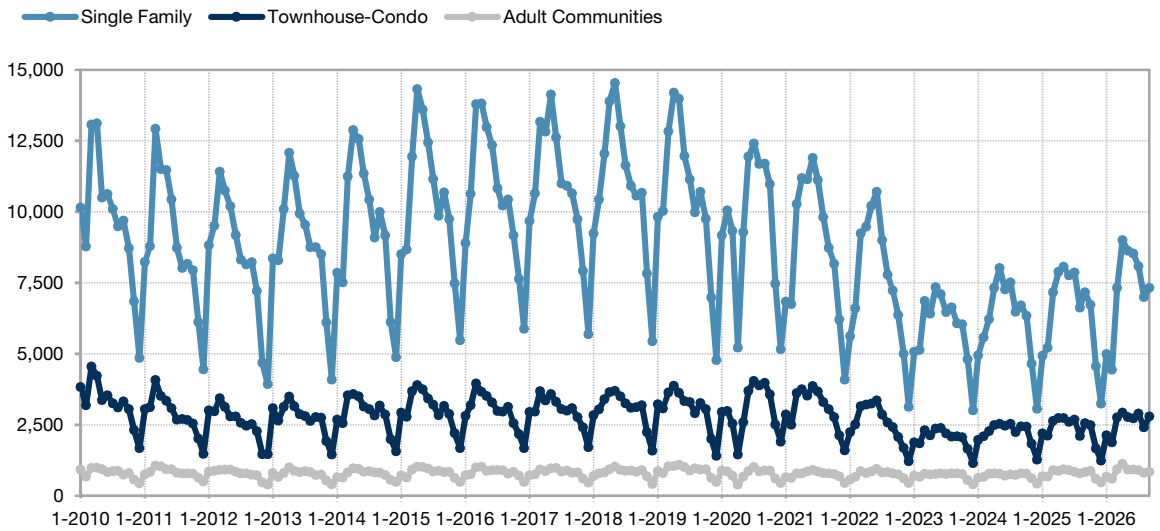
September



Year to Date



Historical New Listings by Month



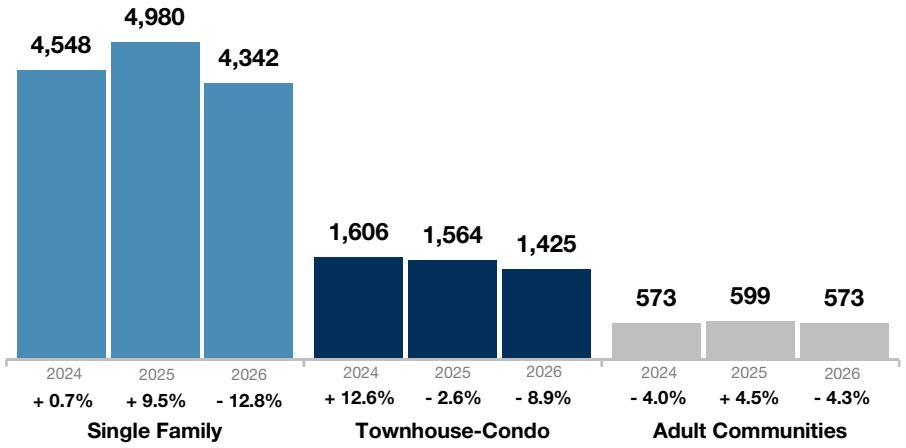
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
October 2025	6,723	2,481	878
November 2025	4,554	1,665	590
December 2025	3,241	1,230	468
January 2026	4,992	2,129	674
February 2026	4,438	1,874	595
March 2026	7,320	2,750	927
April 2026	8,999	2,929	1,121
May 2026	8,628	2,768	918
June 2026	8,521	2,716	919
July 2026	8,088	2,894	900
August 2026	6,989	2,407	806
September 2026	**7,321**	**2,791**	**838**
12-Month Avg.	6,651	2,386	803

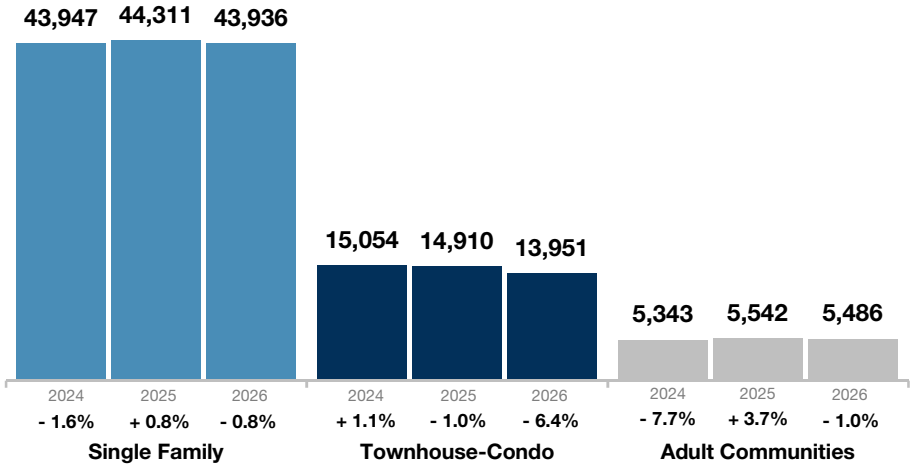
Pending Sales

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

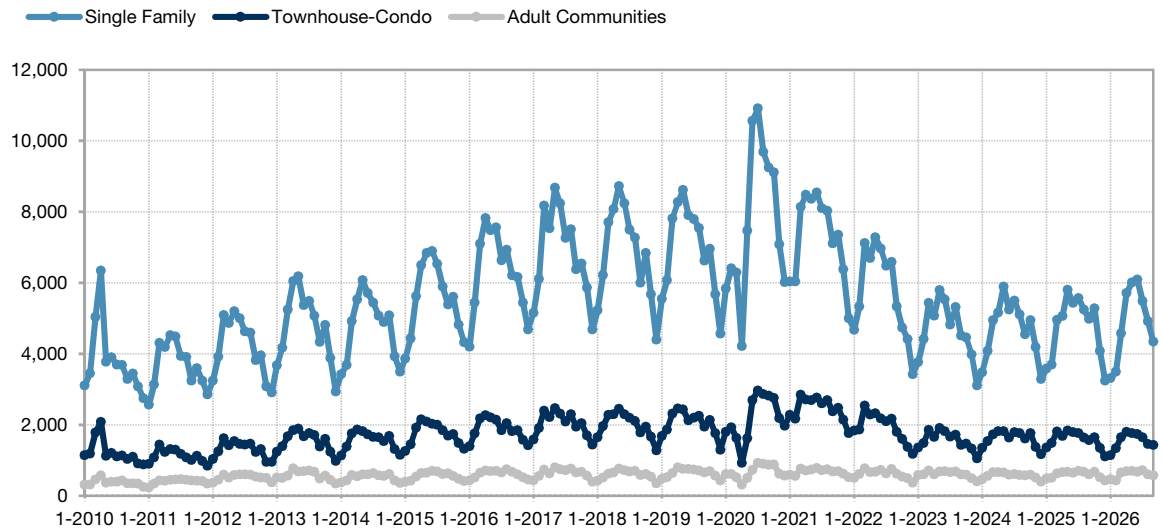
September



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Historical Pending Sales by Month



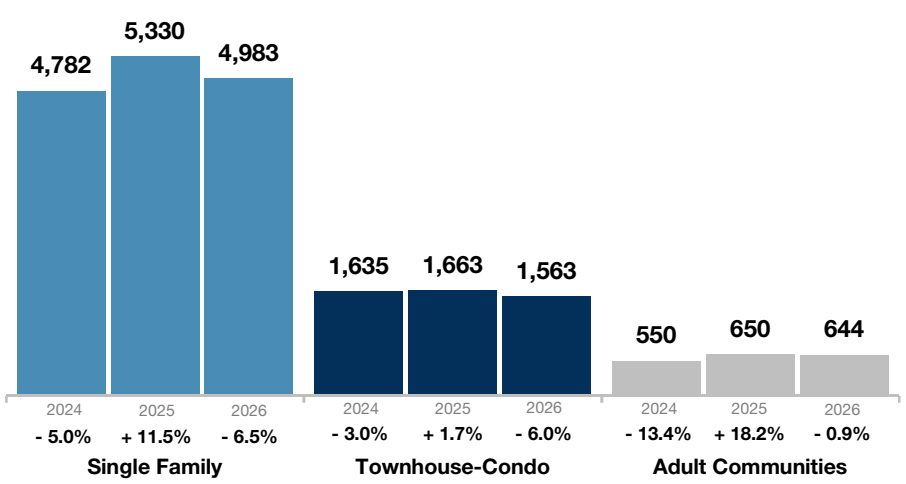
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
October 2025	5,275	1,649	673
November 2025	4,079	1,344	520
December 2025	3,245	1,100	428
January 2026	3,313	1,142	460
February 2026	3,497	1,340	431
March 2026	4,575	1,646	653
April 2026	5,709	1,800	685
May 2026	6,009	1,761	700
June 2026	6,087	1,739	669
July 2026	5,489	1,641	716
August 2026	4,915	1,457	599
September 2026	**4,342**	**1,425**	**573**
12-Month Avg.	4,711	1,504	592

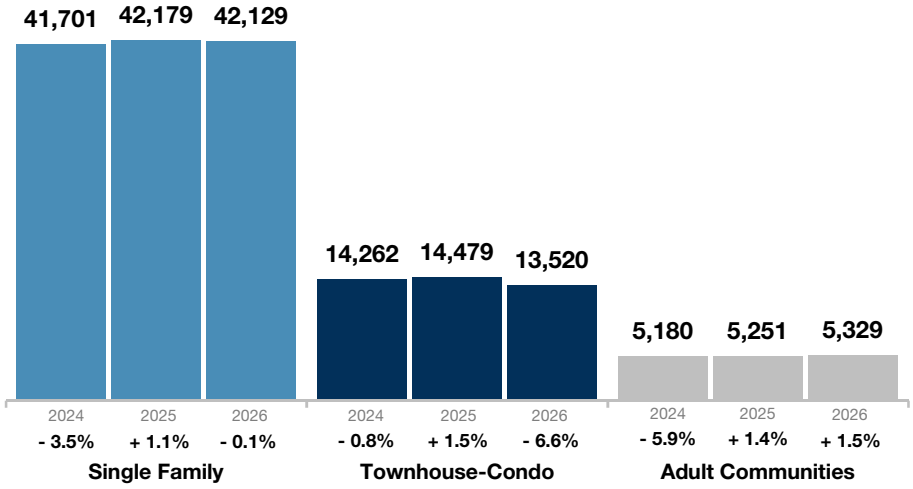
Closed Sales

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

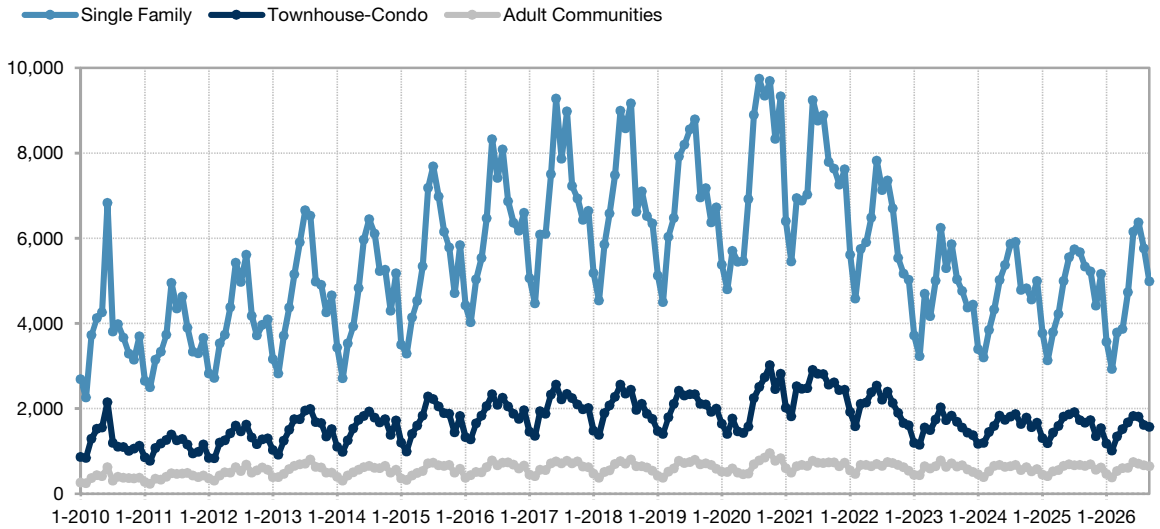
September



Year to Date



Historical Closed Sales by Month



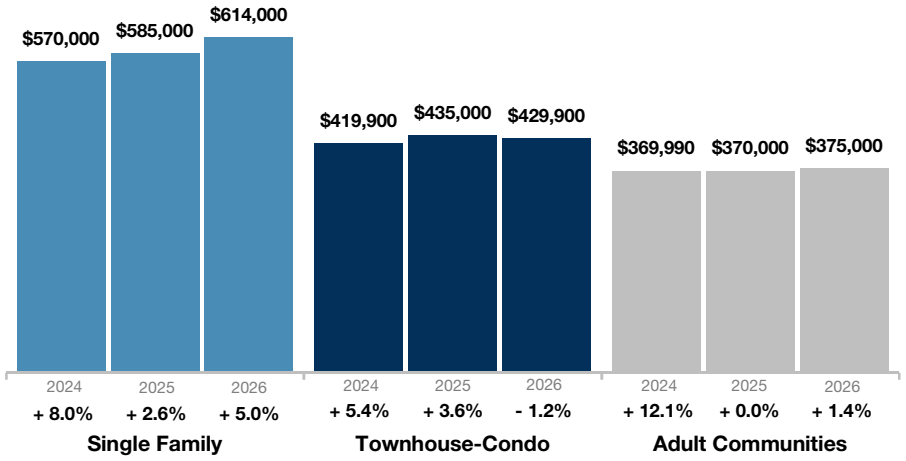
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
October 2025	5,221	1,724	687
November 2025	4,413	1,347	556
December 2025	5,157	1,539	609
January 2026	3,565	1,175	459
February 2026	2,924	1,010	382
March 2026	3,780	1,340	529
April 2026	3,867	1,513	596
May 2026	4,732	1,674	607
June 2026	6,150	1,824	742
July 2026	6,371	1,808	705
August 2026	5,757	1,613	665
September 2026	**4,983**	**1,563**	**644**
12-Month Avg.	4,743	1,511	598

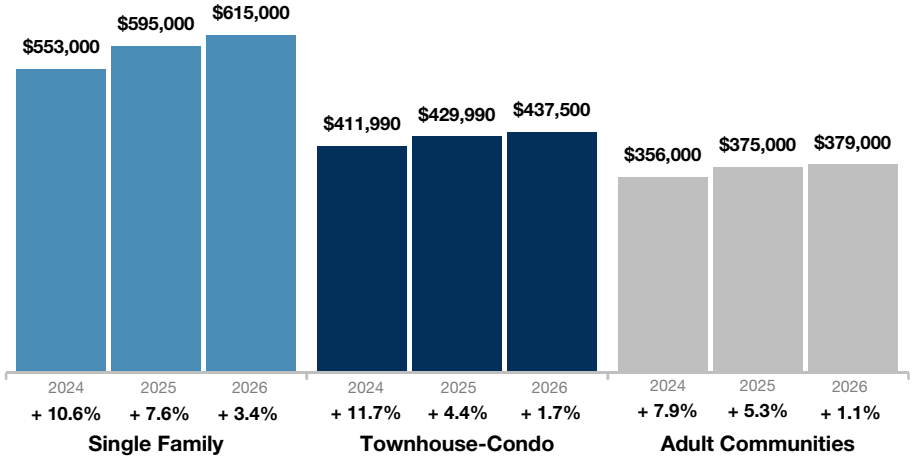
Median Sales Price

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

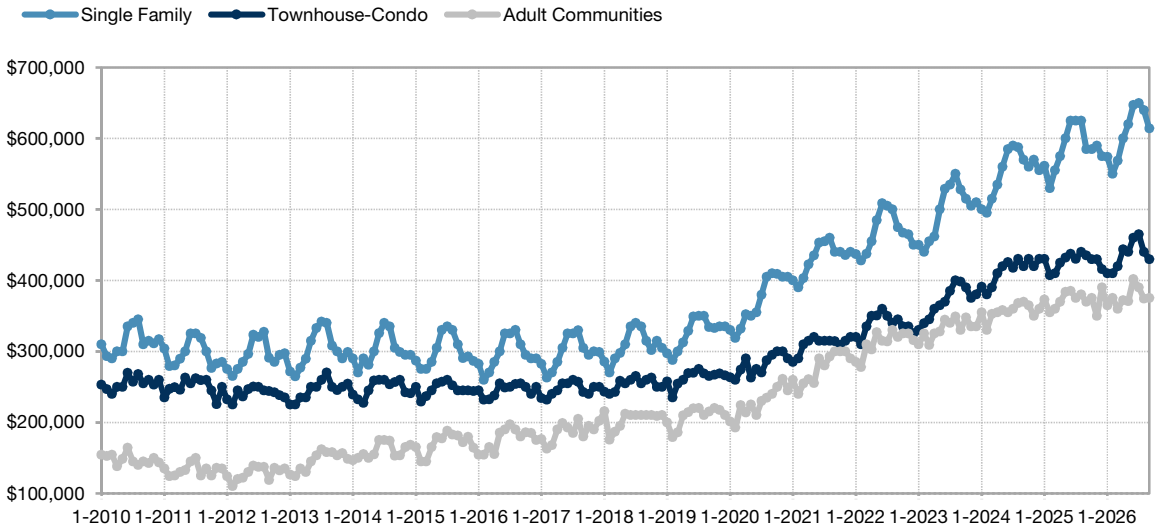
September



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.

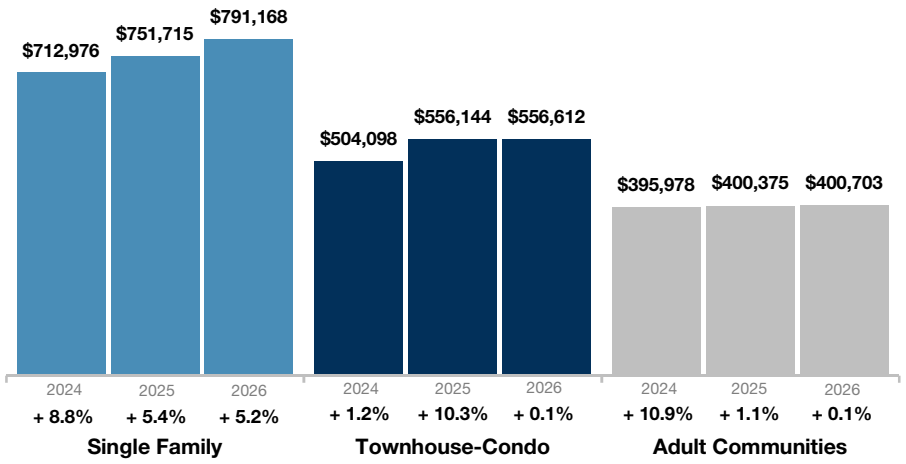
	Single Family	Townhouse-Condo	Adult Communities
October 2025	$585,000	$429,990	$375,000
November 2025	$590,000	$429,990	$350,000
December 2025	$575,000	$416,000	$389,900
January 2026	$573,850	$410,000	$365,000
February 2026	$550,000	$410,000	$375,000
March 2026	$568,500	$420,000	$360,000
April 2026	$600,000	$443,595	$372,250
May 2026	$620,000	$440,000	$370,500
June 2026	$647,000	$460,000	$402,000
July 2026	$650,000	$465,150	$390,000
August 2026	$640,000	$440,000	$374,500
September 2026	**$614,000**	**$429,900**	**$375,000**
12-Month Med.*	$604,000	$435,000	$376,920

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

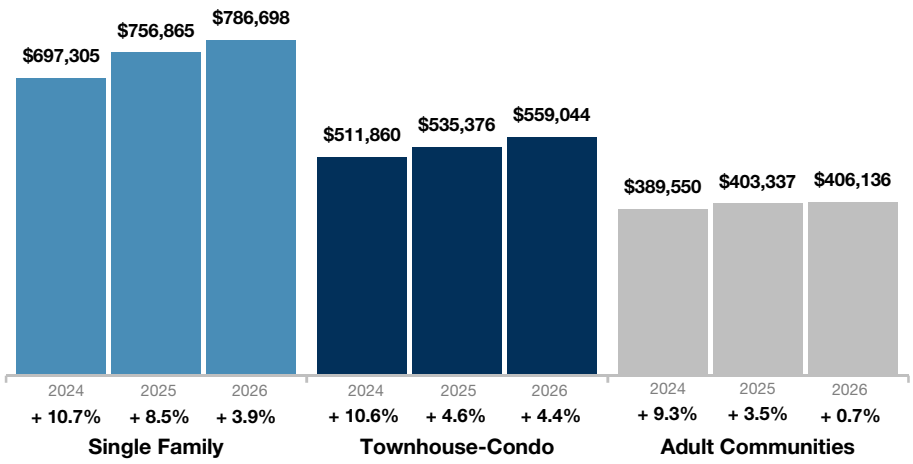
Average Sales Price

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

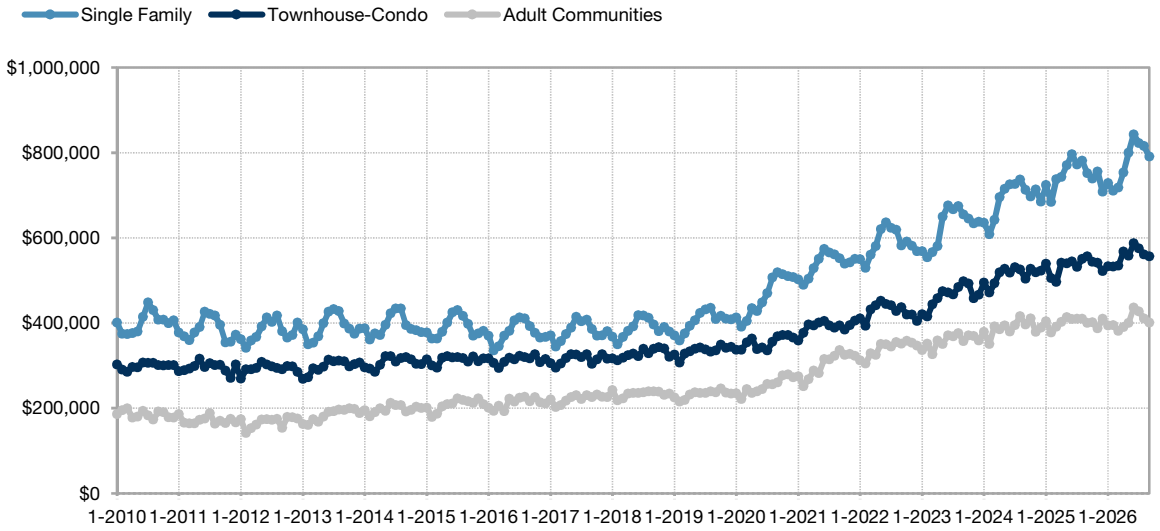
September



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.

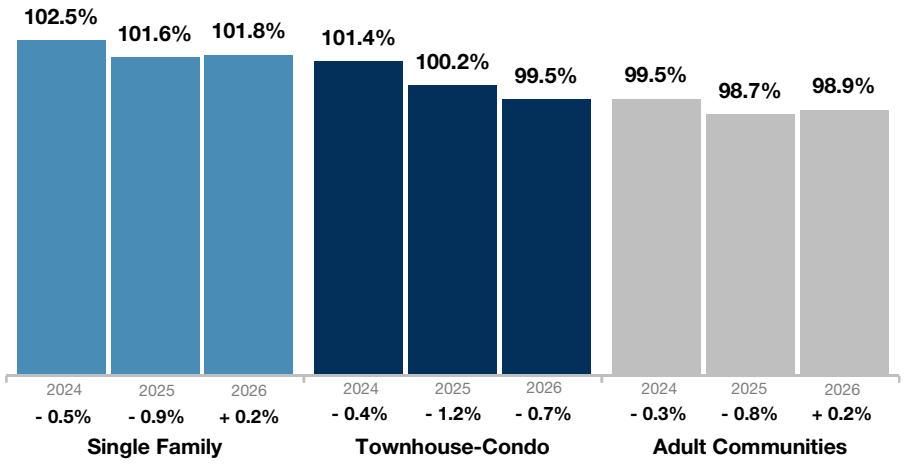
	Single Family	Townhouse-Condo	Adult Communities
October 2025	$739,293	$543,265	$401,646
November 2025	$755,678	$541,647	$387,173
December 2025	$707,925	$521,467	$410,221
January 2026	$728,301	$532,910	$393,810
February 2026	$710,387	$532,010	$394,856
March 2026	$717,652	$534,249	$381,264
April 2026	$752,991	$567,450	$390,081
May 2026	$799,793	$557,785	$399,889
June 2026	$842,393	$587,446	$436,076
July 2026	$822,480	$575,238	$427,040
August 2026	$815,847	$561,058	$410,631
September 2026	**$791,168**	**$556,612**	**$400,703**
12-Month Avg.*	$772,811	$553,061	$404,586

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

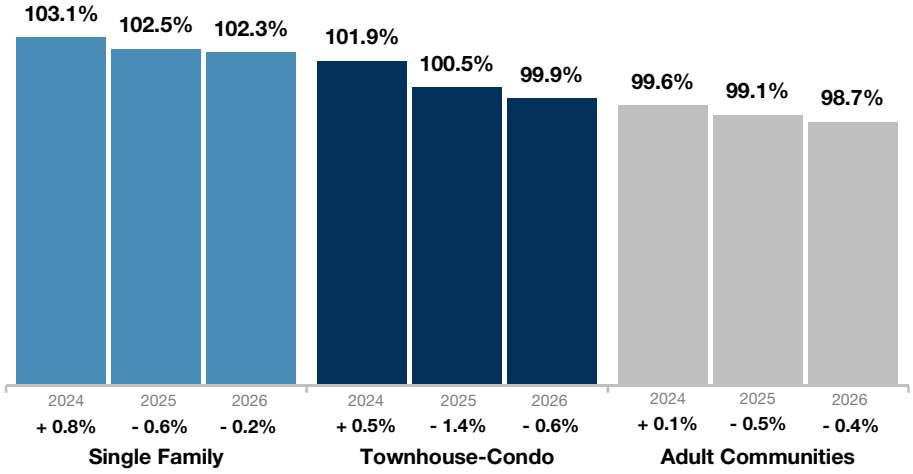
Percent of List Price Received

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.

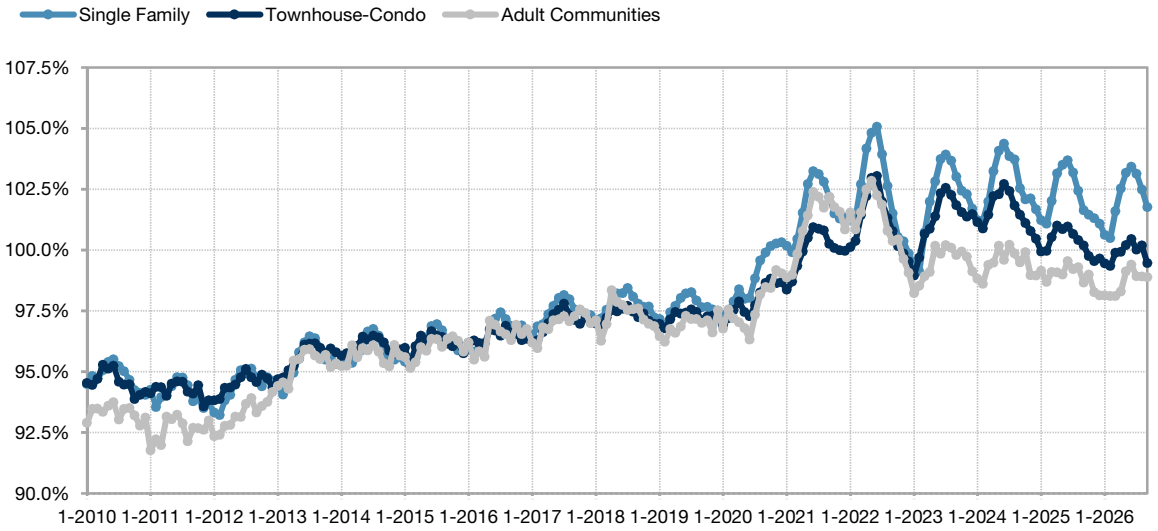
September



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.

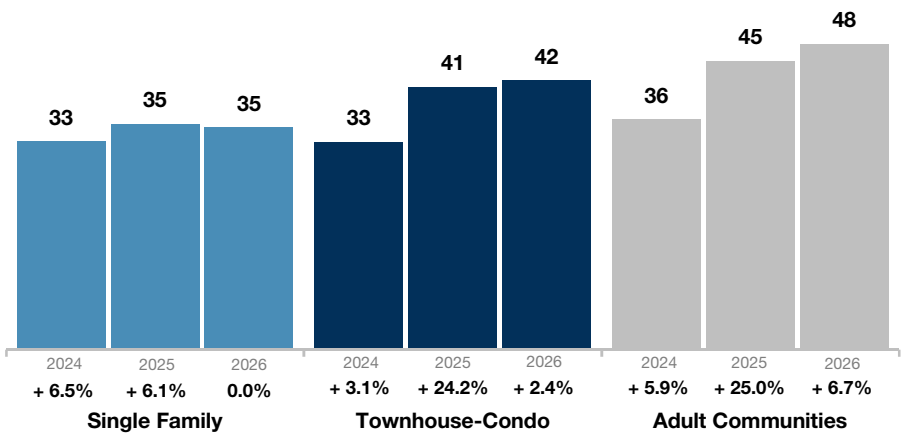
	Single Family	Townhouse-Condo	Adult Communities
October 2025	101.4%	99.7%	99.0%
November 2025	101.3%	99.5%	98.3%
December 2025	101.1%	99.6%	98.1%
January 2026	100.6%	99.4%	98.1%
February 2026	100.5%	99.3%	98.1%
March 2026	101.6%	99.9%	98.1%
April 2026	102.5%	99.9%	98.3%
May 2026	103.2%	100.2%	99.1%
June 2026	103.4%	100.4%	99.4%
July 2026	103.1%	100.0%	98.9%
August 2026	102.5%	100.2%	98.9%
September 2026	**101.8%**	**99.5%**	**98.9%**
12-Month Avg.*	102.1%	99.9%	98.7%

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

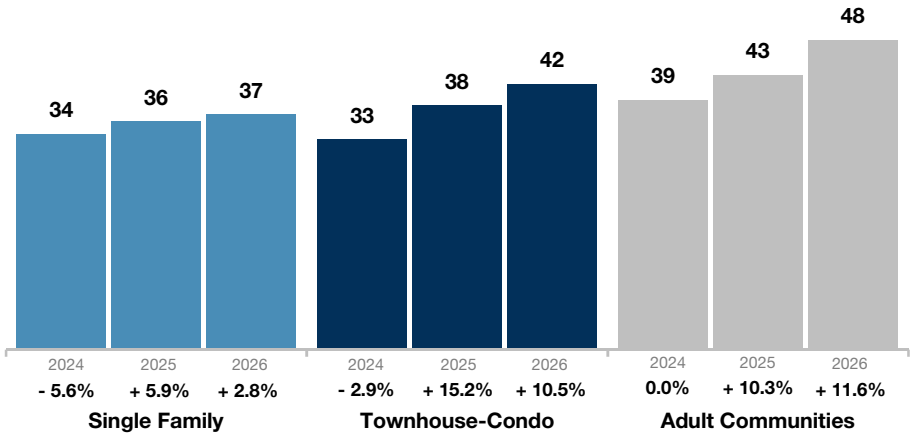
Days on Market Until Sale

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

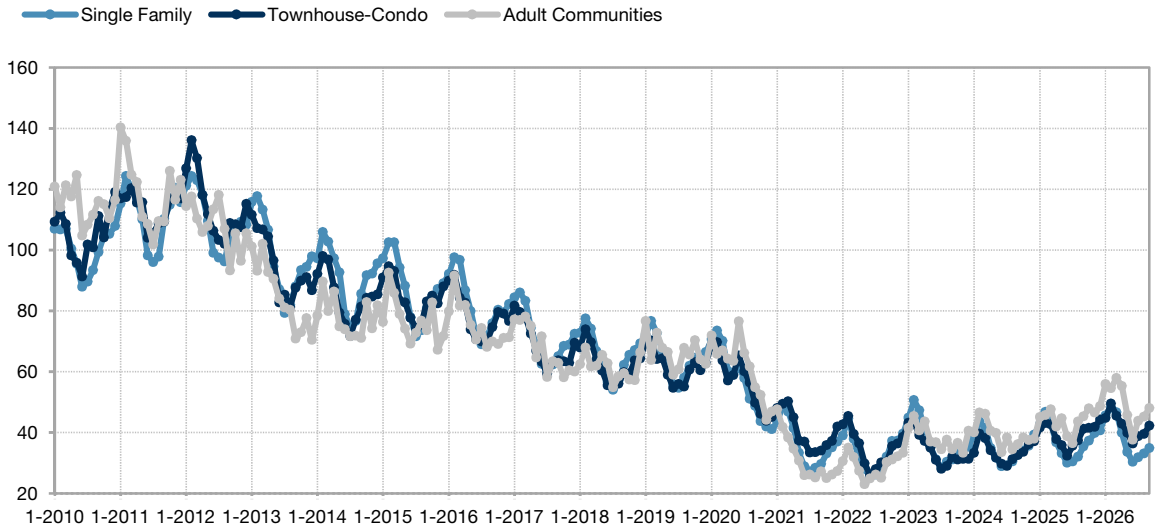
September



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.

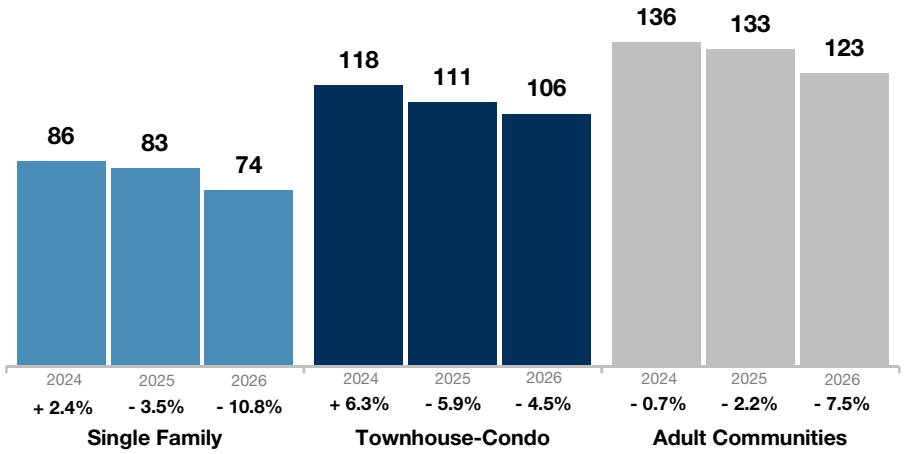
	Single Family	Townhouse-Condo	Adult Communities
October 2025	37	41	48
November 2025	40	42	47
December 2025	41	44	49
January 2026	46	45	56
February 2026	48	49	55
March 2026	47	46	58
April 2026	40	43	55
May 2026	34	40	46
June 2026	30	36	38
July 2026	32	39	44
August 2026	33	39	45
September 2026	**35**	**42**	**48**
12-Month Avg.*	37	42	48

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

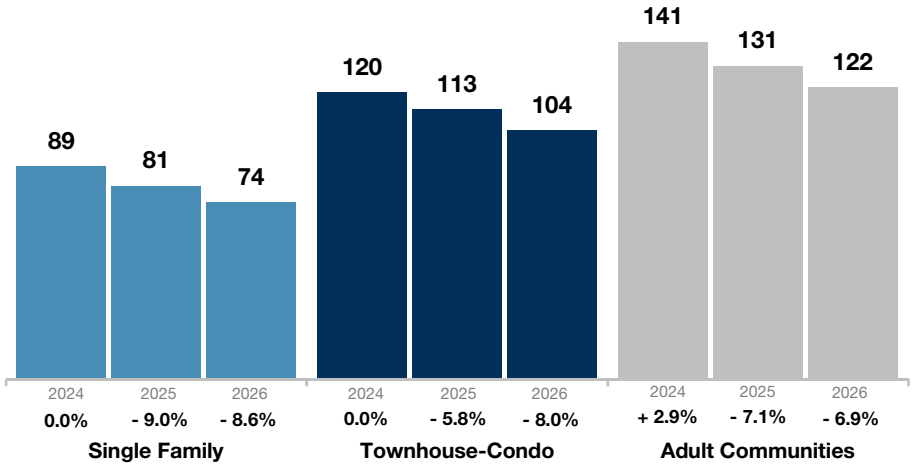
Housing Affordability Index

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.

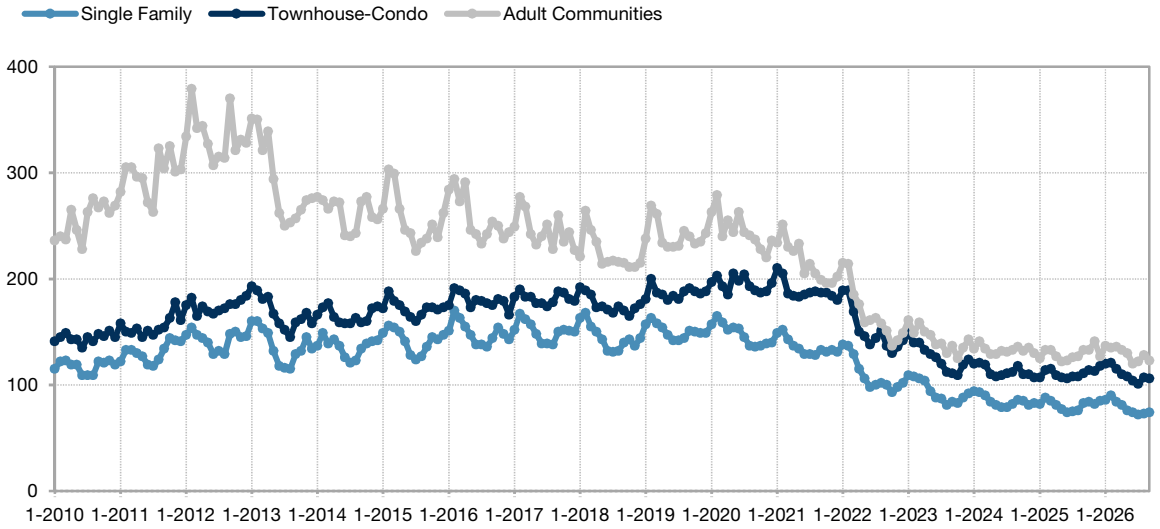
September



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.

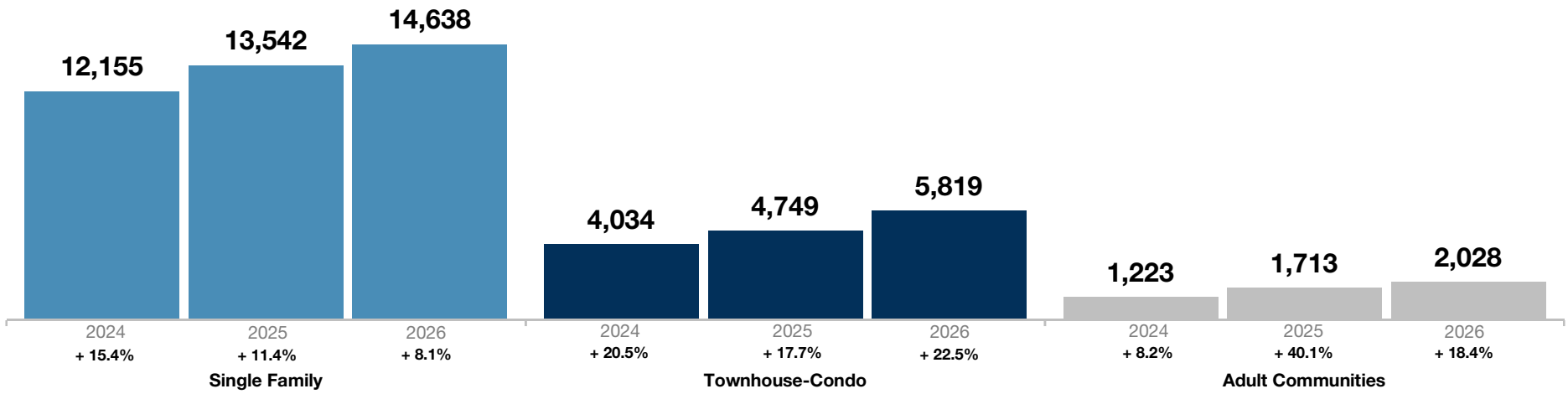
	Single Family	Townhouse-Condo	Adult Communities
October 2025	84	114	133
November 2025	82	113	141
December 2025	85	118	127
January 2026	86	120	137
February 2026	90	121	135
March 2026	84	115	136
April 2026	81	110	133
May 2026	76	108	130
June 2026	74	104	120
July 2026	72	101	122
August 2026	73	107	128
September 2026	**74**	**106**	**123**
12-Month Avg.*	80	111	130

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

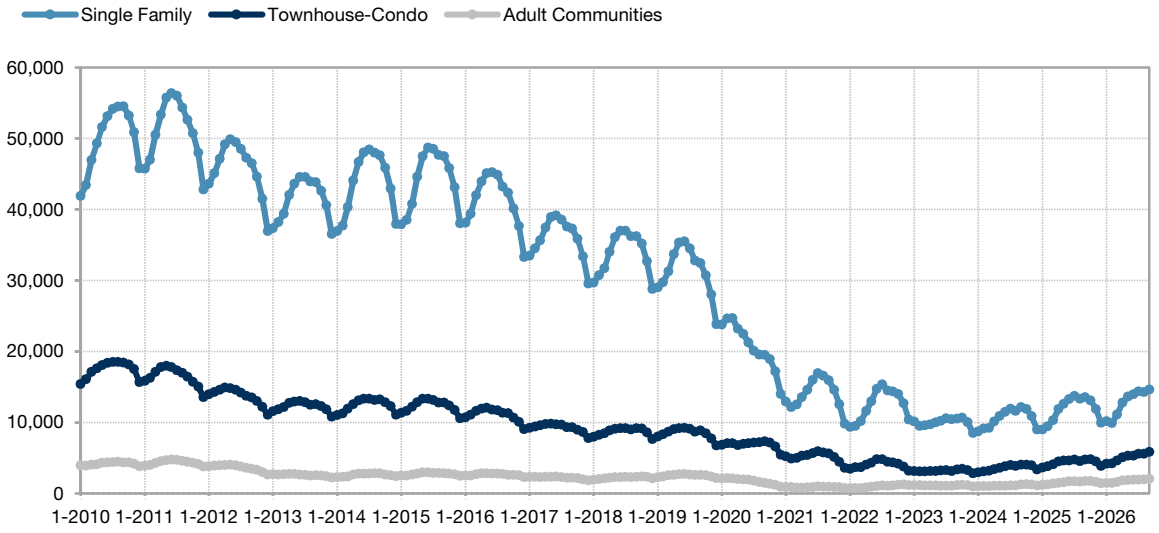
Inventory of Homes for Sale

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

September



Historical Inventory of Homes for Sale by Month



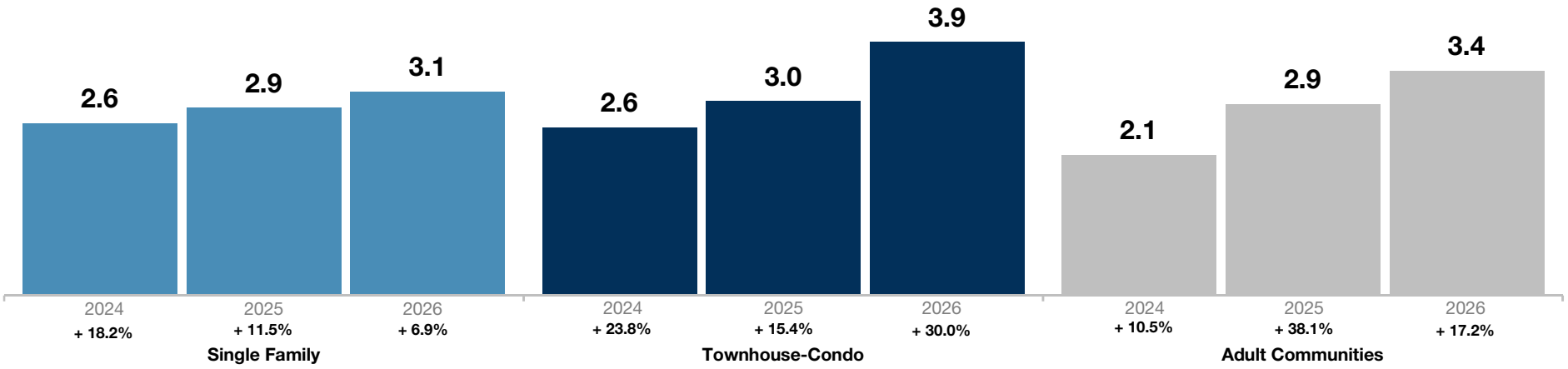
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
October 2025	13,108	4,812	1,732
November 2025	11,881	4,466	1,607
December 2025	9,929	3,841	1,423
January 2026	10,144	4,180	1,470
February 2026	9,897	4,190	1,482
March 2026	11,126	4,617	1,579
April 2026	12,770	5,087	1,806
May 2026	13,613	5,276	1,869
June 2026	13,966	5,293	1,926
July 2026	14,344	5,576	1,924
August 2026	14,254	5,559	1,949
September 2026	**14,638**	**5,819**	**2,028**
12-Month Avg.	12,473	4,893	1,733

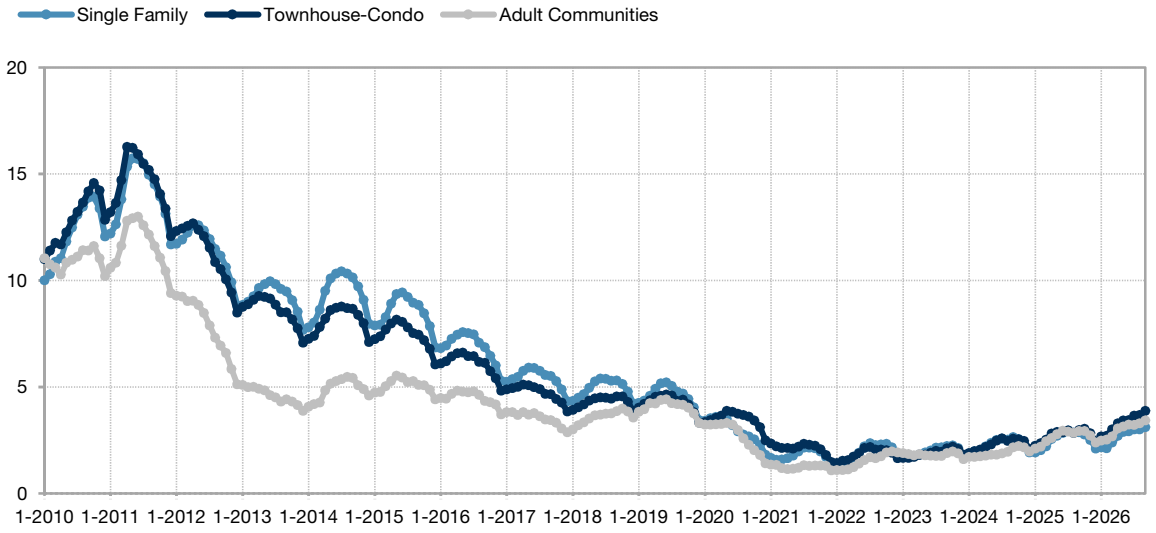
Months Supply of Inventory

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.

September



Historical Months Supply of Inventory by Month



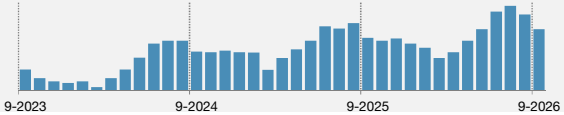
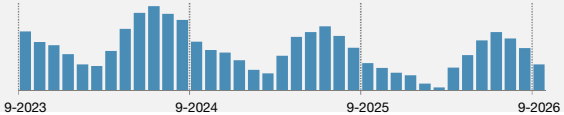
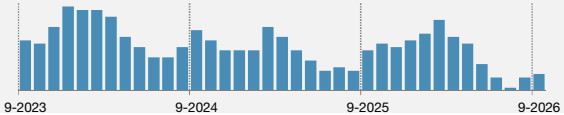
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
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	2.7
April 2026	2.7	3.3	3.0
May 2026	2.9	3.4	3.1
June 2026	2.9	3.4	3.2
July 2026	3.0	3.6	3.2
August 2026	3.0	3.7	3.3
September 2026	**3.1**	**3.9**	**3.4**
12-Month Avg.*	2.6	3.2	2.9

* Months Supply for all properties from October 2025 through September 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	9-2025	9-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		10,621	**11,028**	+ 3.8%	93,090	**96,958**	+ 4.2%
Pending Sales		7,200	**6,388**	- 11.3%	65,235	**63,839**	- 2.1%
Closed Sales		7,693	**7,243**	- 5.8%	62,361	**61,423**	- 1.5%
Median Sales Price		$535,000	**$550,000**	+ 2.8%	$530,000	**$550,000**	+ 3.8%
Avg. Sales Price		$676,484	**$702,036**	+ 3.8%	$672,027	**$699,734**	+ 4.1%
Pct. of List Price Received		101.0%	**101.0%**	0.0%	101.7%	**101.4%**	- 0.3%
Days on Market		38	**38**	0.0%	37	**39**	+ 5.4%
Affordability Index		90	**83**	- 7.8%	91	**83**	- 8.8%
Homes for Sale		20,291	**22,746**	+ 12.1%	--	**--**	--
Months Supply		2.9	**3.3**	+ 13.8%	--	**--**	--