

Monthly Indicators

For residential real estate activity in the state of New Jersey



May 2026

U.S. existing-home sales edged up 0.2% from the previous month to a seasonally adjusted annual rate of 4.02 million, according to the National Association of REALTORS® (NAR). Sales remained unchanged year-over-year. Regionally, existing-home sales rose in the Midwest and South, were flat in the Northeast, and declined in the West. Year-over-year, sales increased in the South, held steady in the West, and fell in the Northeast and Midwest.

- Single Family Closed Sales were down 7.7 percent to 4,611.
- Townhouse-Condo Closed Sales were down 11.0 percent to 1,610.
- Adult Communities Closed Sales were down 8.9 percent to 593.

- Single Family Median Sales Price increased 4.2 percent to \$625,000.
- Townhouse-Condo Median Sales Price increased 1.6 percent to \$439,000.
- Adult Communities Median Sales Price decreased 3.3 percent to \$369,500.

National inventory climbed 5.8% month-over-month and 1.4% year-over-year, with approximately 1.47 million properties listed for sale heading into May, NAR reported. At the current sales pace, that represents a 4.4-month supply, reflecting a modest improvement in inventory conditions compared to a year earlier. Homes spent a median of 32 days on the market, down from 41 days the previous month, while the median existing-home price increased to \$417,700, up 0.9% from a year ago.

Monthly Snapshot

- 8.5%

+ 6.6%

+ 4.7%

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

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	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		8,068	8,453	+ 4.8%	33,258	33,964	+ 2.1%
Pending Sales		5,805	5,911	+ 1.8%	23,096	22,990	- 0.5%
Closed Sales		4,994	4,611	- 7.7%	19,899	18,712	- 6.0%
Median Sales Price		\$600,000	\$625,000	+ 4.2%	\$565,000	\$585,000	+ 3.5%
Avg. Sales Price		\$770,259	\$804,363	+ 4.4%	\$735,968	\$747,244	+ 1.5%
Pct. of List Price Received		103.5%	103.3%	- 0.2%	102.3%	101.8%	- 0.5%
Days on Market		33	34	+ 3.0%	40	42	+ 5.0%
Affordability Index		77	76	- 1.3%	81	81	0.0%
Homes for Sale		12,582	12,967	+ 3.1%	--	--	--
Months Supply		2.7	2.7	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	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		2,741	2,729	- 0.4%	12,399	12,358	- 0.3%
Pending Sales		1,842	1,735	- 5.8%	8,171	7,688	- 5.9%
Closed Sales		1,810	1,610	- 11.0%	7,321	6,623	- 9.5%
Median Sales Price		\$432,000	\$439,000	+ 1.6%	\$421,000	\$425,000	+ 1.0%
Avg. Sales Price		\$539,785	\$557,965	+ 3.4%	\$525,740	\$546,969	+ 4.0%
Pct. of List Price Received		100.9%	100.2%	- 0.7%	100.5%	99.8%	- 0.7%
Days on Market		36	40	+ 11.1%	40	44	+ 10.0%
Affordability Index		107	108	+ 0.9%	109	112	+ 2.8%
Homes for Sale		4,616	5,180	+ 12.2%	--	--	--
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.

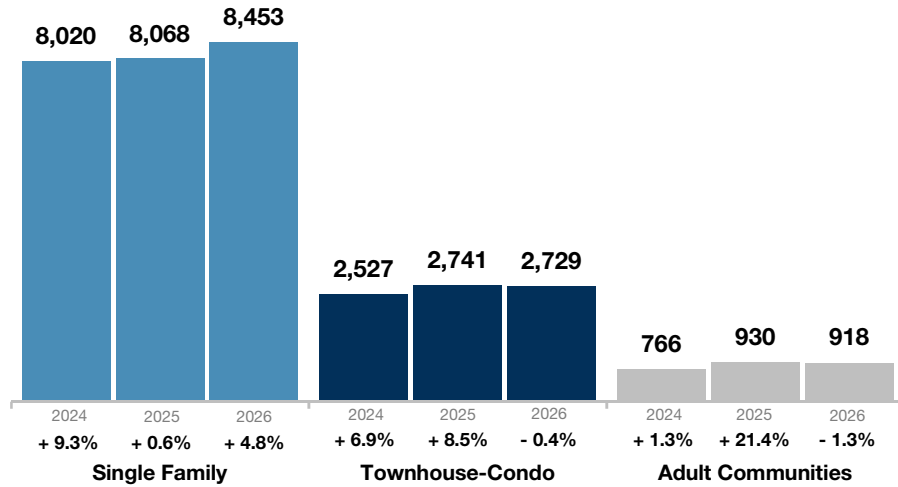
Key Metrics	Historical Sparklines	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		930	918	- 1.3%	4,036	4,211	+ 4.3%
Pending Sales		669	689	+ 3.0%	2,936	2,916	- 0.7%
Closed Sales		651	593	- 8.9%	2,584	2,554	- 1.2%
Median Sales Price		\$382,000	\$369,500	- 3.3%	\$370,000	\$368,400	- 0.4%
Avg. Sales Price		\$413,416	\$401,282	- 2.9%	\$399,116	\$392,069	- 1.8%
Pct. of List Price Received		99.0%	99.1%	+ 0.1%	99.0%	98.4%	- 0.6%
Days on Market		45	46	+ 2.2%	45	54	+ 20.0%
Affordability Index		122	131	+ 7.4%	126	131	+ 4.0%
Homes for Sale		1,560	1,855	+ 18.9%	--	--	--
Months Supply		2.8	3.1	+ 10.7%	--	--	--

New Listings

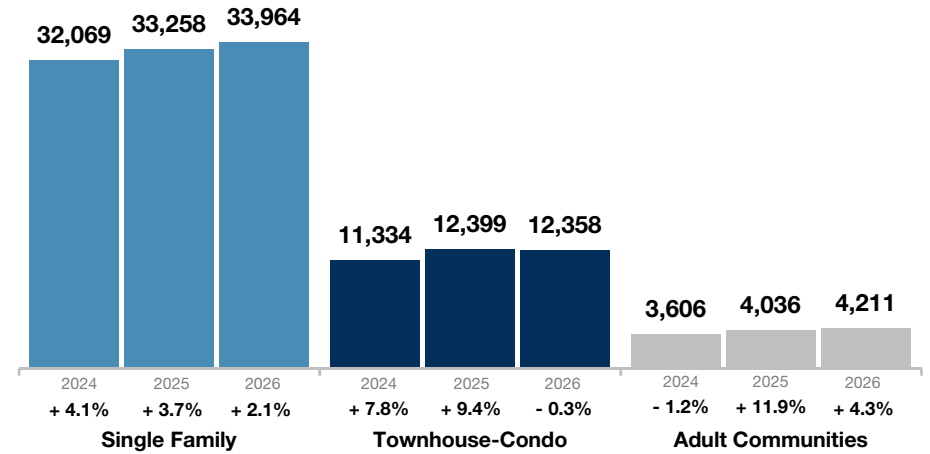


A count of the properties that have been newly listed on the market in a given month.

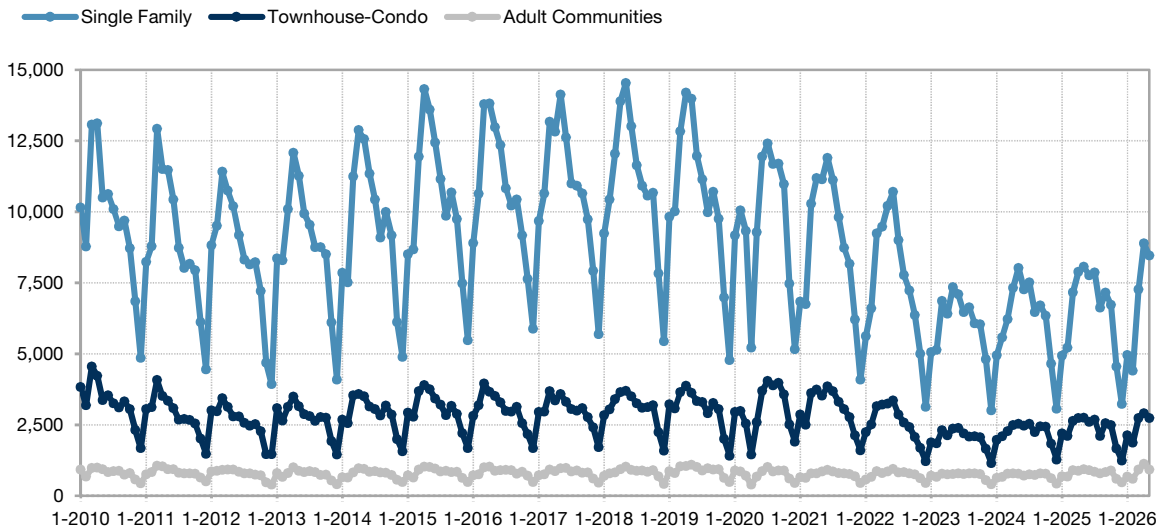
May



Year to Date



Historical New Listings by Month



	Single Family	Townhouse-Condo	Adult Communities
June 2025	7,758	2,594	890
July 2025	7,862	2,673	839
August 2025	6,616	2,097	786
September 2025	7,146	2,547	825
October 2025	6,718	2,480	880
November 2025	4,546	1,666	591
December 2025	3,230	1,228	466
January 2026	4,954	2,121	670
February 2026	4,404	1,867	591
March 2026	7,261	2,735	915
April 2026	8,892	2,906	1,117
May 2026	8,453	2,729	918
12-Month Avg.	6,487	2,304	791

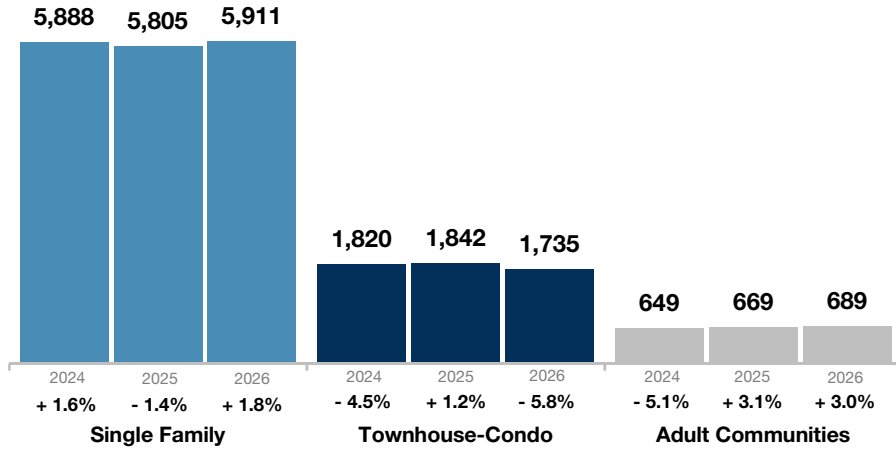
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Pending Sales

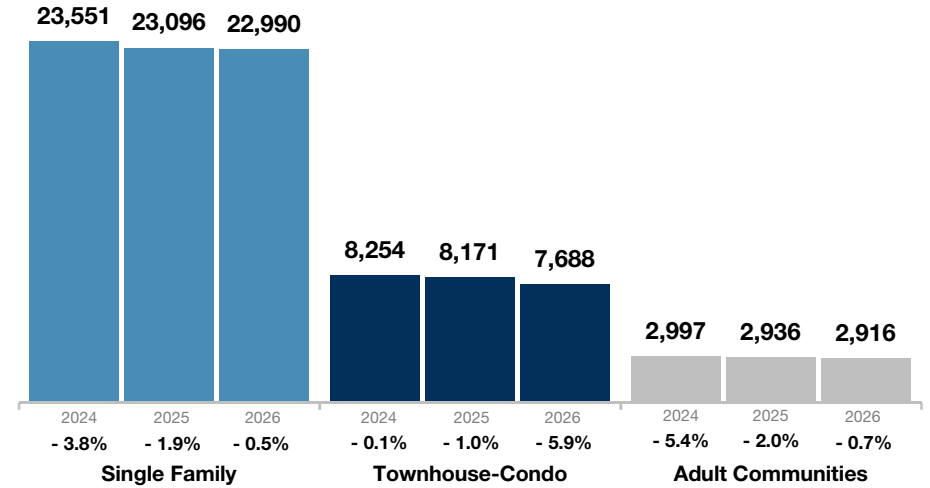


A count of the properties on which offers have been accepted in a given month.

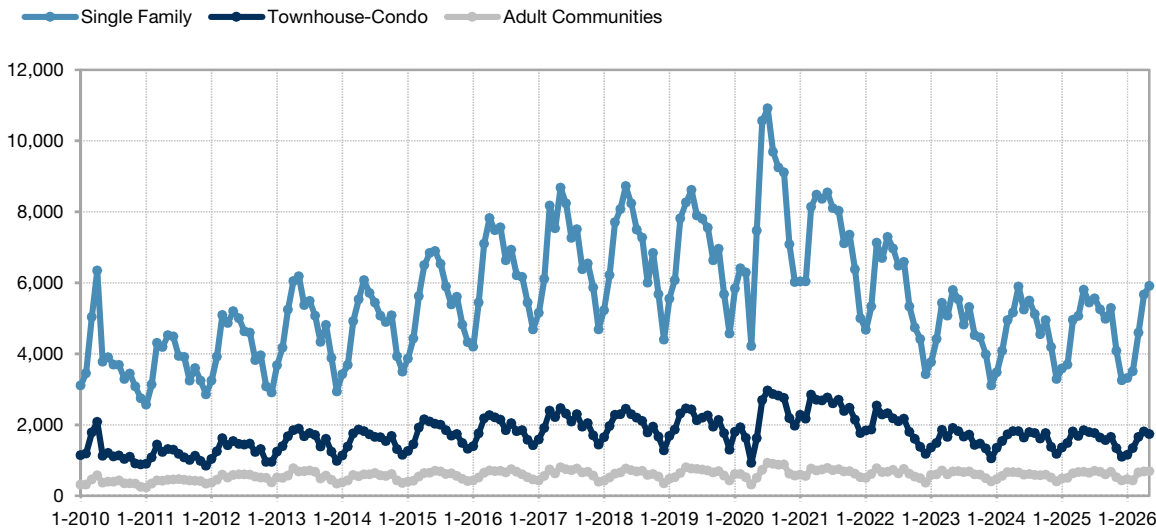
May



Year to Date



Historical Pending Sales by Month



	Single Family	Townhouse-Condo	Adult Communities
June 2025	5,439	1,793	645
July 2025	5,561	1,759	694
August 2025	5,249	1,634	667
September 2025	4,983	1,564	599
October 2025	5,287	1,651	674
November 2025	4,083	1,342	520
December 2025	3,254	1,098	429
January 2026	3,316	1,149	461
February 2026	3,505	1,341	430
March 2026	4,595	1,654	653
April 2026	5,663	1,809	683
May 2026	5,911	1,735	689
12-Month Avg.	4,737	1,544	595

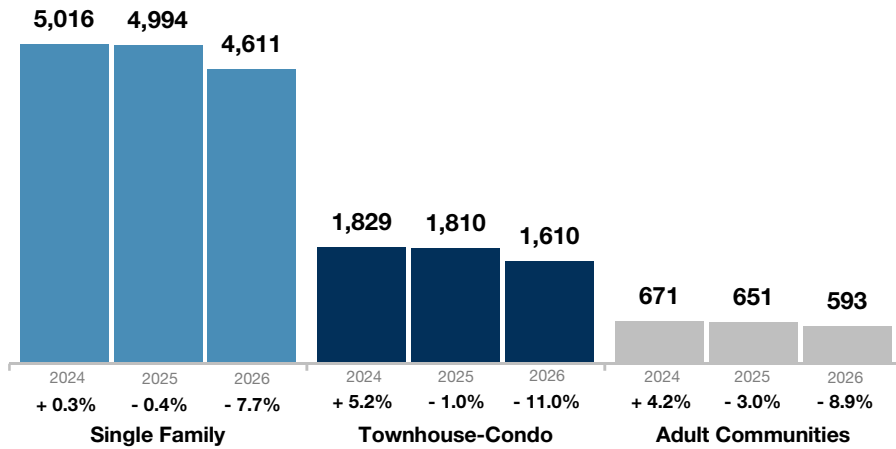
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Closed Sales

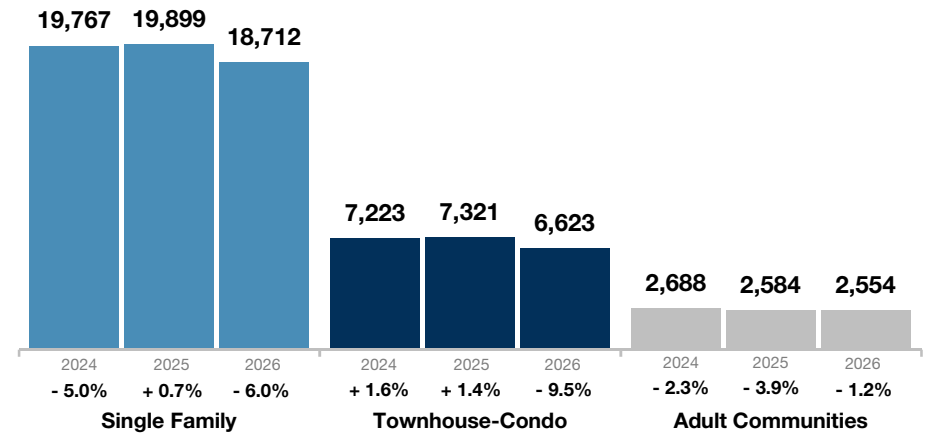
A count of the actual sales that closed in a given month.



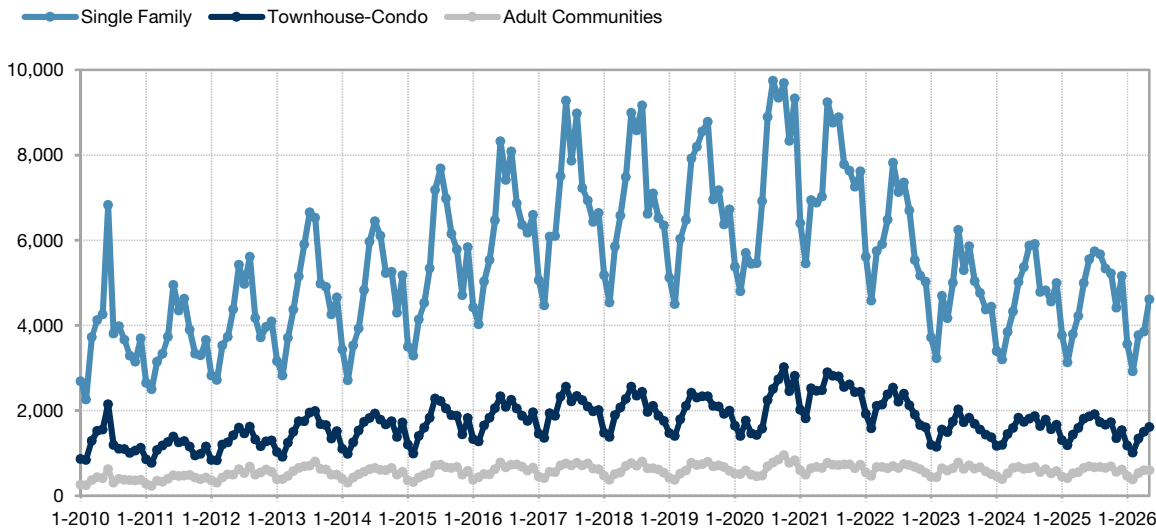
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Year to Date



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.

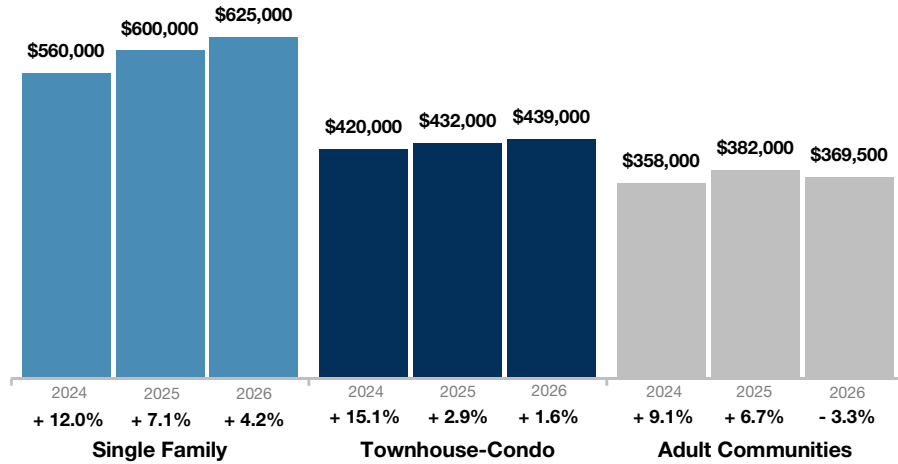
	Single Family	Townhouse-Condo	Adult Communities
June 2025	5,549	1,861	685
July 2025	5,733	1,909	661
August 2025	5,667	1,727	670
September 2025	5,329	1,664	650
October 2025	5,219	1,722	687
November 2025	4,415	1,346	556
December 2025	5,158	1,538	609
January 2026	3,561	1,172	459
February 2026	2,922	1,007	381
March 2026	3,768	1,338	526
April 2026	3,850	1,496	595
May 2026	4,611	1,610	593
12-Month Avg.	4,649	1,533	589

Median Sales Price

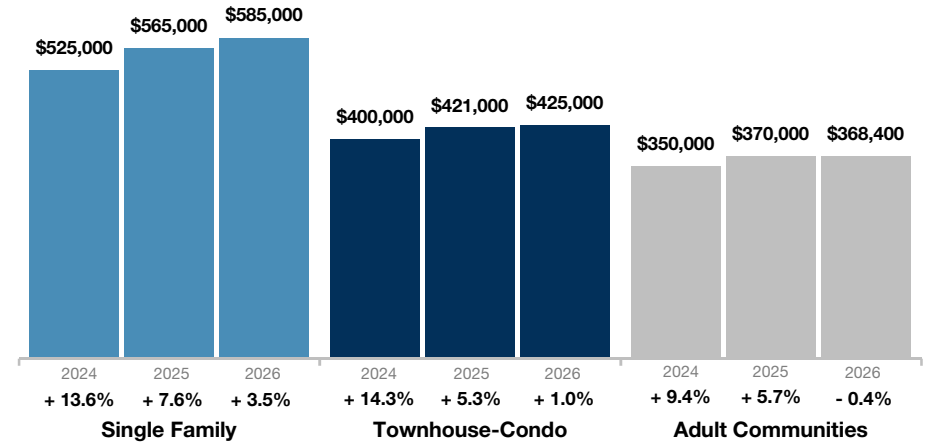


Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

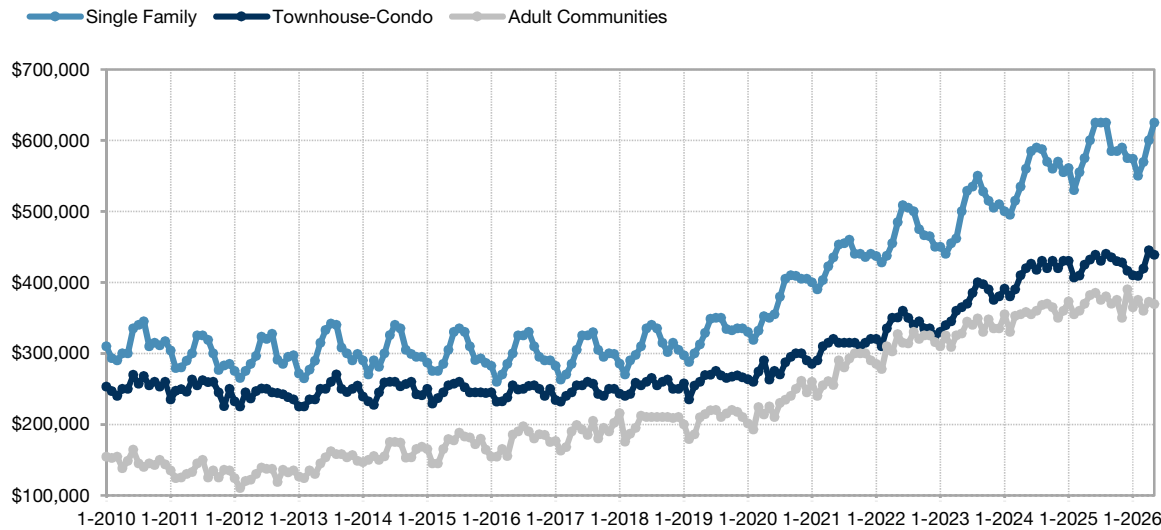
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Year to Date



Historical Median Sales Price by Month



	Single Family	Townhouse-Condo	Adult Communities
June 2025	\$625,000	\$438,575	\$385,000
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	\$427,995	\$350,000
December 2025	\$575,000	\$416,245	\$389,900
January 2026	\$573,850	\$410,000	\$365,000
February 2026	\$550,000	\$409,000	\$375,000
March 2026	\$569,450	\$419,500	\$359,870
April 2026	\$600,000	\$444,995	\$372,500
May 2026	\$625,000	\$439,000	\$369,500
12-Month Med.*	\$599,000	\$430,000	\$375,000

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

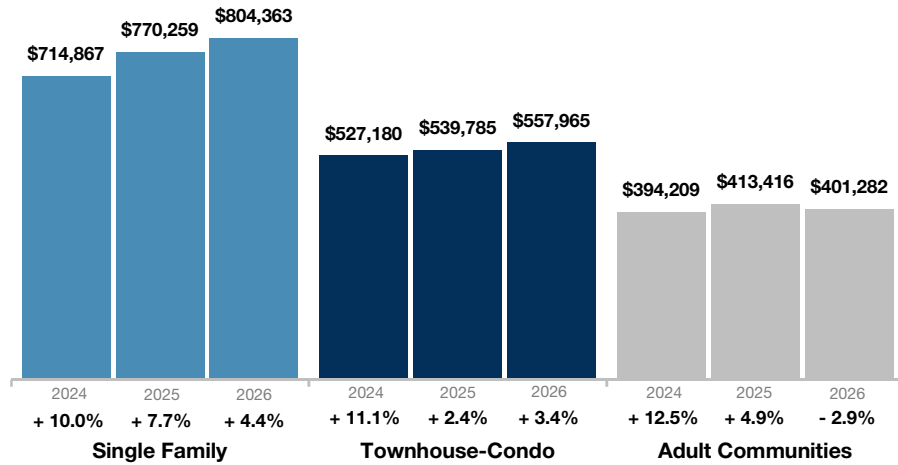
* Median Sales Price for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

Average Sales Price

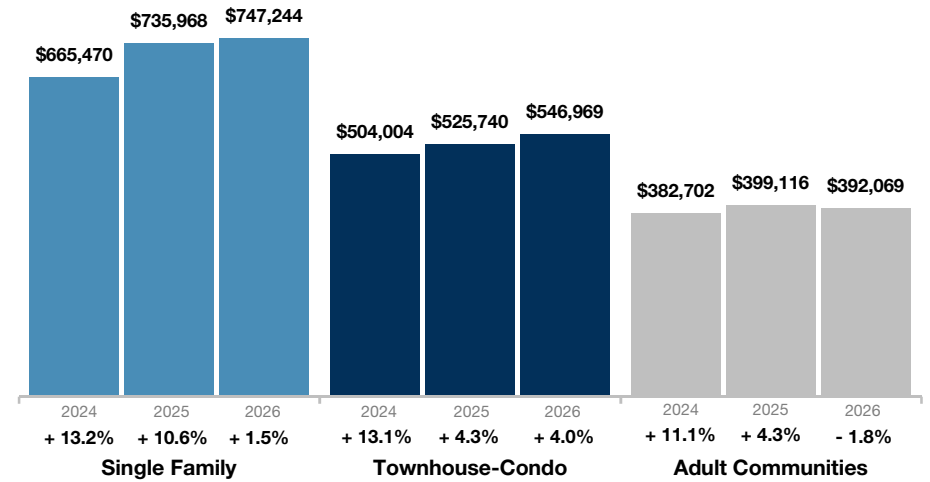


Average sales price for all closed sales, not accounting for seller concessions, in a given month.

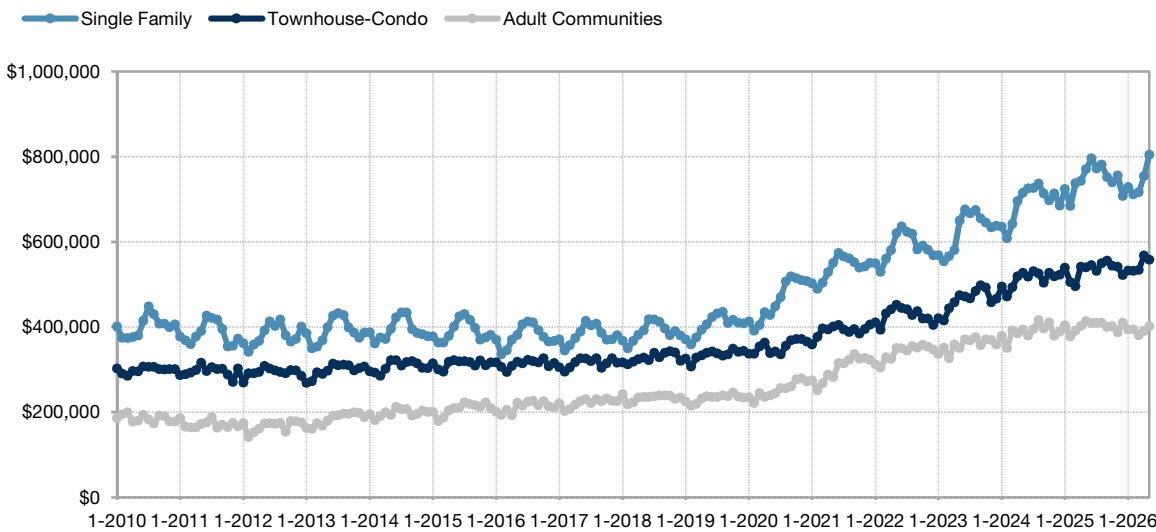
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Year to Date



Historical Average Sales Price by Month



	Single Family	Townhouse-Condo	Adult Communities
June 2025	\$796,390	\$544,927	\$409,301
July 2025	\$771,720	\$531,758	\$409,660
August 2025	\$781,353	\$549,806	\$409,969
September 2025	\$751,683	\$555,897	\$400,375
October 2025	\$739,358	\$543,632	\$401,646
November 2025	\$755,330	\$541,370	\$387,173
December 2025	\$707,780	\$521,480	\$410,221
January 2026	\$728,466	\$532,603	\$393,810
February 2026	\$710,825	\$531,951	\$394,055
March 2026	\$716,577	\$534,173	\$380,641
April 2026	\$753,878	\$567,941	\$390,354
May 2026	\$804,363	\$557,965	\$401,282
12-Month Avg.*	\$754,795	\$543,401	\$399,955

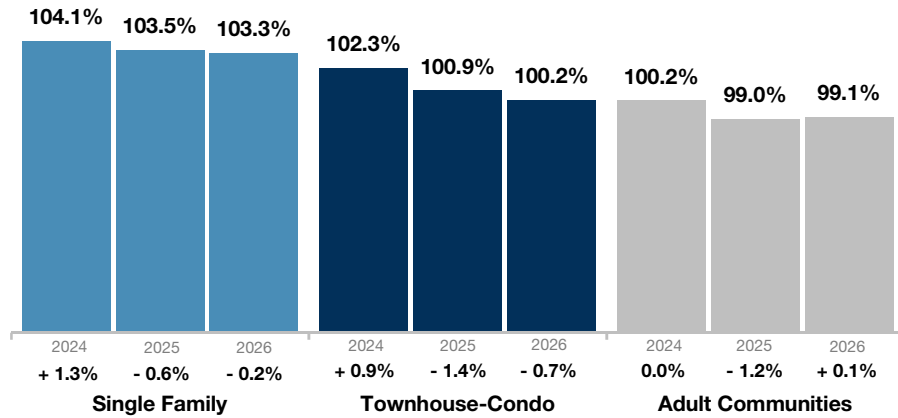
* Avg. Sales Price for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

Percent of List Price Received

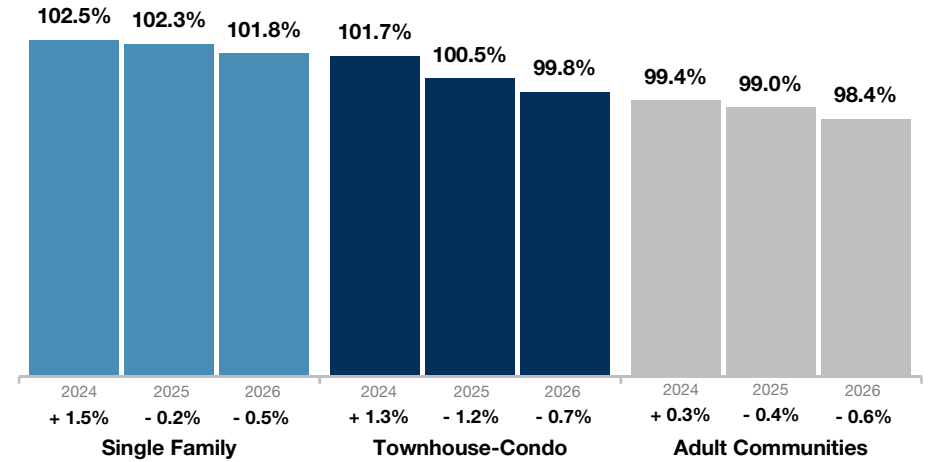


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

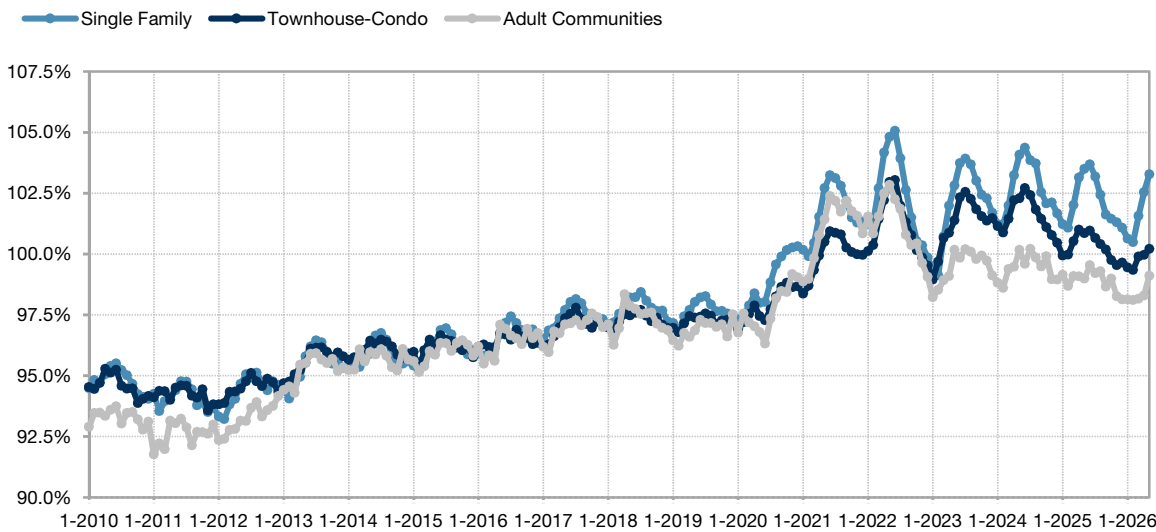
May



Year to Date



Historical Percent of List Price Received by Month



	Single Family	Townhouse-Condo	Adult Communities
June 2025	103.7%	101.0%	99.5%
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%	98.2%
April 2026	102.5%	100.0%	98.3%
May 2026	103.3%	100.2%	99.1%
12-Month Avg.*	102.0%	100.1%	98.7%

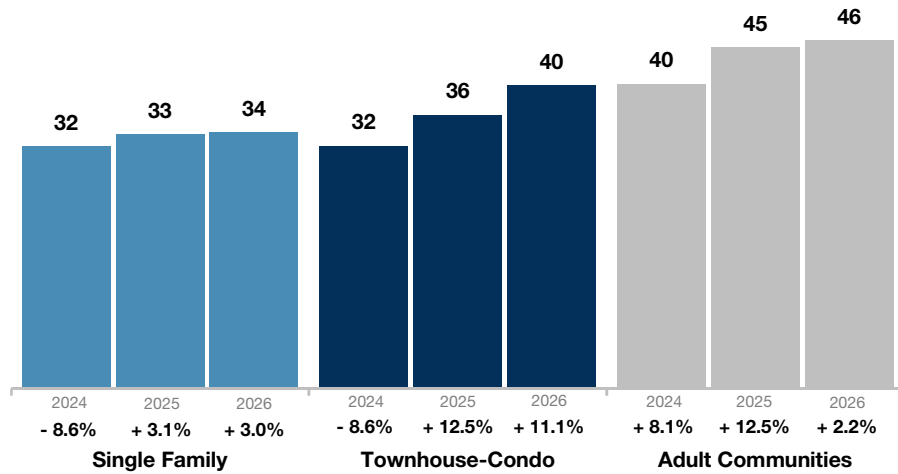
* Pct. of List Price Received for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

Days on Market Until Sale

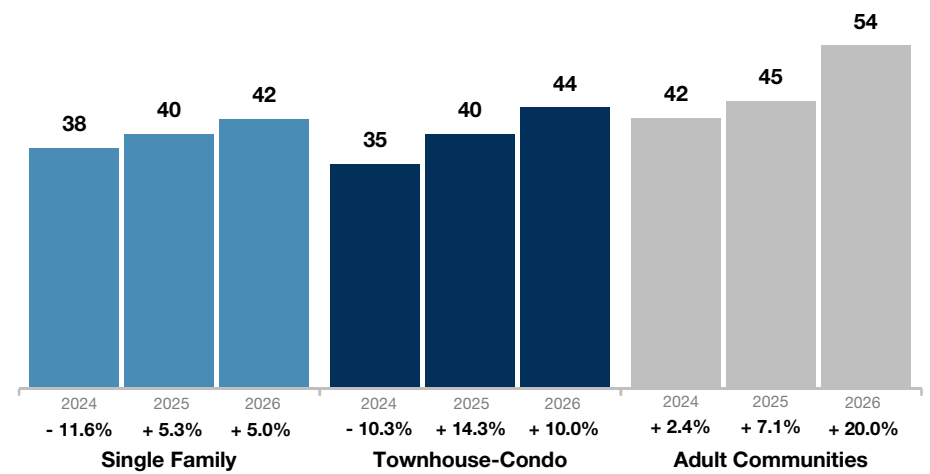


Average number of days between when a property is listed and when an offer is accepted in a given month.

May

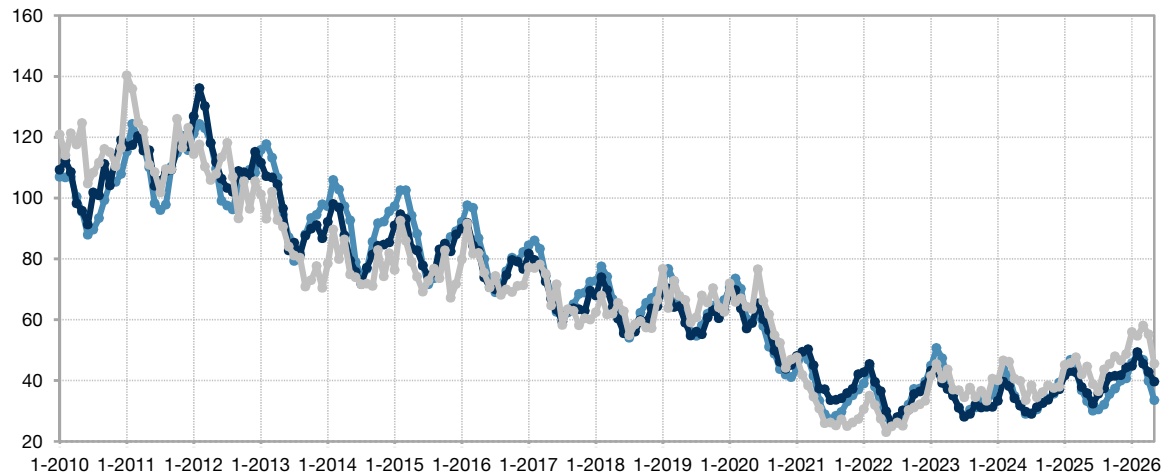


Year to Date



Historical Days on Market Until Sale by Month

Single Family (Blue line), Townhouse-Condo (Dark Blue line), Adult Communities (Grey line)



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
June 2025	30	32	39
July 2025	30	36	36
August 2025	32	37	44
September 2025	35	41	45
October 2025	37	42	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
12-Month Avg.*	37	41	47

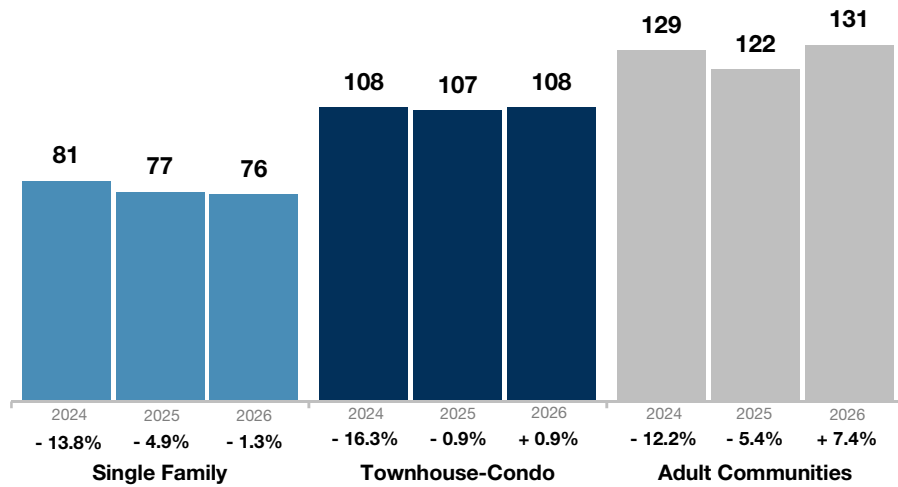
* Days on Market for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

Housing Affordability Index

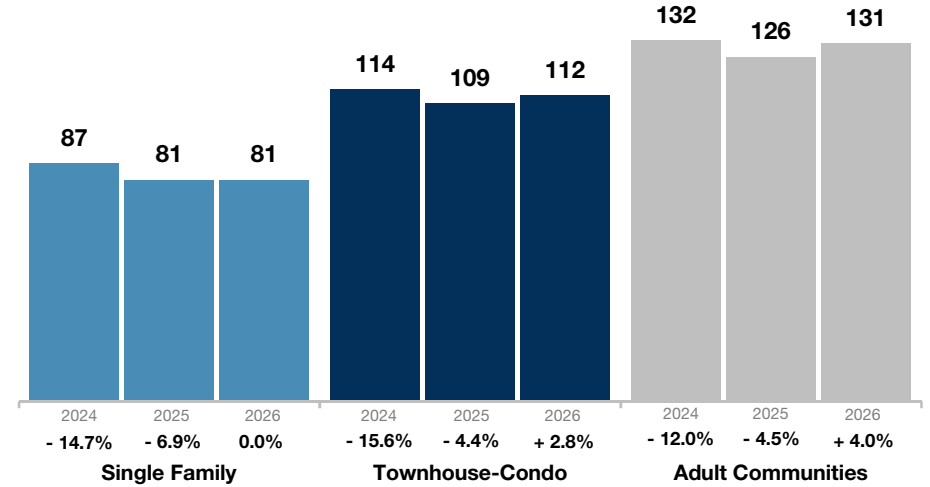


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

May

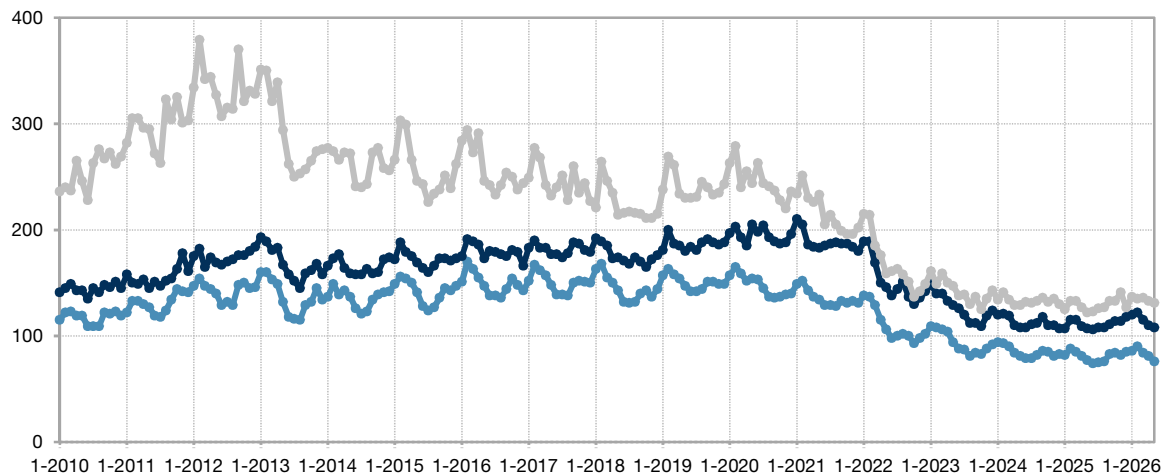


Year to Date



Historical Housing Affordability Index 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
June 2025	74	106	123
July 2025	75	108	126
August 2025	76	108	127
September 2025	83	111	133
October 2025	84	114	133
November 2025	82	114	141
December 2025	85	118	127
January 2026	86	120	137
February 2026	90	122	135
March 2026	84	115	136
April 2026	81	110	133
May 2026	76	108	131
12-Month Avg.*	81	113	132

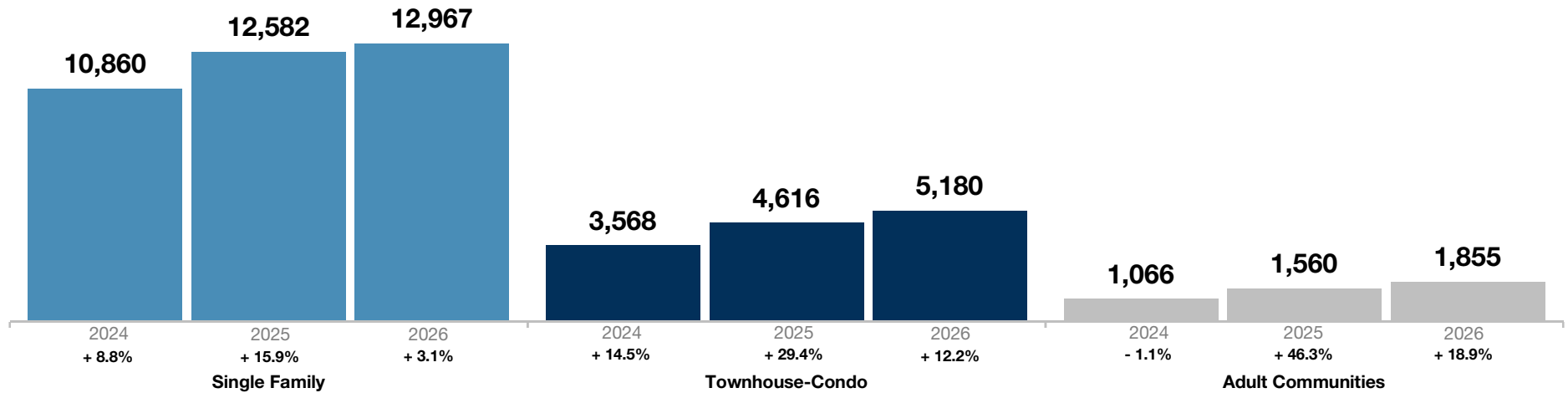
* Affordability Index for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

Inventory of Homes for Sale

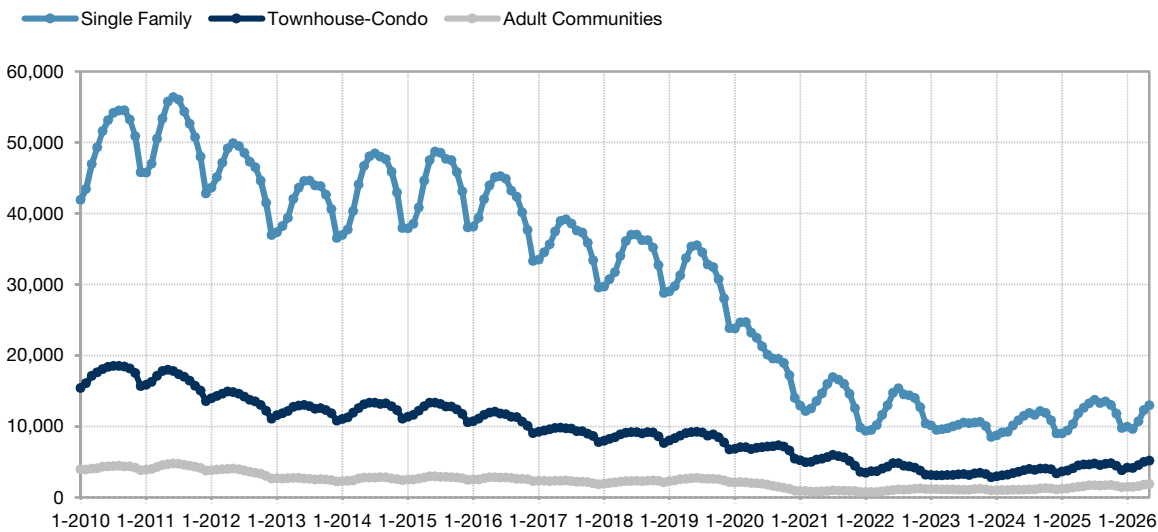


The number of properties available for sale in active status at the end of a given month.

May



Historical Inventory of Homes for Sale by Month



	Single Family	Townhouse-Condo	Adult Communities
June 2025	13,241	4,620	1,668
July 2025	13,717	4,748	1,665
August 2025	13,290	4,525	1,654
September 2025	13,478	4,727	1,708
October 2025	13,014	4,787	1,727
November 2025	11,764	4,442	1,603
December 2025	9,773	3,820	1,416
January 2026	9,933	4,145	1,457
February 2026	9,619	4,142	1,466
March 2026	10,721	4,544	1,551
April 2026	12,264	4,994	1,785
May 2026	12,967	5,180	1,855
12-Month Avg.	11,982	4,556	1,630

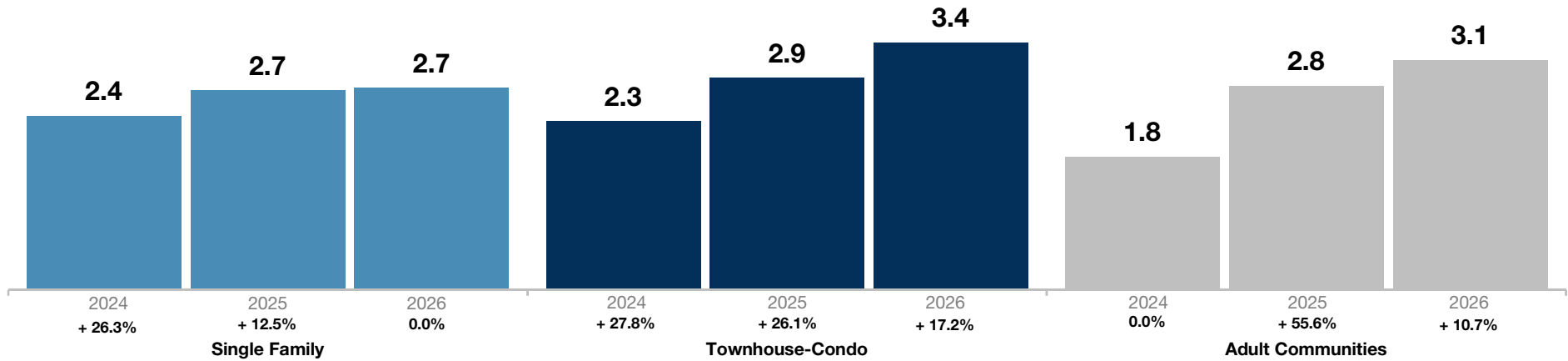
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Months Supply of Inventory

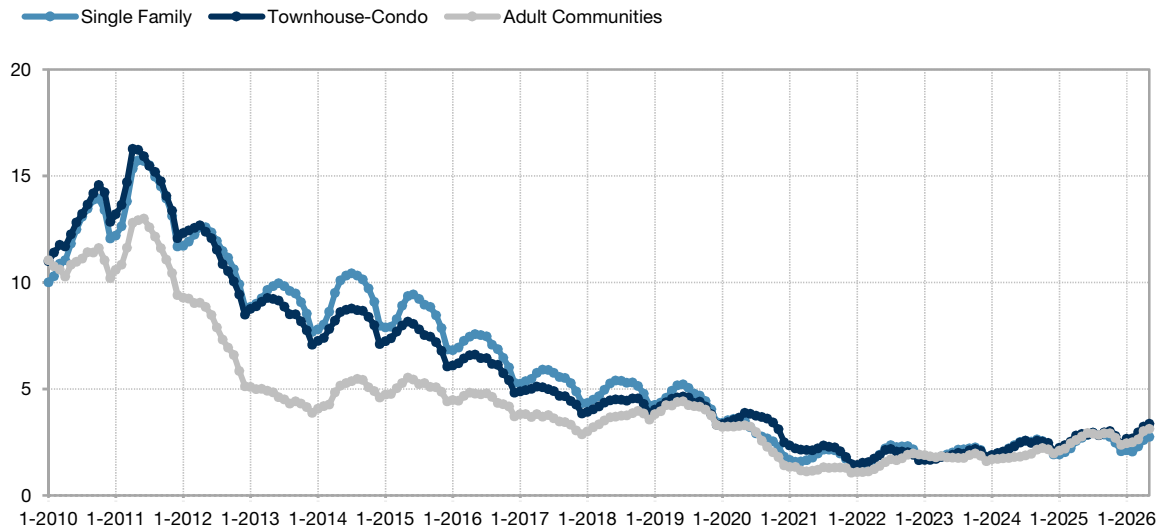


The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

May



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
June 2025	2.8	2.9	2.9
July 2025	2.9	2.9	2.9
August 2025	2.8	2.8	2.8
September 2025	2.9	2.9	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	2.6	2.4
February 2026	2.0	2.7	2.5
March 2026	2.3	2.9	2.6
April 2026	2.6	3.2	3.0
May 2026	2.7	3.4	3.1
12-Month Avg.*	2.5	2.9	2.8

* Months Supply for all properties from June 2025 through May 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	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		11,806	12,173	+ 3.1%	50,068	50,905	+ 1.7%
Pending Sales		8,377	8,400	+ 0.3%	34,449	33,842	- 1.8%
Closed Sales		7,518	6,876	- 8.5%	30,025	28,112	- 6.4%
Median Sales Price		\$530,000	\$555,000	+ 4.7%	\$507,500	\$525,000	+ 3.4%
Avg. Sales Price		\$679,304	\$707,019	+ 4.1%	\$652,084	\$664,029	+ 1.8%
Pct. of List Price Received		102.4%	102.1%	- 0.3%	101.6%	101.0%	- 0.6%
Days on Market		35	36	+ 2.9%	40	44	+ 10.0%
Affordability Index		87	85	- 2.3%	91	90	- 1.1%
Homes for Sale		19,005	20,256	+ 6.6%	--	--	--
Months Supply		2.8	2.9	+ 3.6%	--	--	--