

# Monthly Indicators

For residential real estate activity in the state of New Jersey



## April 2026

U.S. existing-home sales fell 3.6% month-over-month and 1.0% year-over-year to a seasonally adjusted annual rate of 3.98 million, according to the National Association of REALTORS® (NAR), as tight supply and ongoing affordability challenges constrained activity. Sales declined month-over-month in all four regions. Year-over-year, sales increased in the South and West but fell in the Midwest and Northeast.

- Single Family Closed Sales were down 10.6 percent to 3,769.
- Townhouse-Condo Closed Sales were down 8.5 percent to 1,457.
- Adult Communities Closed Sales were up 4.9 percent to 581.
  
- Single Family Median Sales Price increased 4.3 percent to \$600,000.
- Townhouse-Condo Median Sales Price increased 4.4 percent to \$443,595.
- Adult Communities Median Sales Price increased 0.8 percent to \$373,000.

Nationally, the median existing-home price rose 1.4% from a year earlier to \$408,800, marking the 33rd consecutive month of year-over-year price increases as limited inventory continued to put upward pressure on prices, NAR said. There were 1.36 million homes for sale heading into April, up 2.3% from a year earlier, representing a 4.1-month supply at the current sales pace.

## Monthly Snapshot

**- 8.6%**

**+ 5.4%**

**+ 2.9%**

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	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		7,884	<b>8,753</b>	+ 11.0%	25,191	<b>25,295</b>	+ 0.4%
<b>Pending Sales</b>		5,064	<b>5,569</b>	+ 10.0%	17,294	<b>16,966</b>	- 1.9%
<b>Closed Sales</b>		4,216	<b>3,769</b>	- 10.6%	14,904	<b>14,002</b>	- 6.1%
<b>Median Sales Price</b>		\$575,000	<b>\$600,000</b>	+ 4.3%	\$553,000	<b>\$575,000</b>	+ 4.0%
<b>Avg. Sales Price</b>		\$742,770	<b>\$758,971</b>	+ 2.2%	\$724,502	<b>\$730,006</b>	+ 0.8%
<b>Pct. of List Price Received</b>		103.1%	<b>102.6%</b>	- 0.5%	101.9%	<b>101.4%</b>	- 0.5%
<b>Days on Market</b>		37	<b>40</b>	+ 8.1%	42	<b>45</b>	+ 7.1%
<b>Affordability Index</b>		81	<b>81</b>	0.0%	84	<b>85</b>	+ 1.2%
<b>Homes for Sale</b>		11,845	<b>12,008</b>	+ 1.4%	--	--	--
<b>Months Supply</b>		2.5	<b>2.5</b>	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	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		2,733	<b>2,896</b>	+ 6.0%	9,658	<b>9,599</b>	- 0.6%
<b>Pending Sales</b>		1,684	<b>1,793</b>	+ 6.5%	6,328	<b>5,950</b>	- 6.0%
<b>Closed Sales</b>		1,592	<b>1,457</b>	- 8.5%	5,512	<b>4,968</b>	- 9.9%
<b>Median Sales Price</b>		\$425,000	<b>\$443,595</b>	+ 4.4%	\$417,995	<b>\$420,000</b>	+ 0.5%
<b>Avg. Sales Price</b>		\$541,121	<b>\$569,212</b>	+ 5.2%	\$521,125	<b>\$543,663</b>	+ 4.3%
<b>Pct. of List Price Received</b>		101.0%	<b>100.0%</b>	- 1.0%	100.4%	<b>99.7%</b>	- 0.7%
<b>Days on Market</b>		38	<b>42</b>	+ 10.5%	41	<b>45</b>	+ 9.8%
<b>Affordability Index</b>		109	<b>110</b>	+ 0.9%	111	<b>116</b>	+ 4.5%
<b>Homes for Sale</b>		4,487	<b>4,938</b>	+ 10.1%	--	--	--
<b>Months Supply</b>		2.8	<b>3.2</b>	+ 14.3%	--	--	--

# Adult Community Market Overview



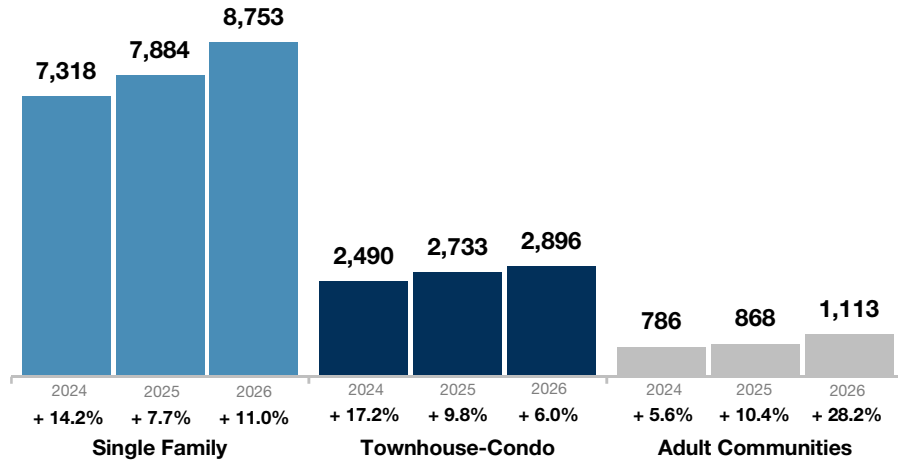
Key metrics for properties in **Adult Communities Only** for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		868	<b>1,113</b>	+ 28.2%	3,104	<b>3,284</b>	+ 5.8%
<b>Pending Sales</b>		660	<b>663</b>	+ 0.5%	2,265	<b>2,201</b>	- 2.8%
<b>Closed Sales</b>		554	<b>581</b>	+ 4.9%	1,930	<b>1,945</b>	+ 0.8%
<b>Median Sales Price</b>		\$370,000	<b>\$373,000</b>	+ 0.8%	\$365,000	<b>\$368,000</b>	+ 0.8%
<b>Avg. Sales Price</b>		\$402,974	<b>\$390,910</b>	- 3.0%	\$394,909	<b>\$389,660</b>	- 1.3%
<b>Pct. of List Price Received</b>		99.1%	<b>98.3%</b>	- 0.8%	99.0%	<b>98.2%</b>	- 0.8%
<b>Days on Market</b>		42	<b>55</b>	+ 31.0%	45	<b>56</b>	+ 24.4%
<b>Affordability Index</b>		127	<b>133</b>	+ 4.7%	129	<b>134</b>	+ 3.9%
<b>Homes for Sale</b>		1,462	<b>1,809</b>	+ 23.7%	--	--	--
<b>Months Supply</b>		2.6	<b>3.1</b>	+ 19.2%	--	--	--

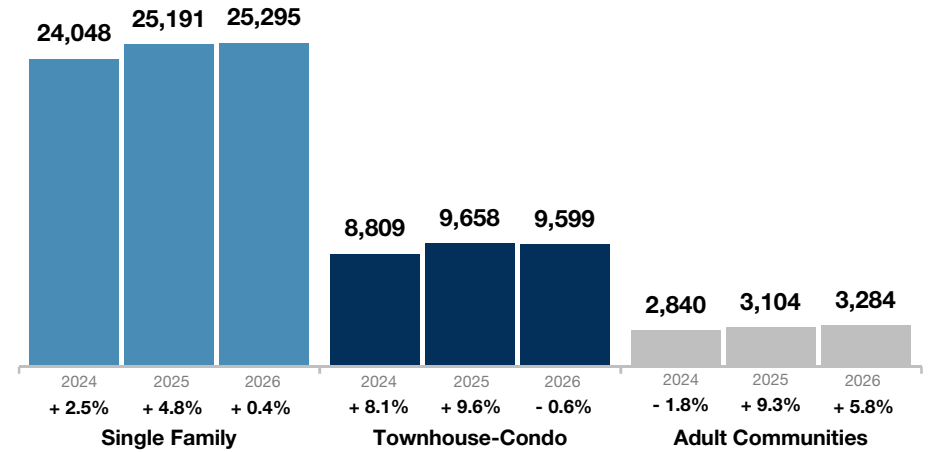
# New Listings

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

## April

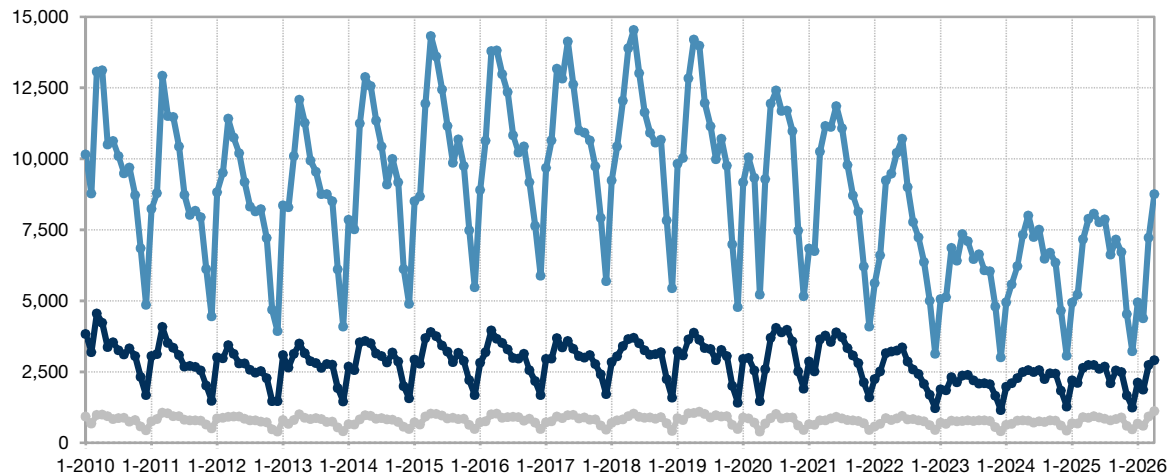


## Year to Date



## 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.

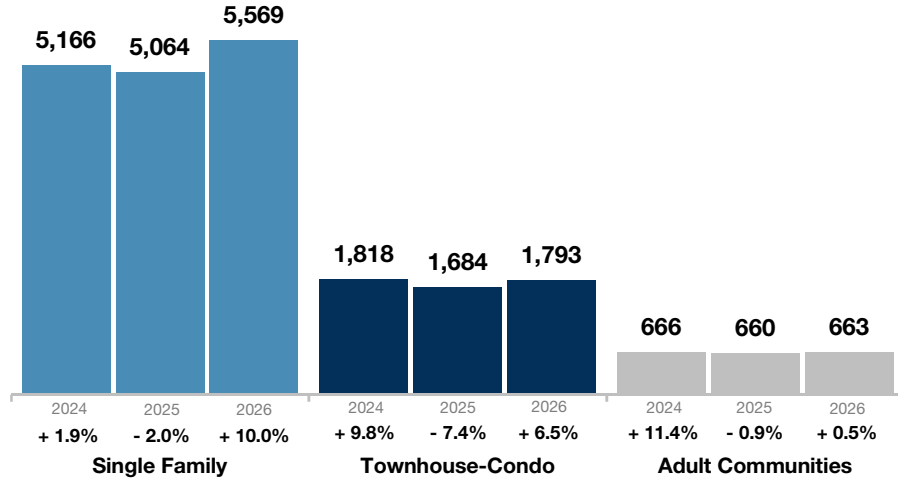
	Single Family	Townhouse-Condo	Adult Communities
May 2025	8,067	2,737	928
June 2025	7,757	2,594	888
July 2025	7,859	2,674	839
August 2025	6,617	2,094	786
September 2025	7,151	2,546	825
October 2025	6,712	2,479	879
November 2025	4,526	1,661	593
December 2025	3,220	1,230	464
January 2026	4,941	2,111	669
February 2026	4,379	1,861	590
March 2026	7,222	2,731	912
<b>April 2026</b>	<b>8,753</b>	<b>2,896</b>	<b>1,113</b>
12-Month Avg.	6,434	2,301	791

# Pending Sales

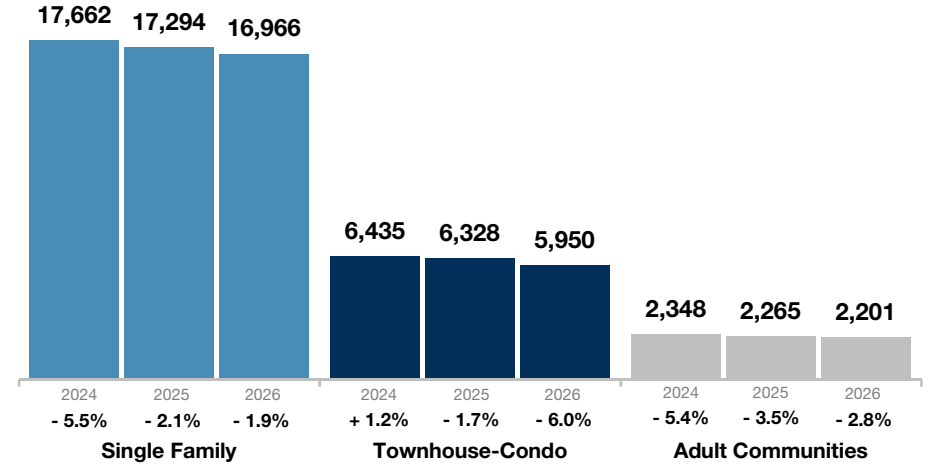


A count of the properties on which offers have been accepted in a given month.

## April

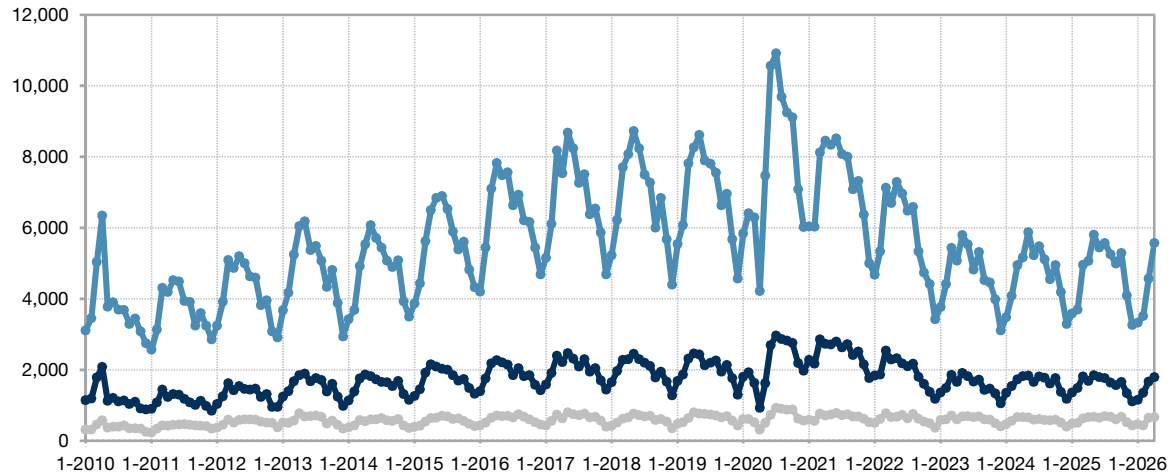


## Year to Date



## 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.

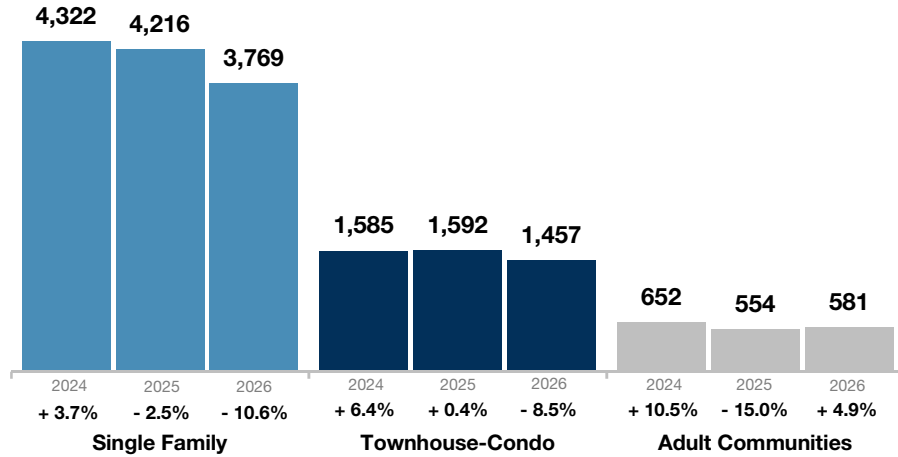
	Single Family	Townhouse-Condo	Adult Communities
May 2025	5,805	1,842	669
June 2025	5,440	1,792	643
July 2025	5,566	1,760	693
August 2025	5,249	1,635	667
September 2025	4,986	1,562	599
October 2025	5,289	1,652	673
November 2025	4,085	1,342	520
December 2025	3,262	1,102	428
January 2026	3,322	1,151	462
February 2026	3,507	1,346	432
March 2026	4,568	1,660	644
<b>April 2026</b>	<b>5,569</b>	<b>1,793</b>	<b>663</b>
12-Month Avg.	4,721	1,553	591

# Closed Sales

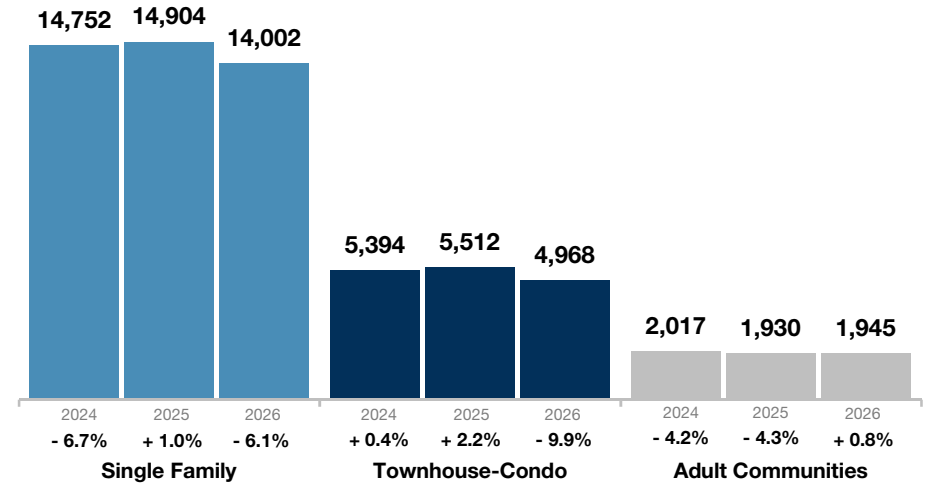


A count of the actual sales that closed in a given month.

## April

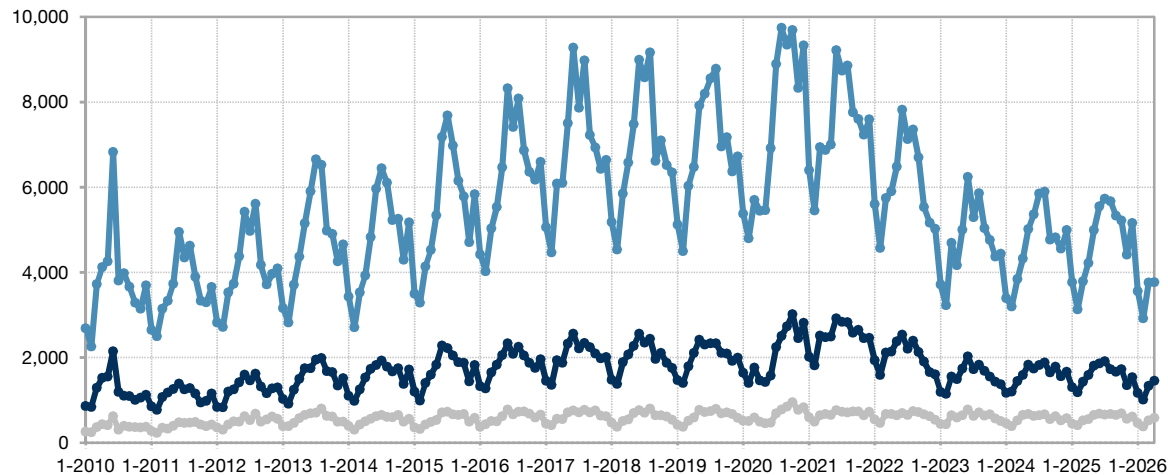


## Year to Date



## 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.

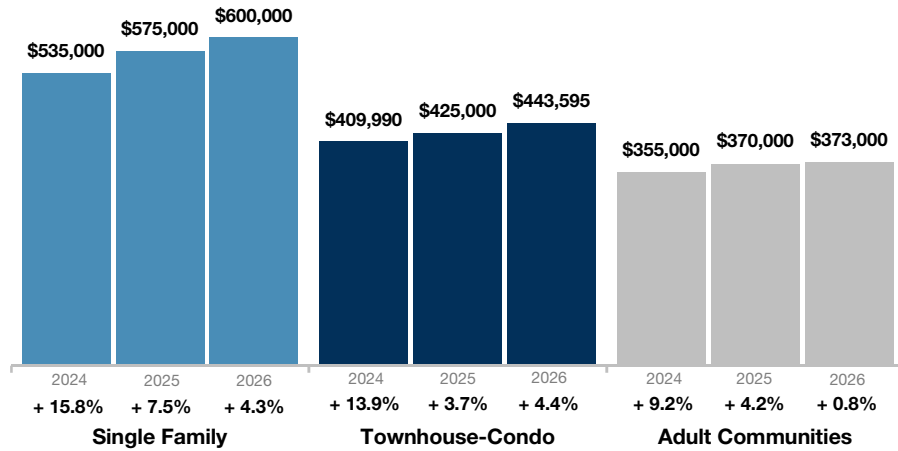
	Single Family	Townhouse-Condo	Adult Communities
May 2025	4,995	1,809	651
June 2025	5,549	1,862	683
July 2025	5,732	1,909	659
August 2025	5,666	1,727	670
September 2025	5,329	1,664	650
October 2025	5,219	1,722	687
November 2025	4,416	1,345	556
December 2025	5,159	1,538	609
January 2026	3,559	1,170	459
February 2026	2,917	1,007	381
March 2026	3,757	1,334	524
<b>April 2026</b>	<b>3,769</b>	<b>1,457</b>	<b>581</b>
12-Month Avg.	4,672	1,545	593

# Median Sales Price

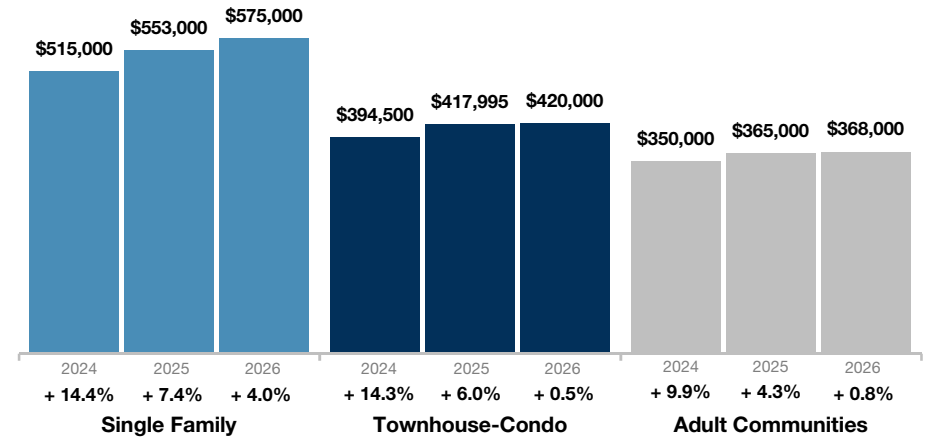


Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

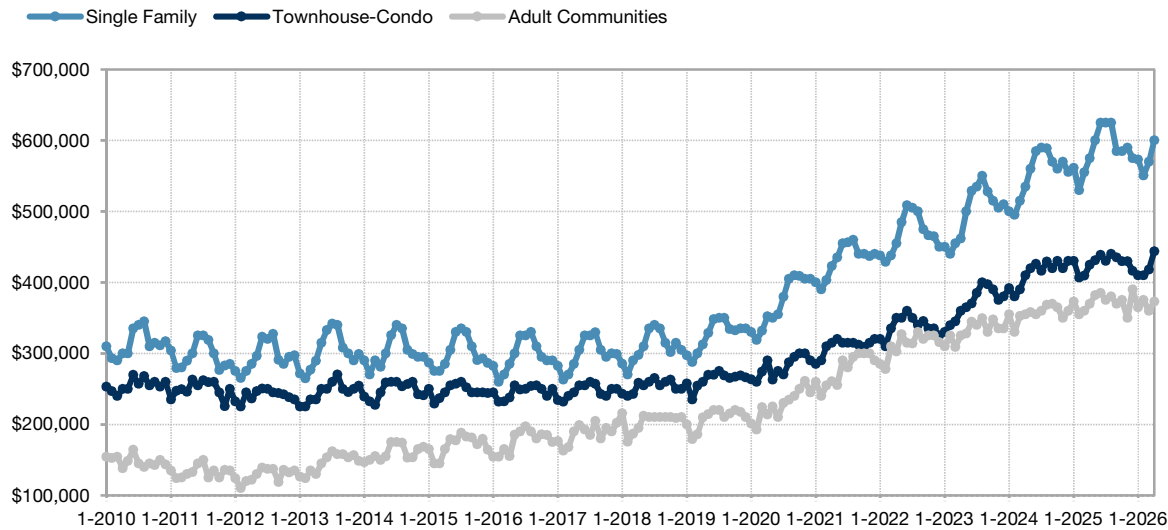
## April



## 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
May 2025	\$600,000	\$431,000	\$382,000
June 2025	\$625,000	\$439,000	\$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	\$429,990	\$350,000
December 2025	\$575,000	\$416,245	\$389,900
January 2026	\$573,075	\$410,000	\$365,000
February 2026	\$550,500	\$410,000	\$375,000
March 2026	\$570,000	\$418,256	\$359,870
<b>April 2026</b>	<b>\$600,000</b>	<b>\$443,595</b>	<b>\$373,000</b>
12-Month Med.*	\$596,000	\$429,990	\$375,000

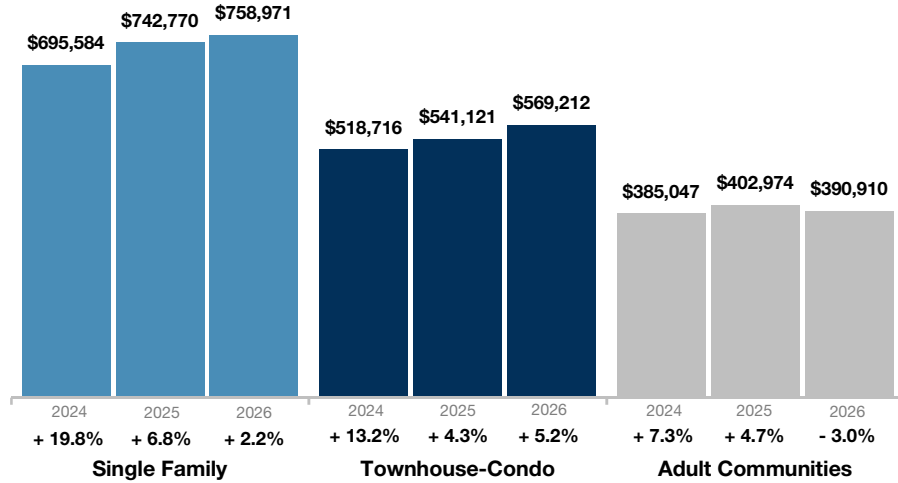
\* Median Sales Price for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

# Average Sales Price

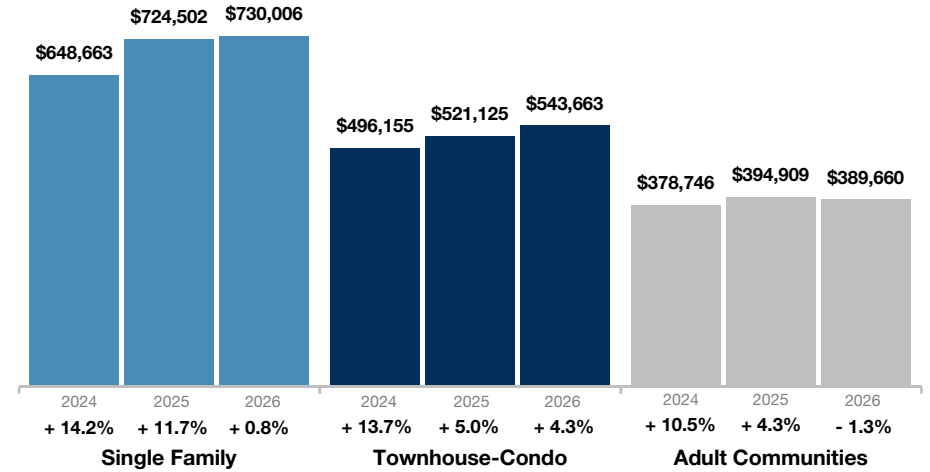


Average sales price for all closed sales, not accounting for seller concessions, in a given month.

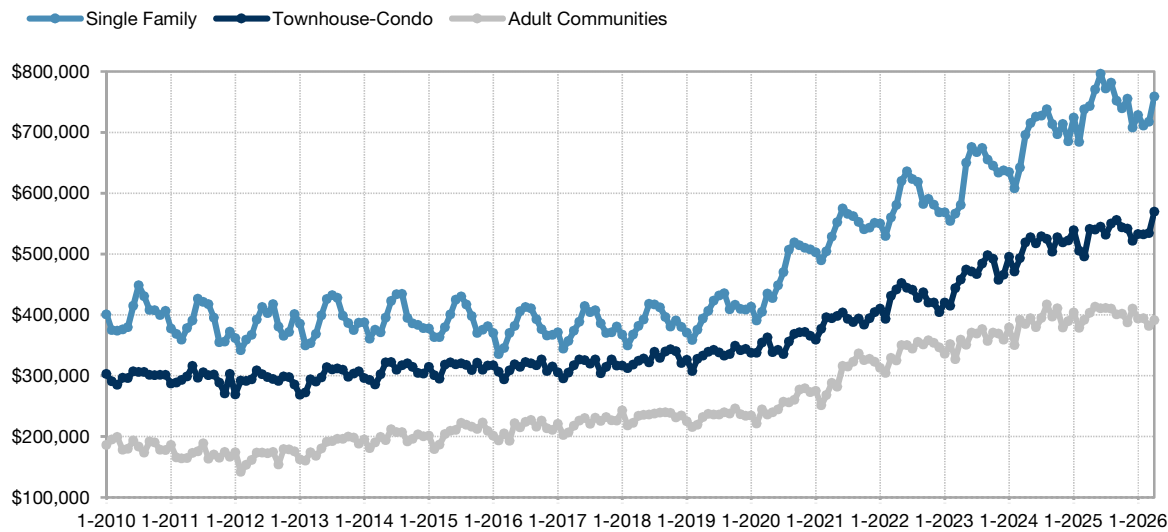
## April



## 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
May 2025	\$770,236	\$539,736	\$413,416
June 2025	\$796,390	\$544,938	\$410,492
July 2025	\$771,772	\$531,758	\$410,894
August 2025	\$781,380	\$549,806	\$409,969
September 2025	\$751,683	\$555,897	\$400,375
October 2025	\$739,385	\$543,632	\$401,646
November 2025	\$755,226	\$541,550	\$387,173
December 2025	\$707,807	\$521,480	\$410,221
January 2026	\$728,450	\$532,351	\$393,810
February 2026	\$711,167	\$532,140	\$394,055
March 2026	\$717,065	\$534,404	\$381,412
<b>April 2026</b>	<b>\$758,971</b>	<b>\$569,212</b>	<b>\$390,910</b>
12-Month Avg.*	\$752,503	\$541,854	\$401,426

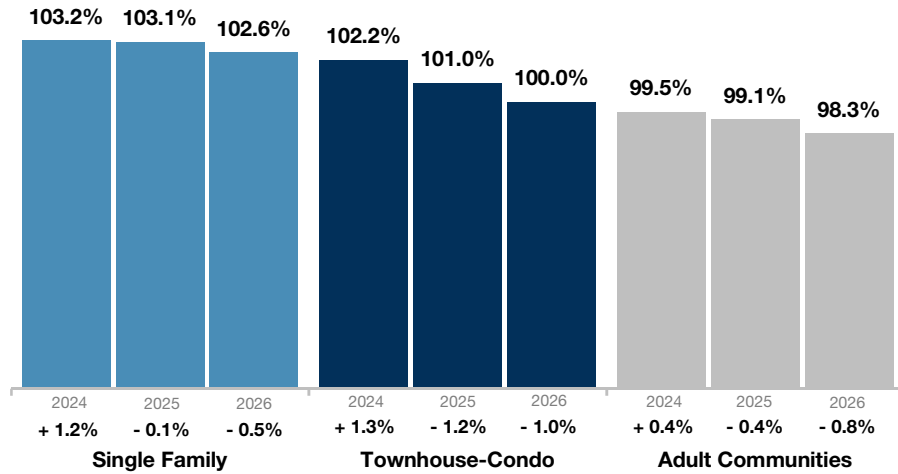
\* Avg. Sales Price for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

# Percent of List Price Received

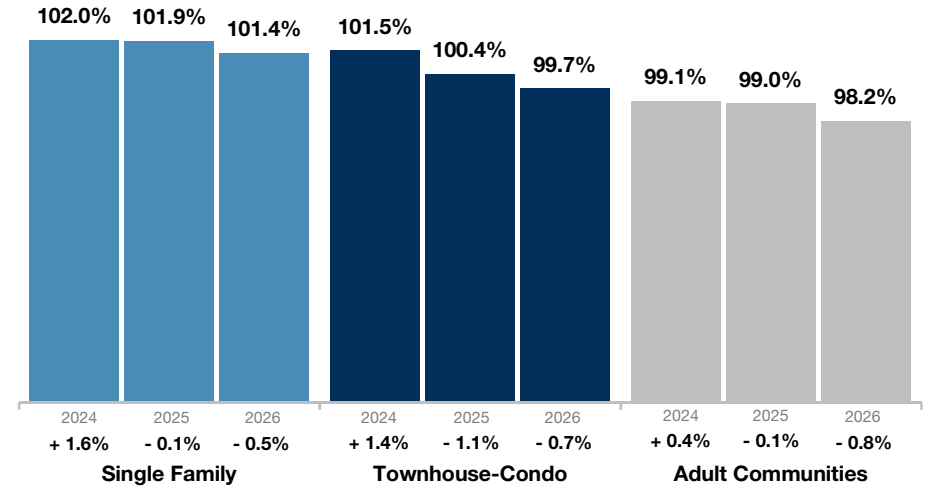


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

## April

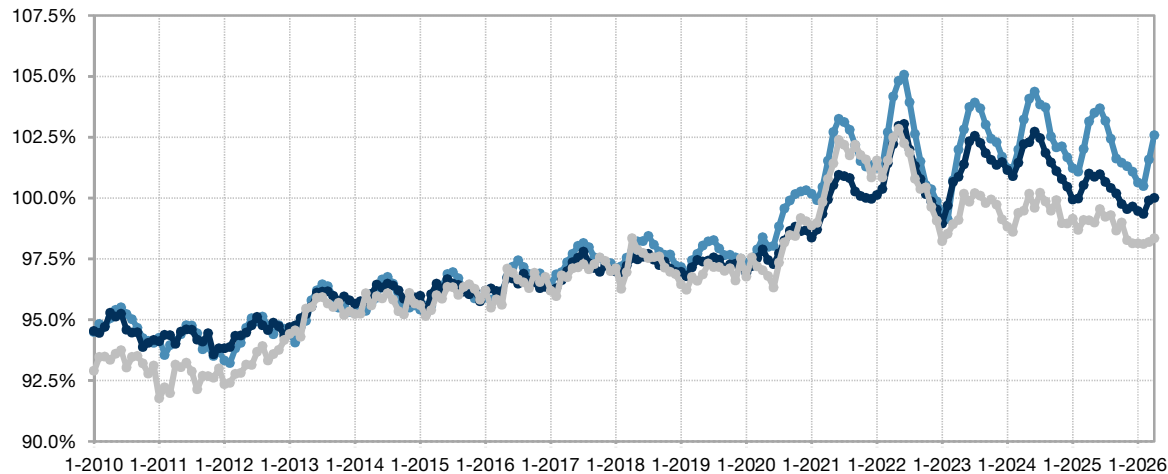


## Year to Date



## Historical Percent of List Price Received by Month

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



	Single Family	Townhouse-Condo	Adult Communities
May 2025	103.5%	100.9%	99.0%
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%
<b>April 2026</b>	<b>102.6%</b>	<b>100.0%</b>	<b>98.3%</b>
12-Month Avg.*	102.1%	100.1%	98.7%

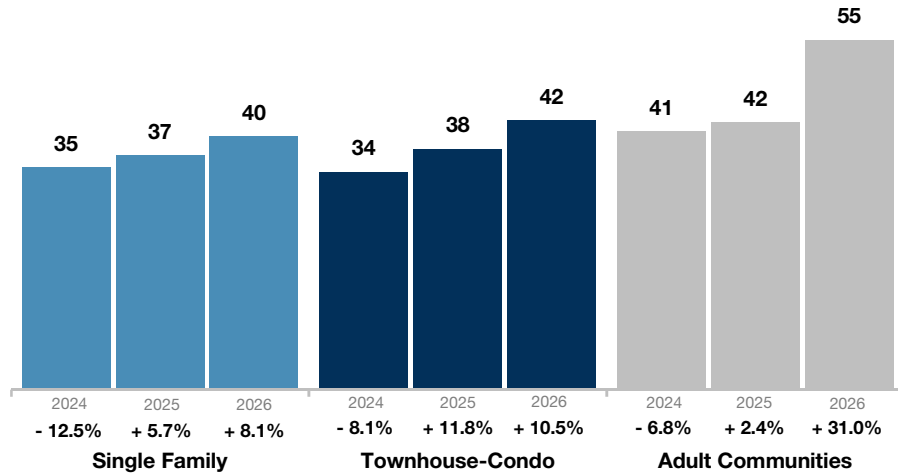
\* Pct. of List Price Received for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

# Days on Market Until Sale

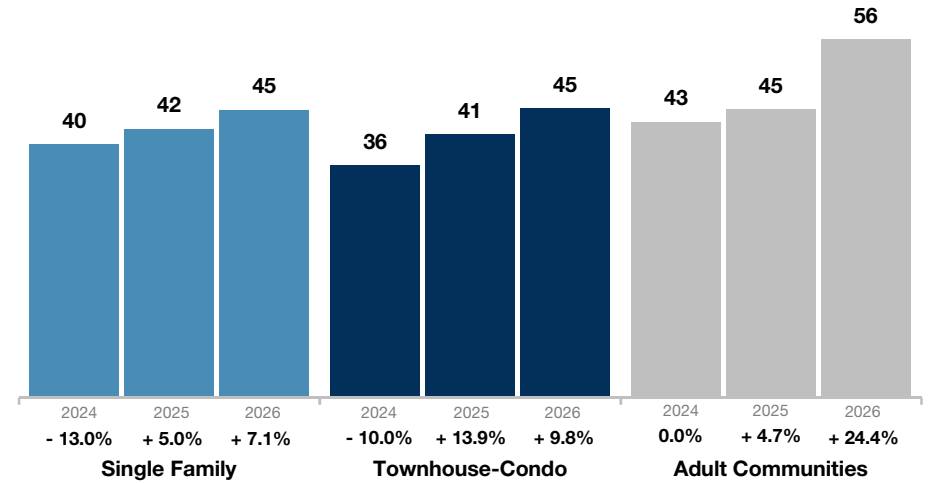


Average number of days between when a property is listed and when an offer is accepted in a given month.

## April

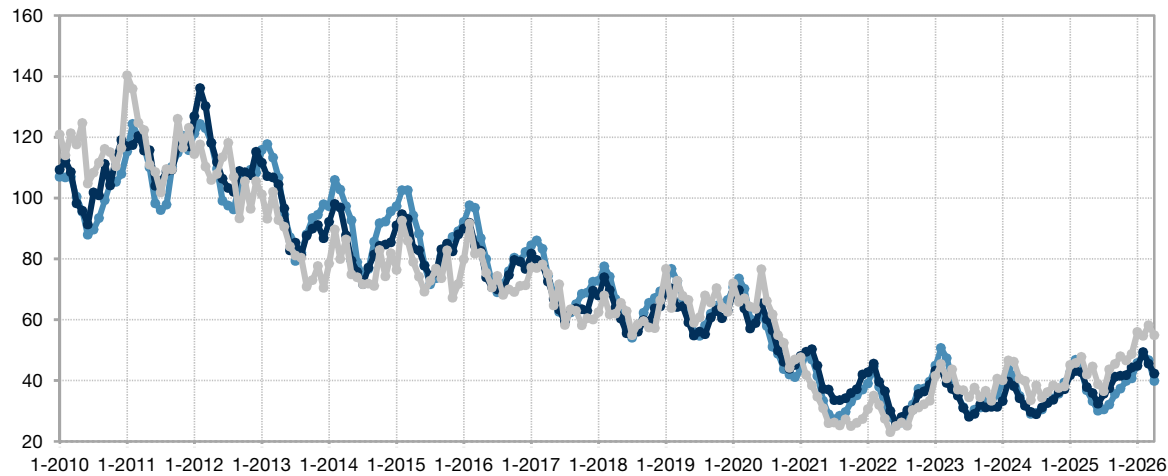


## Year to Date



## Historical Days on Market Until Sale by Month

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



	Single Family	Townhouse-Condo	Adult Communities
May 2025	33	36	45
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	45	58
<b>April 2026</b>	<b>40</b>	<b>42</b>	<b>55</b>
12-Month Avg.*	37	40	47

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

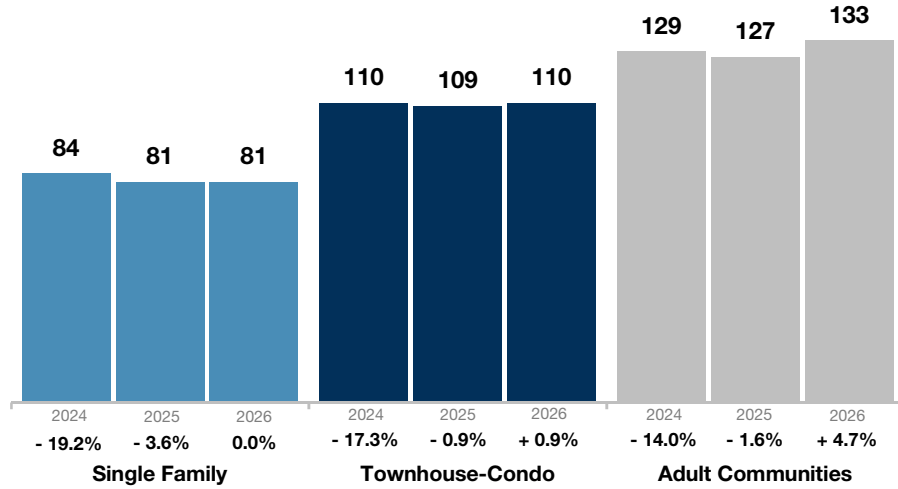
\* Days on Market for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

# Housing Affordability Index

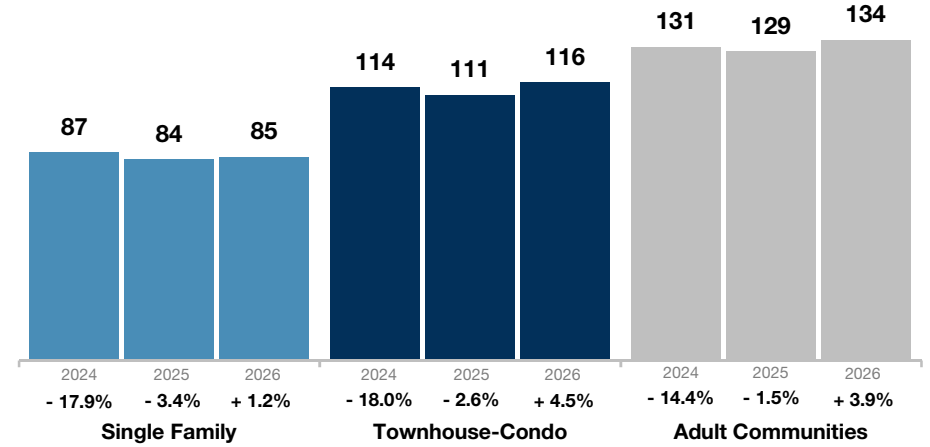


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

## April

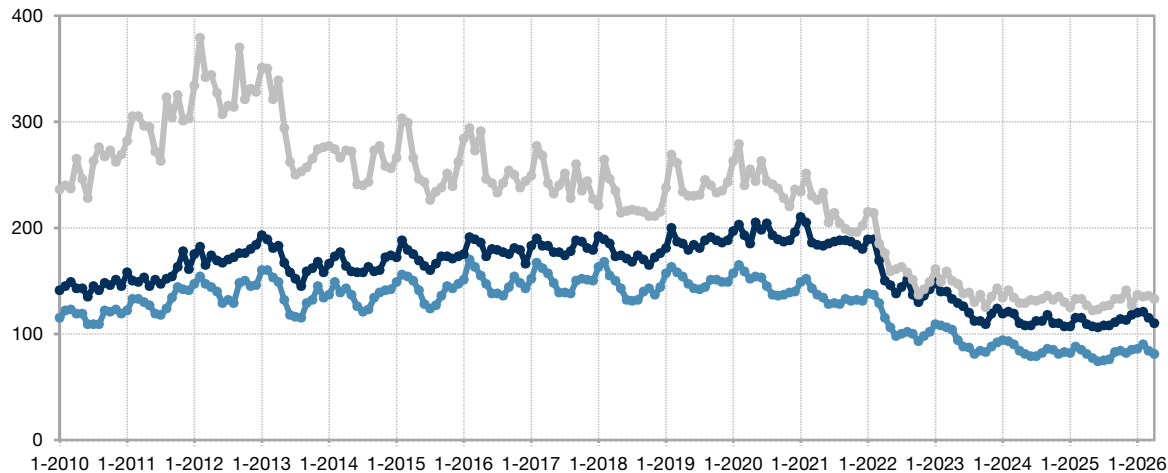


## Year to Date



## 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
May 2025	77	107	122
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	113	141
December 2025	85	118	127
January 2026	86	120	137
February 2026	90	121	135
March 2026	84	115	136
<b>April 2026</b>	<b>81</b>	<b>110</b>	<b>133</b>
12-Month Avg.*	81	113	131

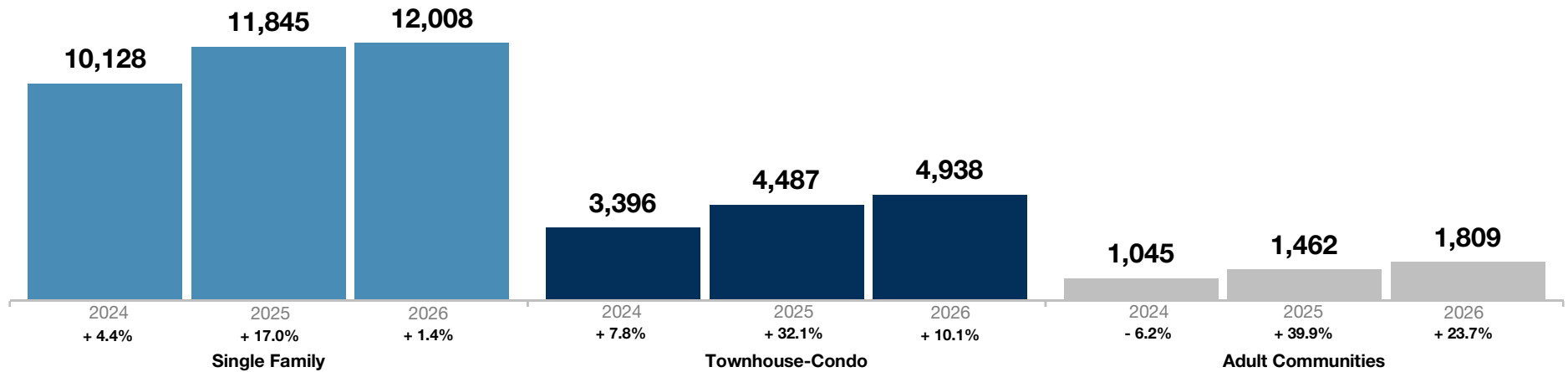
\* Affordability Index for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

# Inventory of Homes for Sale

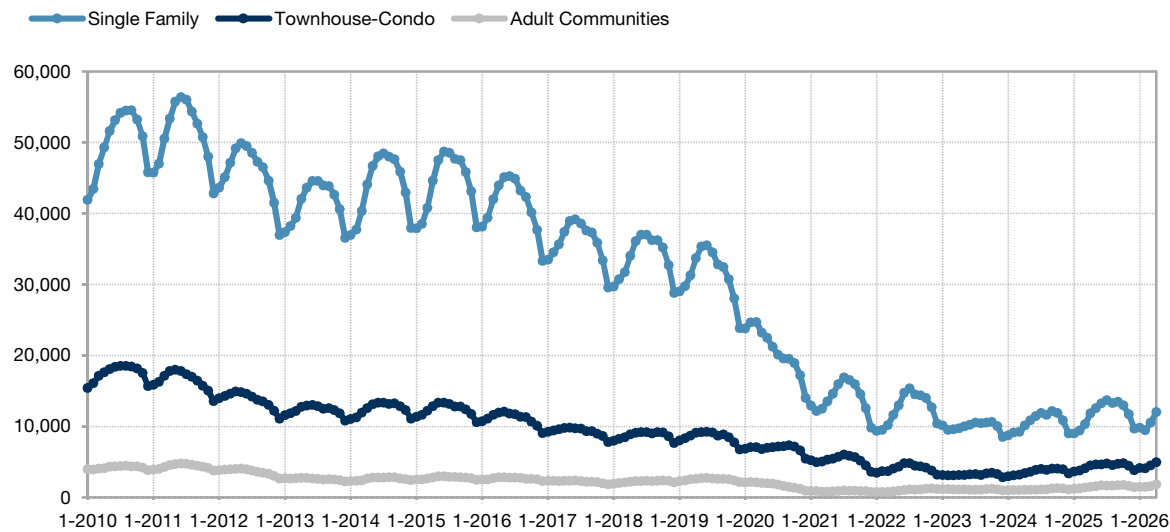
The number of properties available for sale in active status at the end of a given month.



## April



## Historical Inventory of Homes for Sale by Month



	Single Family	Townhouse-Condo	Adult Communities
May 2025	12,575	4,612	1,558
June 2025	13,229	4,617	1,666
July 2025	13,697	4,745	1,664
August 2025	13,268	4,517	1,653
September 2025	13,456	4,720	1,707
October 2025	12,979	4,778	1,725
November 2025	11,699	4,428	1,604
December 2025	9,680	3,805	1,416
January 2026	9,810	4,118	1,454
February 2026	9,453	4,098	1,461
March 2026	10,530	4,489	1,554
<b>April 2026</b>	<b>12,008</b>	<b>4,938</b>	<b>1,809</b>
12-Month Avg.	11,865	4,489	1,606

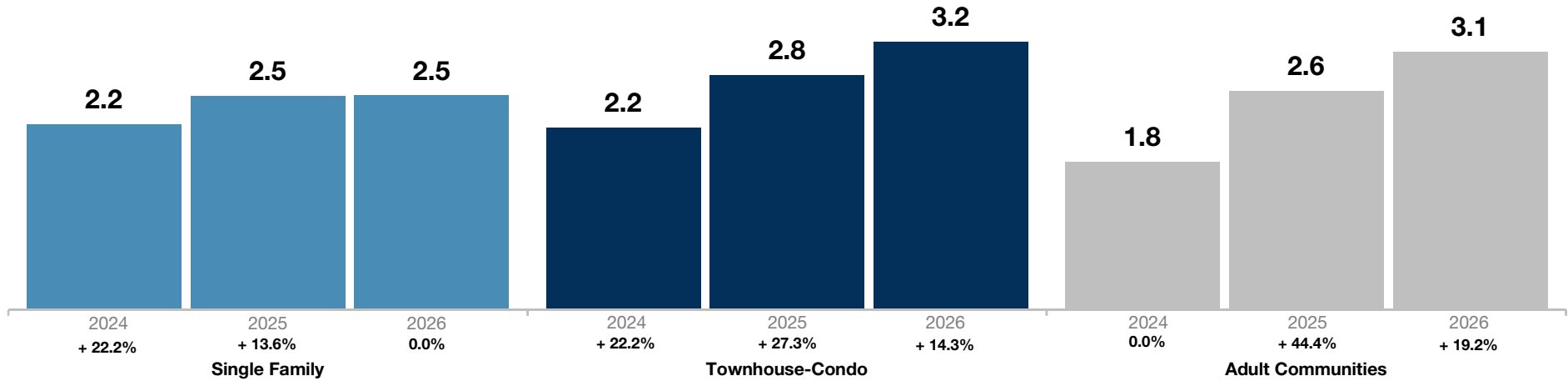
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

# Months Supply of Inventory

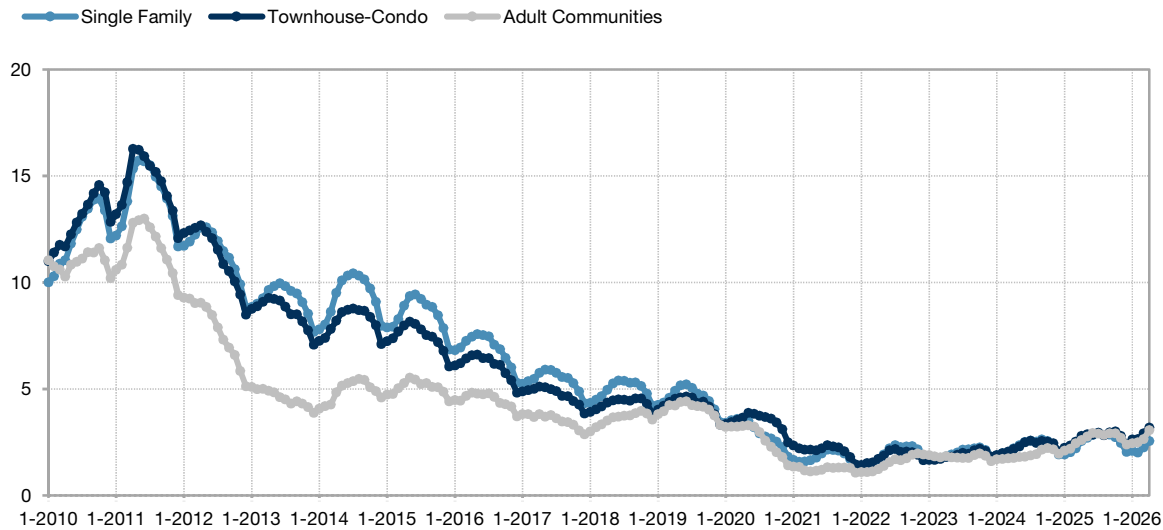


The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

## April



## 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
May 2025	2.7	2.9	2.8
June 2025	2.8	2.8	2.9
July 2025	2.9	2.9	2.9
August 2025	2.8	2.8	2.8
September 2025	2.8	2.9	2.9
October 2025	2.7	3.0	2.9
November 2025	2.5	2.8	2.7
December 2025	2.0	2.4	2.4
January 2026	2.1	2.6	2.4
February 2026	2.0	2.6	2.5
March 2026	2.3	2.9	2.6
<b>April 2026</b>	<b>2.5</b>	<b>3.2</b>	<b>3.1</b>
12-Month Avg.*	2.5	2.8	2.7

\* Months Supply for all properties from May 2025 through April 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	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		11,560	<b>12,834</b>	+ 11.0%	38,261	<b>38,479</b>	+ 0.6%
<b>Pending Sales</b>		7,466	<b>8,074</b>	+ 8.1%	26,072	<b>25,291</b>	- 3.0%
<b>Closed Sales</b>		6,410	<b>5,857</b>	- 8.6%	22,504	<b>21,075</b>	- 6.3%
<b>Median Sales Price</b>		\$515,000	<b>\$530,000</b>	+ 2.9%	\$500,000	<b>\$515,500</b>	+ 3.1%
<b>Avg. Sales Price</b>		\$659,520	<b>\$671,333</b>	+ 1.8%	\$643,081	<b>\$651,233</b>	+ 1.3%
<b>Pct. of List Price Received</b>		102.2%	<b>101.4%</b>	- 0.8%	101.3%	<b>100.6%</b>	- 0.7%
<b>Days on Market</b>		38	<b>42</b>	+ 10.5%	42	<b>46</b>	+ 9.5%
<b>Affordability Index</b>		90	<b>92</b>	+ 2.2%	93	<b>94</b>	+ 1.1%
<b>Homes for Sale</b>		18,054	<b>19,023</b>	+ 5.4%	--	--	--
<b>Months Supply</b>		2.6	<b>2.8</b>	+ 7.7%	--	--	--