

Local Market Update for July 2026

Provided by New Jersey REALTORS®



Sussex County

Sussex County

Single Family

	July			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	262	255	- 2.7%	1,509	1,493	- 1.1%
Closed Sales	174	182	+ 4.6%	887	887	0.0%
Days on Market Until Sale	33	35	+ 6.1%	38	40	+ 5.3%
Median Sales Price*	\$475,000	\$516,500	+ 8.7%	\$450,000	\$475,000	+ 5.6%
Percent of List Price Received*	103.6%	103.1%	- 0.5%	103.6%	102.9%	- 0.7%
Inventory of Homes for Sale	508	432	- 15.0%	--	--	--
Months Supply of Inventory	3.7	3.1	- 16.2%	--	--	--

Townhouse-Condo

	July			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	61	51	- 16.4%	342	329	- 3.8%
Closed Sales	35	24	- 31.4%	200	209	+ 4.5%
Days on Market Until Sale	31	47	+ 51.6%	44	47	+ 6.8%
Median Sales Price*	\$242,500	\$290,000	+ 19.6%	\$274,000	\$285,000	+ 4.0%
Percent of List Price Received*	100.2%	99.2%	- 1.0%	99.9%	99.7%	- 0.2%
Inventory of Homes for Sale	124	103	- 16.9%	--	--	--
Months Supply of Inventory	3.9	3.2	- 17.9%	--	--	--

Adult Community

	July			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	1	1	0.0%	5	8	+ 60.0%
Closed Sales	0	1	--	4	5	+ 25.0%
Days on Market Until Sale	0	25	--	34	44	+ 29.4%
Median Sales Price*	\$0	\$380,000	--	\$463,750	\$405,000	- 12.7%
Percent of List Price Received*	0.0%	96.2%	--	99.3%	99.0%	- 0.3%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type By Month

