Monthly Indicators

For residential real estate activity in the state of New Jersey

NEW JERSEY REALTORS®

July 2026

U.S. existing-home sales declined 2.4% from the previous month to a seasonally adjusted annual rate of 4.09 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast but declined in the West, South, and Midwest. Compared to a year earlier, existing-home sales rose 2.8%, with gains in the Midwest, South, and West while remaining unchanged in the Northeast.

- Single Family Closed Sales were up 9.2 percent to 6,262.
- Townhouse-Condo Closed Sales were down 8.5 percent to 1,748.
- Adult Communities Closed Sales were up 4.7 percent to 692.

- Single Family Median Sales Price increased 4.0 percent to $650,000.
- Townhouse-Condo Median Sales Price increased 9.3 percent to $469,950.
- Adult Communities Median Sales Price increased 4.0 percent to $390,000.

Nationally, the median existing-home price hit a new record of $440,600, a 1.8% increase from a year earlier, NAR reported. Home prices have now increased on an annual basis for 36 consecutive months, reflecting continued demand despite inventory remaining below historically balanced levels. Heading into July, there were 1.56 million properties for sale, down 0.6% month-over-month but up 1.3% from the same period last year, representing a 4.6-month supply at the current sales pace. Homes spent a median of 28 days on the market, with first-time homebuyers accounting for 33% of home purchases.

Monthly Snapshot

+ 4.5%	+ 5.9%	+ 8.0%
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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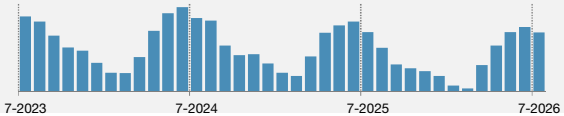
Data as of August 9, 2026. All data from the multiple listing services in the state of New Jersey. Margin of error for reported statewide numbers is +/- 4% at a 95% confidence level. Provided by New Jersey REALTORS®. Report © 2026 ShowingTime Plus, LLC.

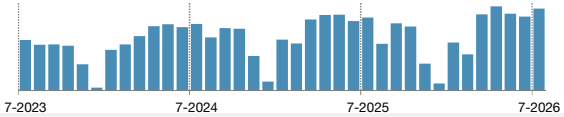
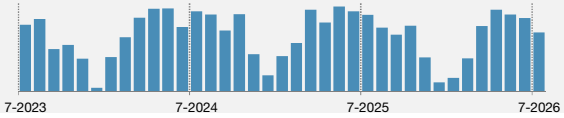
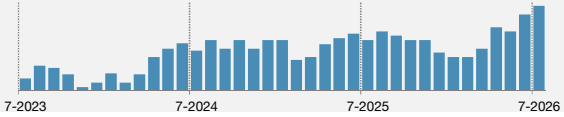
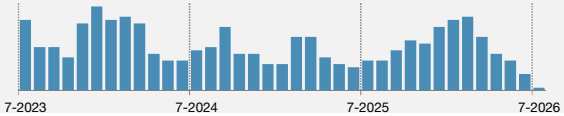
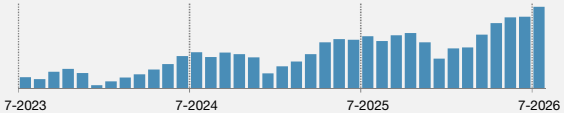
Single Family Market Overview

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	7-2025	7-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		7,864	**7,963**	+ 1.3%	48,879	**50,716**	+ 3.8%
Pending Sales		5,561	**5,396**	- 3.0%	34,089	**34,613**	+ 1.5%
Closed Sales		5,734	**6,262**	+ 9.2%	31,183	**31,243**	+ 0.2%
Median Sales Price		$625,000	**$650,000**	+ 4.0%	$588,000	**$610,000**	+ 3.7%
Avg. Sales Price		$771,730	**$823,737**	+ 6.7%	$753,326	**$780,820**	+ 3.6%
Pct. of List Price Received		103.2%	**103.2%**	0.0%	102.7%	**102.4%**	- 0.3%
Days on Market		30	**32**	+ 6.7%	36	**38**	+ 5.6%
Affordability Index		75	**72**	- 4.0%	79	**77**	- 2.5%
Homes for Sale		13,737	**13,921**	+ 1.3%	--	**--**	--
Months Supply		2.9	**2.9**	0.0%	--	**--**	--

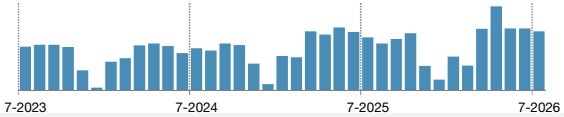
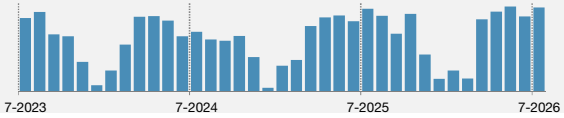
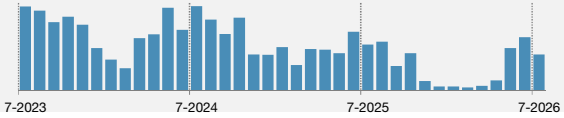
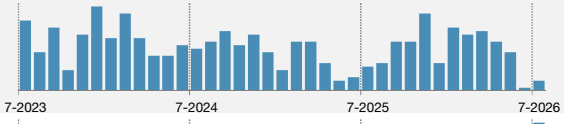
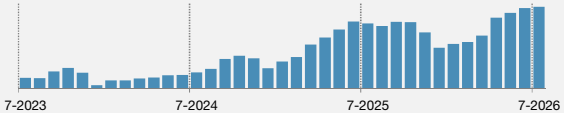
Townhouse-Condo Market Overview

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	7-2025	7-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		2,674	**2,875**	+ 7.5%	17,668	**17,994**	+ 1.8%
Pending Sales		1,759	**1,587**	- 9.8%	11,722	**11,014**	- 6.0%
Closed Sales		1,911	**1,748**	- 8.5%	11,090	**10,253**	- 7.5%
Median Sales Price		$430,000	**$469,950**	+ 9.3%	$425,000	**$440,000**	+ 3.5%
Avg. Sales Price		$531,709	**$575,200**	+ 8.2%	$529,945	**$559,085**	+ 5.5%
Pct. of List Price Received		100.7%	**100.1%**	- 0.6%	100.6%	**100.0%**	- 0.6%
Days on Market		36	**38**	+ 5.6%	38	**42**	+ 10.5%
Affordability Index		108	**100**	- 7.4%	110	**107**	- 2.7%
Homes for Sale		4,756	**5,535**	+ 16.4%	--	**--**	--
Months Supply		2.9	**3.6**	+ 24.1%	--	**--**	--

Adult Community Market Overview

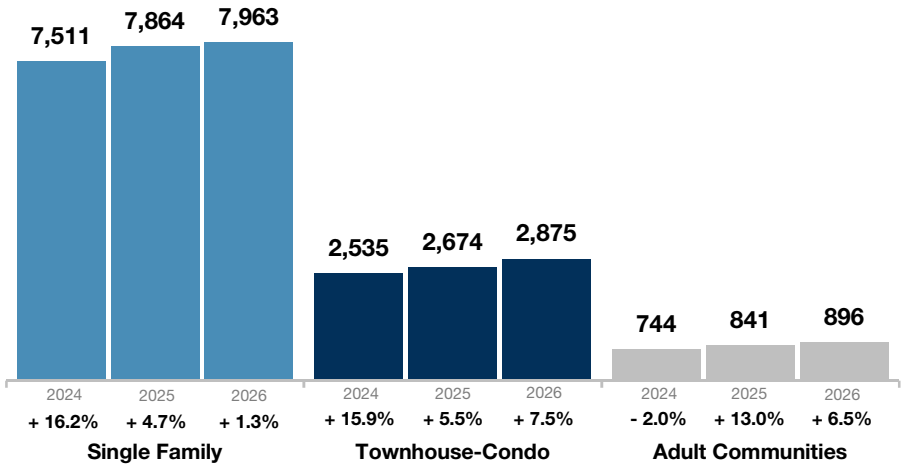
Key metrics for properties in **Adult Communities Only** for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	7-2025	7-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		841	**896**	+ 6.5%	5,767	**6,035**	+ 4.6%
Pending Sales		694	**699**	+ 0.7%	4,275	**4,293**	+ 0.4%
Closed Sales		661	**692**	+ 4.7%	3,930	**4,005**	+ 1.9%
Median Sales Price		$375,000	**$390,000**	+ 4.0%	$372,500	**$380,000**	+ 2.0%
Avg. Sales Price		$409,660	**$427,411**	+ 4.3%	$402,668	**$406,403**	+ 0.9%
Pct. of List Price Received		99.2%	**99.0%**	- 0.2%	99.1%	**98.7%**	- 0.4%
Days on Market		36	**44**	+ 22.2%	42	**49**	+ 16.7%
Affordability Index		126	**122**	- 3.2%	127	**126**	- 0.8%
Homes for Sale		1,669	**1,940**	+ 16.2%	--	**--**	--
Months Supply		2.9	**3.2**	+ 10.3%	--	**--**	--

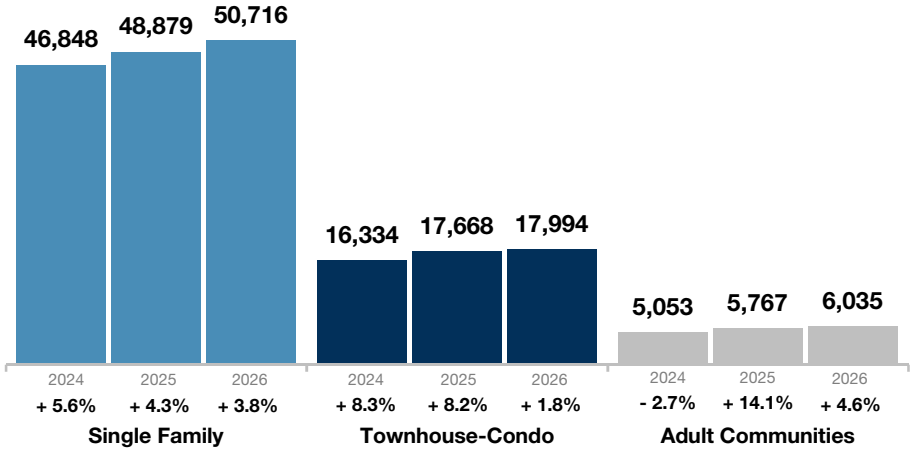
New Listings

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

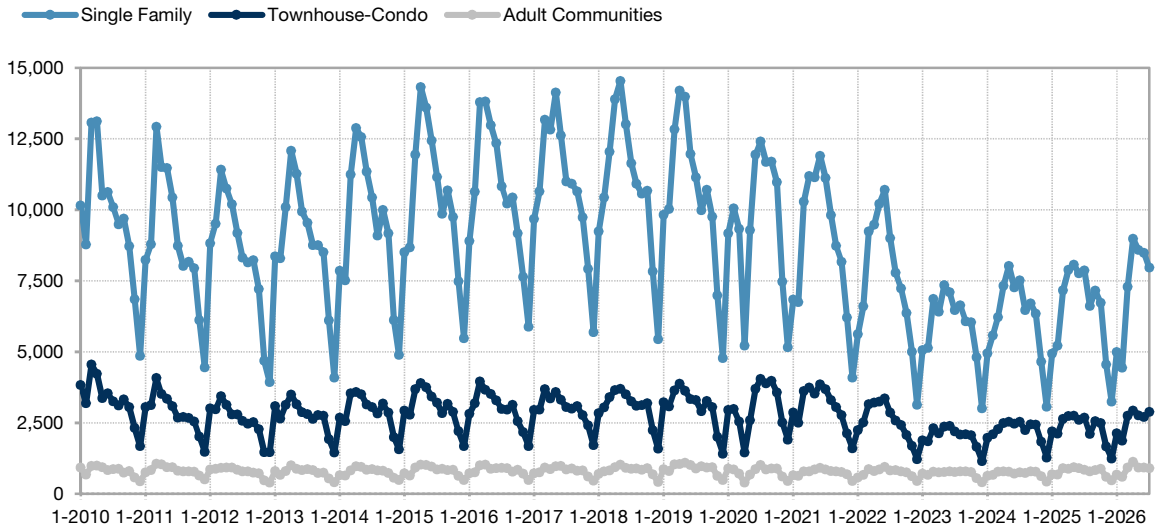
July



Year to Date



Historical New Listings by Month



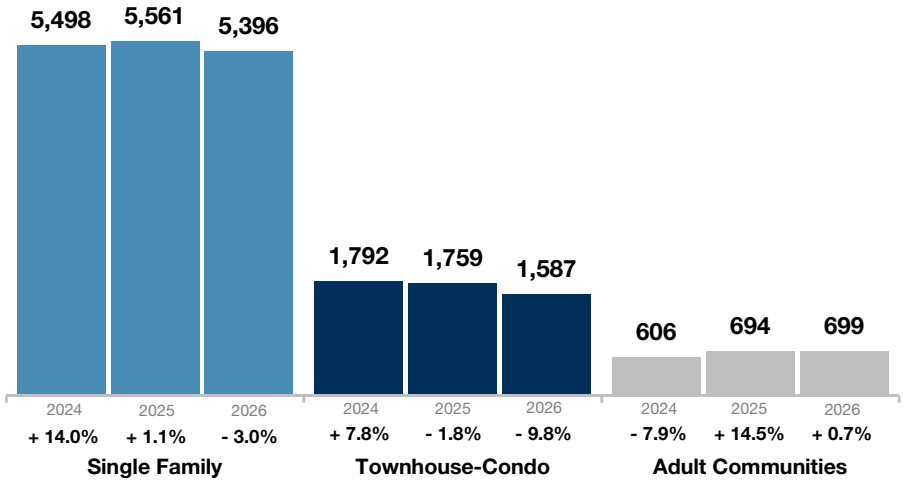
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
August 2025	6,613	2,100	786
September 2025	7,156	2,550	826
October 2025	6,720	2,482	878
November 2025	4,549	1,664	590
December 2025	3,238	1,229	468
January 2026	4,988	2,125	672
February 2026	4,432	1,870	592
March 2026	7,286	2,745	917
April 2026	8,978	2,920	1,116
May 2026	8,583	2,759	921
June 2026	8,486	2,700	921
July 2026	**7,963**	**2,875**	**896**
12-Month Avg.	6,583	2,335	799

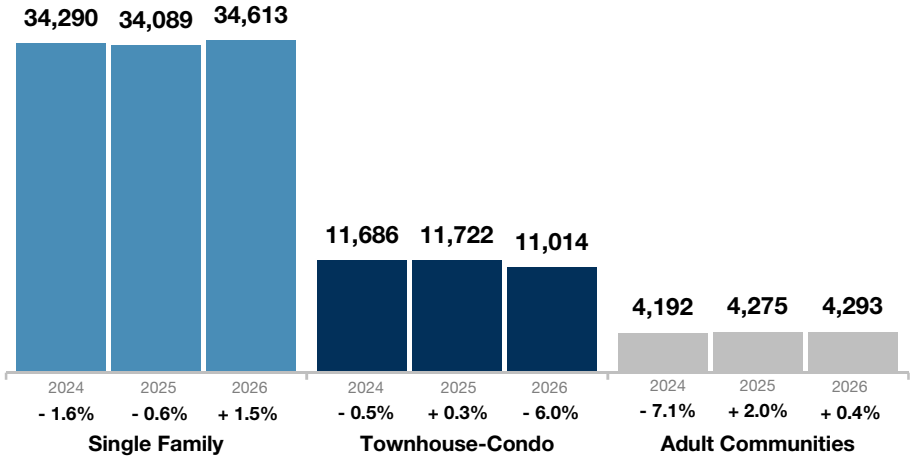
Pending Sales

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

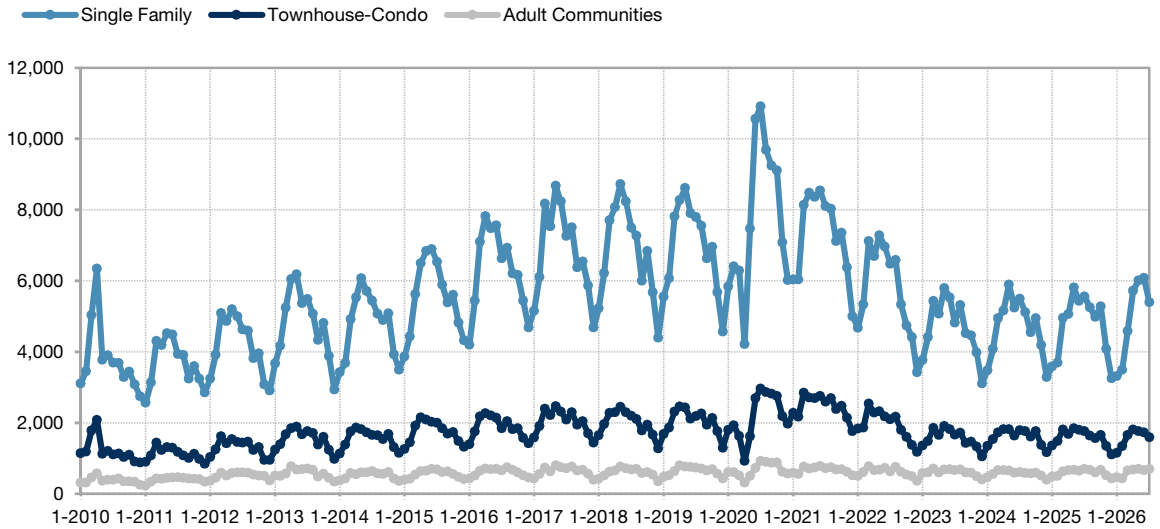
July



Year to Date



Historical Pending Sales by Month



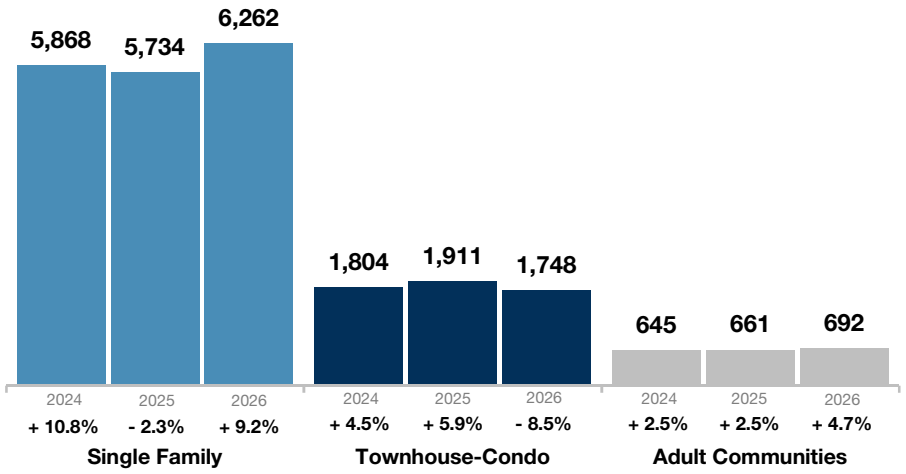
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
August 2025	5,248	1,634	667
September 2025	4,978	1,564	599
October 2025	5,283	1,652	674
November 2025	4,079	1,344	520
December 2025	3,250	1,102	428
January 2026	3,317	1,145	460
February 2026	3,496	1,336	430
March 2026	4,588	1,650	654
April 2026	5,720	1,808	683
May 2026	6,011	1,760	702
June 2026	6,085	1,728	665
July 2026	**5,396**	**1,587**	**699**
12-Month Avg.	4,788	1,526	598

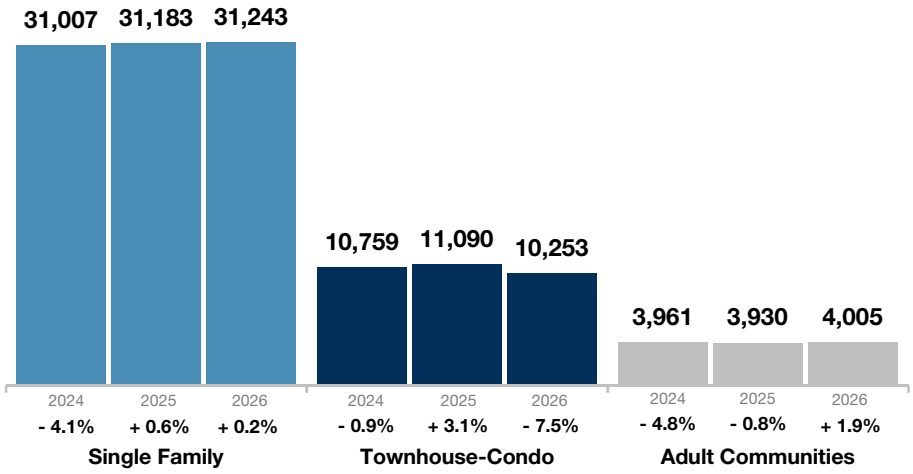
Closed Sales

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

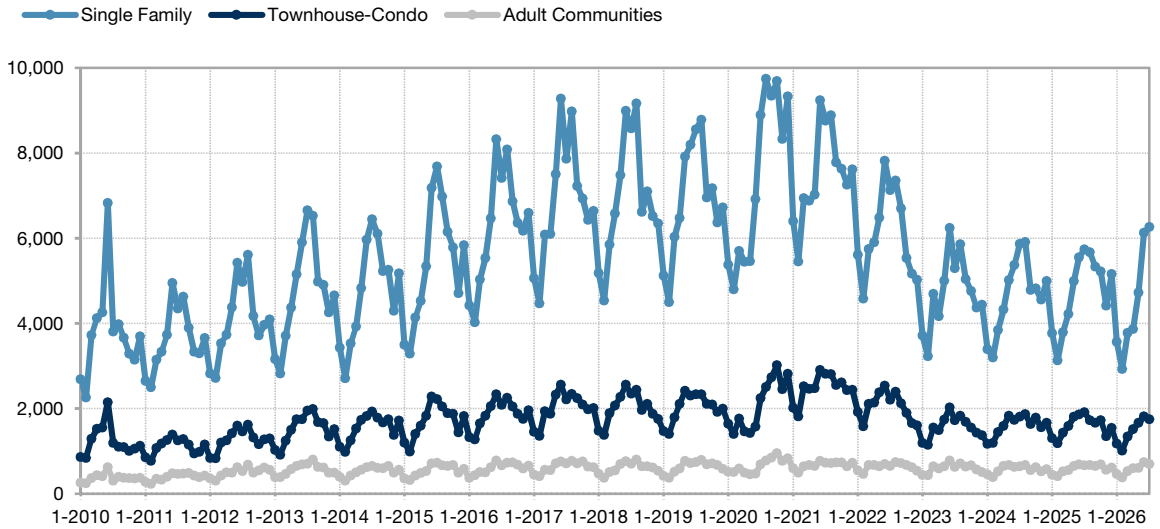
July



Year to Date



Historical Closed Sales by Month



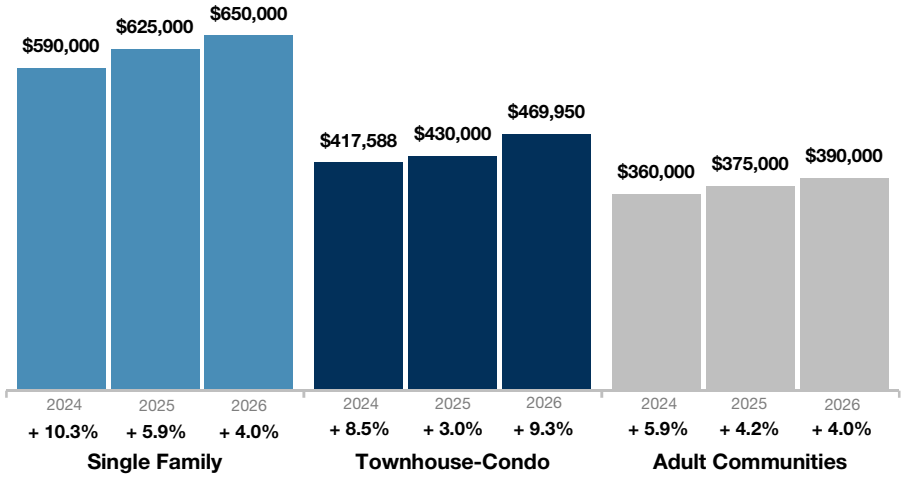
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
August 2025	5,667	1,726	670
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	1,540	609
January 2026	3,563	1,174	459
February 2026	2,924	1,010	382
March 2026	3,775	1,338	528
April 2026	3,865	1,510	596
May 2026	4,723	1,661	606
June 2026	6,131	1,812	742
July 2026	**6,262**	**1,748**	**692**
12-Month Avg.	4,752	1,521	598

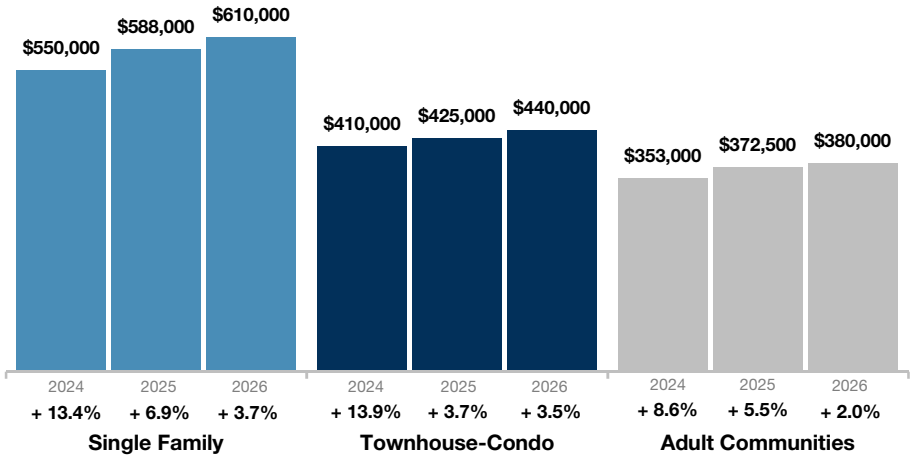
Median Sales Price

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

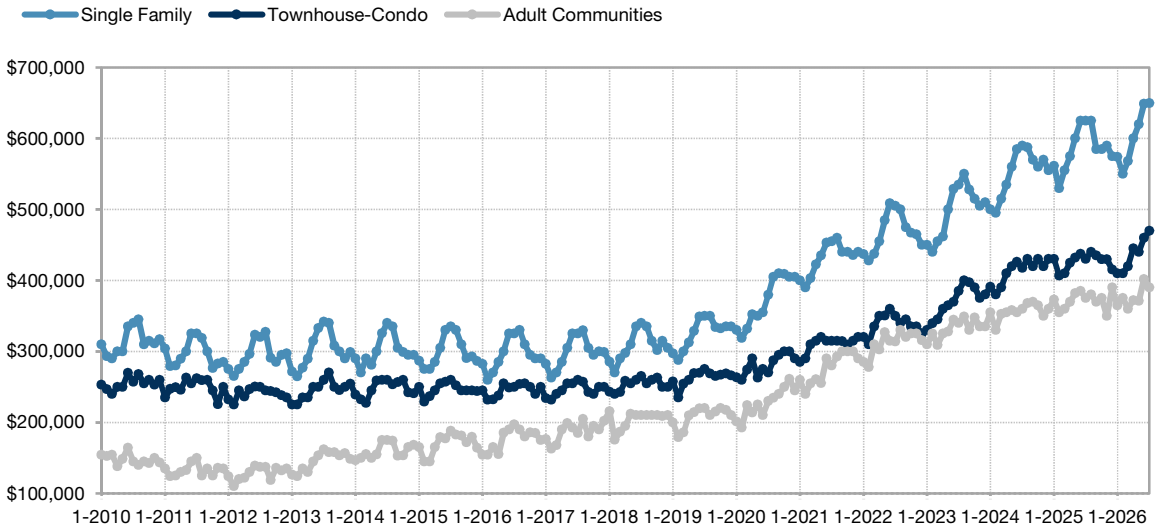
July



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.

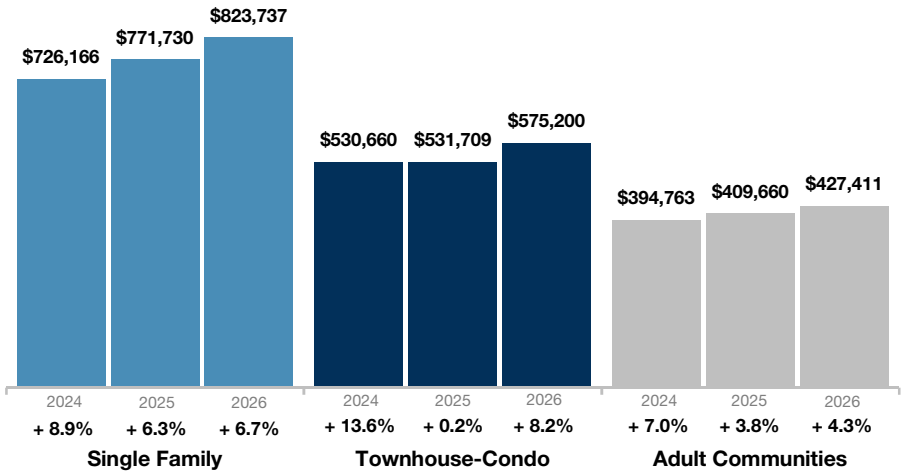
	Single Family	Townhouse-Condo	Adult Communities
August 2025	$625,000	$440,000	$380,000
September 2025	$585,000	$435,000	$370,000
October 2025	$585,000	$429,990	$375,000
November 2025	$590,000	$429,990	$350,000
December 2025	$575,000	$415,500	$389,900
January 2026	$573,850	$410,000	$365,000
February 2026	$550,000	$410,000	$375,000
March 2026	$568,000	$420,000	$360,000
April 2026	$600,000	$445,000	$372,250
May 2026	$620,000	$440,000	$371,000
June 2026	$649,000	$460,000	$402,000
July 2026	**$650,000**	**$469,950**	**$390,000**
12-Month Med.*	$600,000	$435,000	$377,500

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

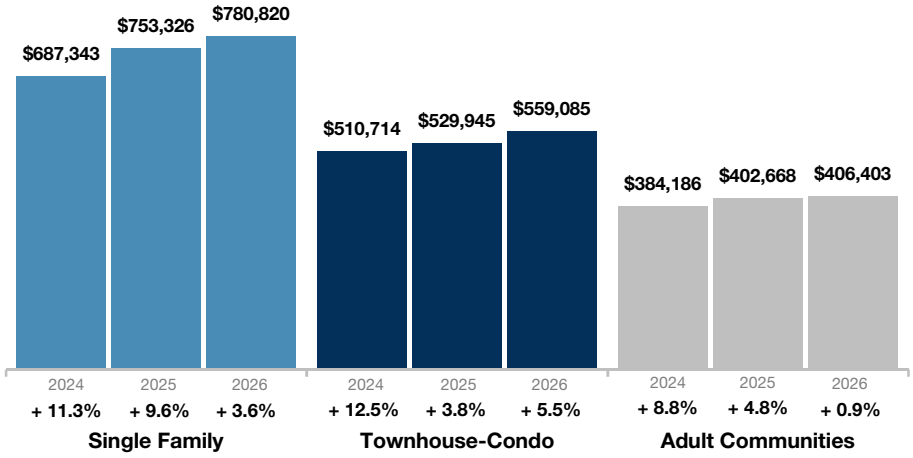
Average Sales Price

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

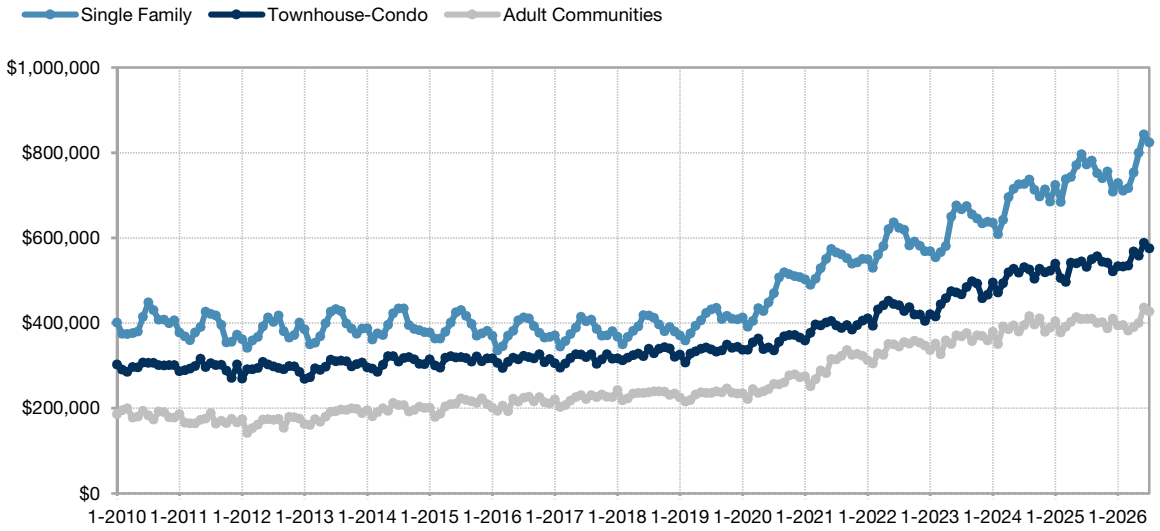
July



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.

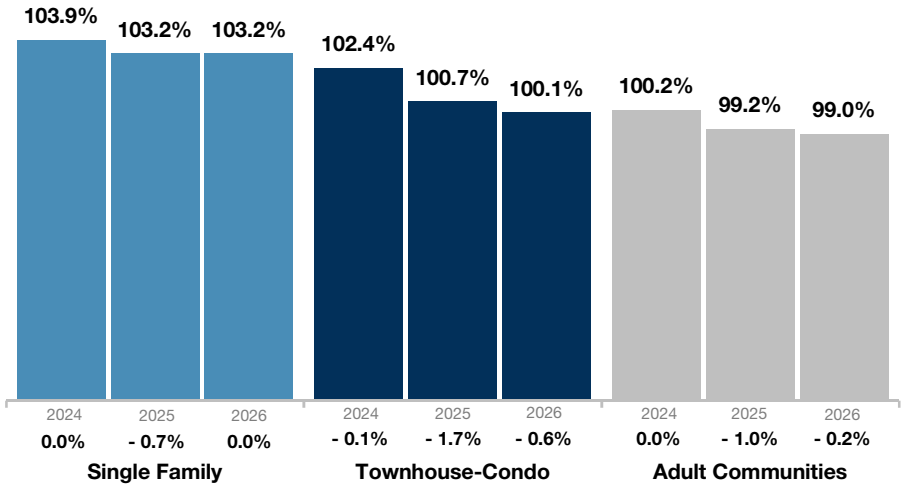
	Single Family	Townhouse-Condo	Adult Communities
August 2025	$781,353	$549,931	$409,969
September 2025	$751,683	$556,144	$400,375
October 2025	$739,458	$543,265	$401,646
November 2025	$755,676	$541,647	$387,173
December 2025	$707,925	$521,287	$410,221
January 2026	$728,412	$533,161	$393,810
February 2026	$710,612	$531,999	$394,856
March 2026	$716,657	$534,323	$381,760
April 2026	$753,122	$567,549	$390,081
May 2026	$800,166	$557,852	$399,955
June 2026	$842,973	$587,741	$436,449
July 2026	**$823,737**	**$575,200**	**$427,411**
12-Month Avg.*	$765,829	$551,980	$404,570

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

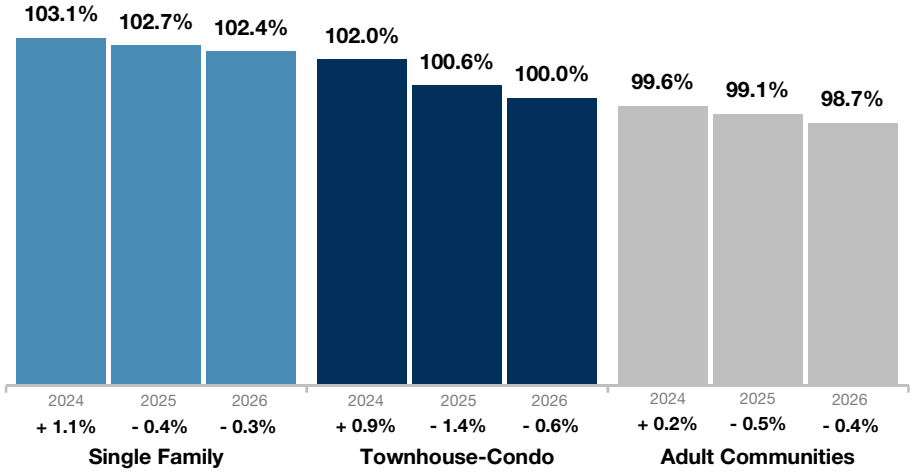
Percent of List Price Received

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.

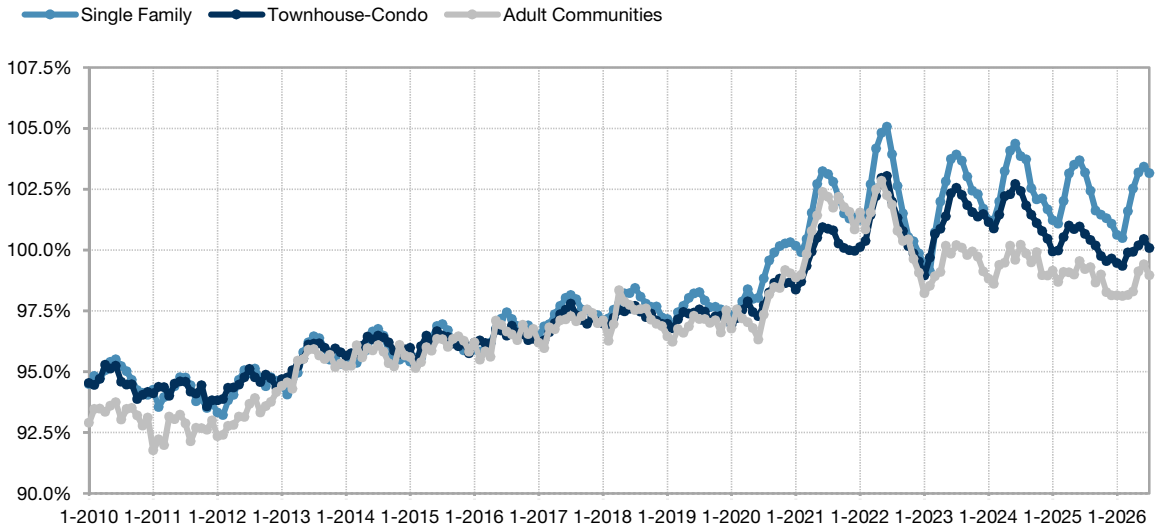
July



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.

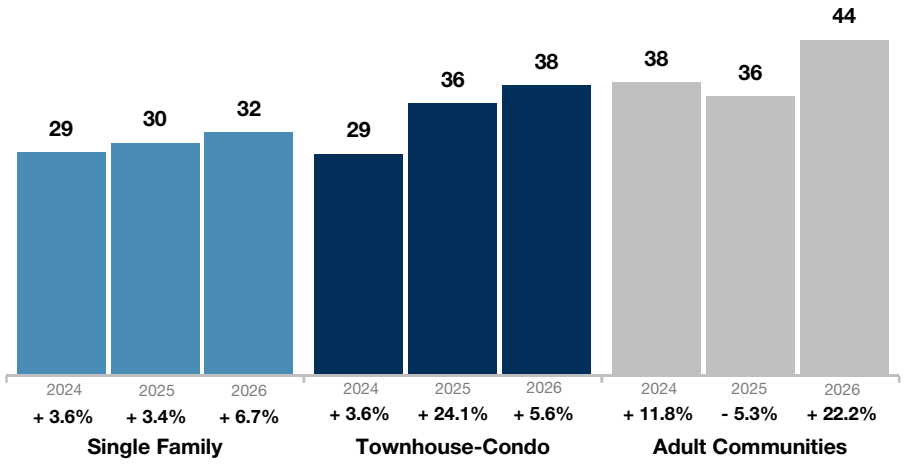
	Single Family	Townhouse-Condo	Adult Communities
August 2025	102.4%	100.4%	99.3%
September 2025	101.6%	100.2%	98.7%
October 2025	101.4%	99.7%	99.0%
November 2025	101.3%	99.5%	98.3%
December 2025	101.1%	99.6%	98.1%
January 2026	100.6%	99.5%	98.1%
February 2026	100.5%	99.3%	98.1%
March 2026	101.6%	99.9%	98.1%
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	**103.2%**	**100.1%**	**99.0%**
12-Month Avg.*	102.0%	100.0%	98.7%

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

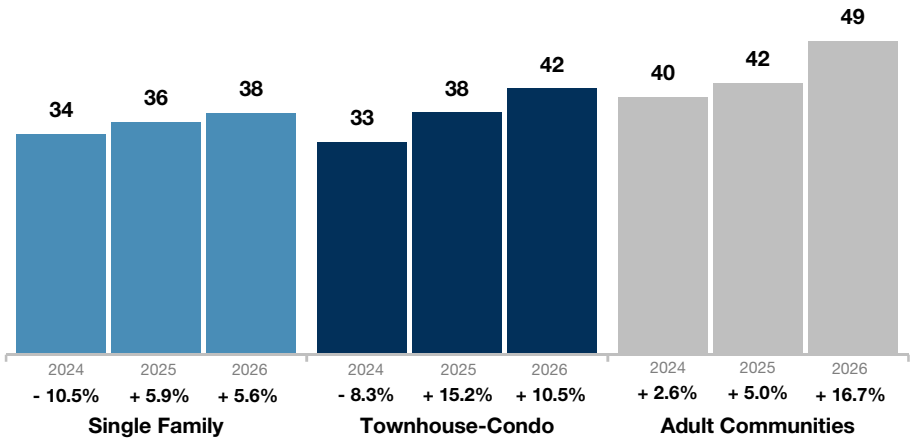
Days on Market Until Sale

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

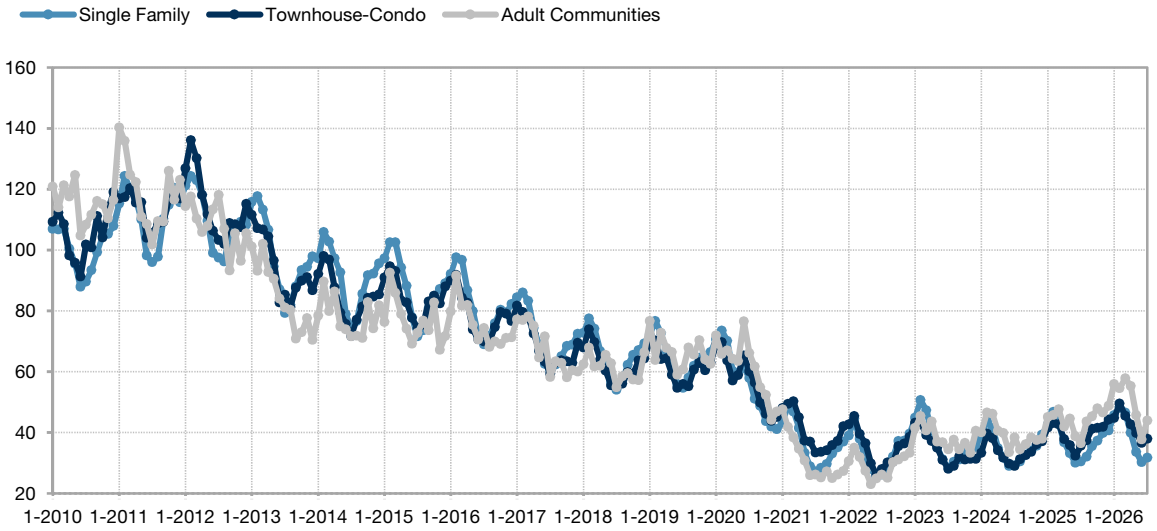
July



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.

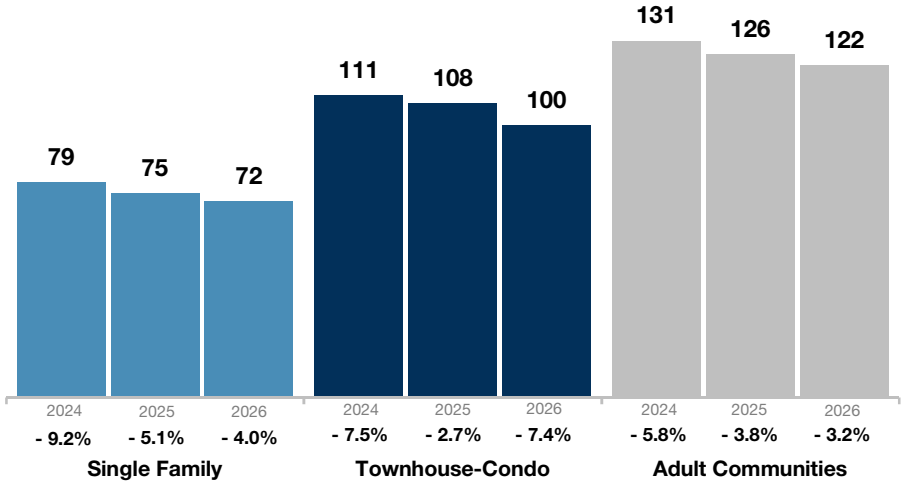
	Single Family	Townhouse-Condo	Adult Communities
August 2025	32	37	44
September 2025	35	41	45
October 2025	37	41	48
November 2025	40	42	47
December 2025	41	44	49
January 2026	46	45	56
February 2026	48	49	55
March 2026	47	46	58
April 2026	40	43	55
May 2026	34	40	46
June 2026	30	37	38
July 2026	**32**	**38**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

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

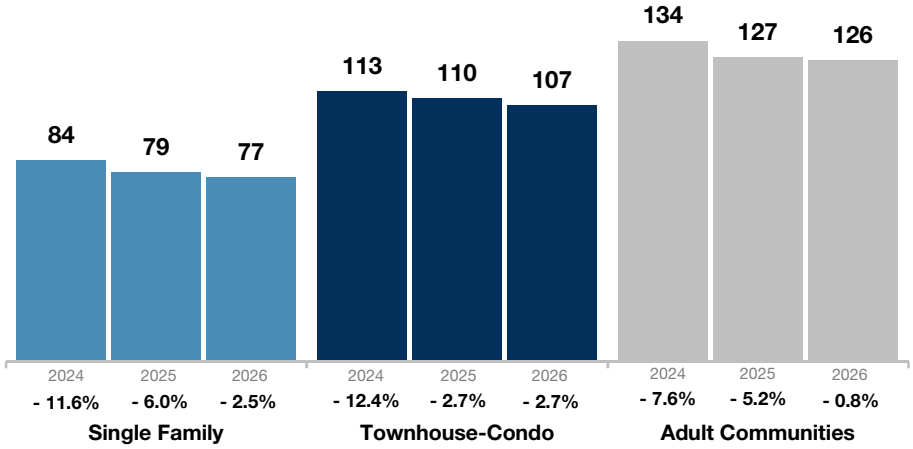
Housing Affordability Index

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.

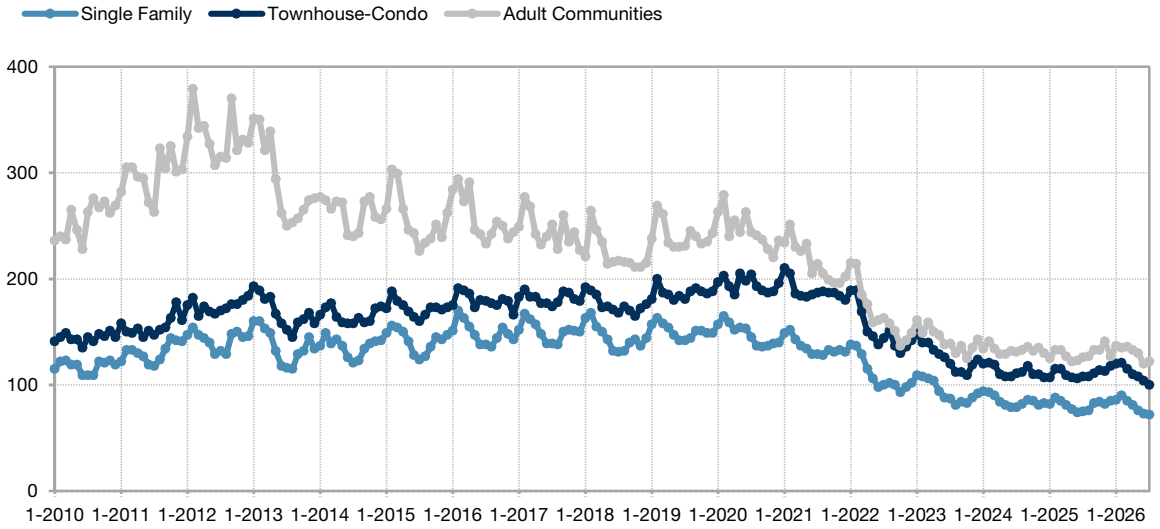
July



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.

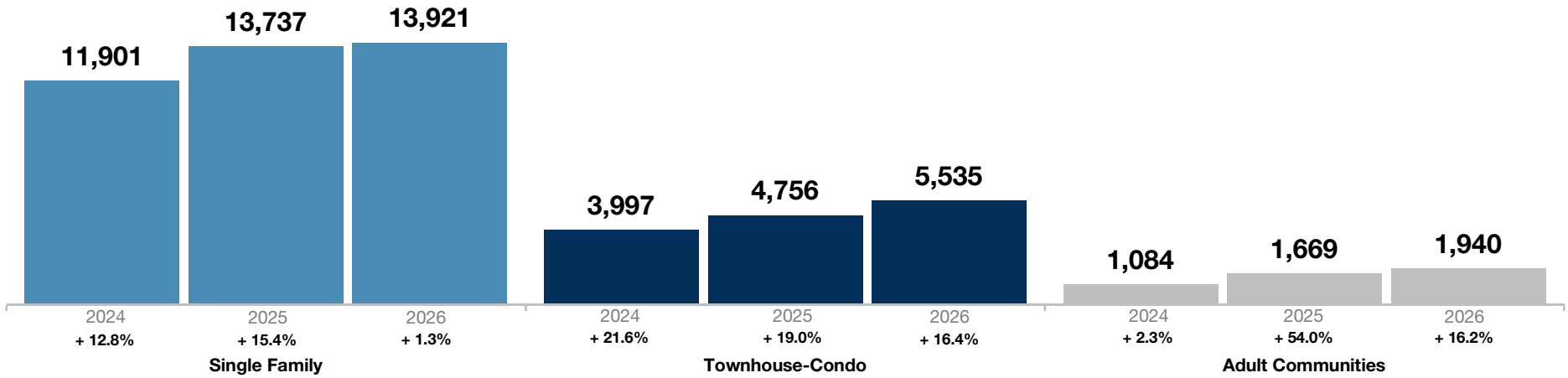
	Single Family	Townhouse-Condo	Adult Communities
August 2025	76	108	127
September 2025	83	111	133
October 2025	84	114	133
November 2025	82	113	141
December 2025	85	118	127
January 2026	86	120	137
February 2026	90	121	135
March 2026	85	115	136
April 2026	81	110	133
May 2026	76	108	130
June 2026	73	104	120
July 2026	**72**	**100**	**122**
12-Month Avg.*	81	112	131

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

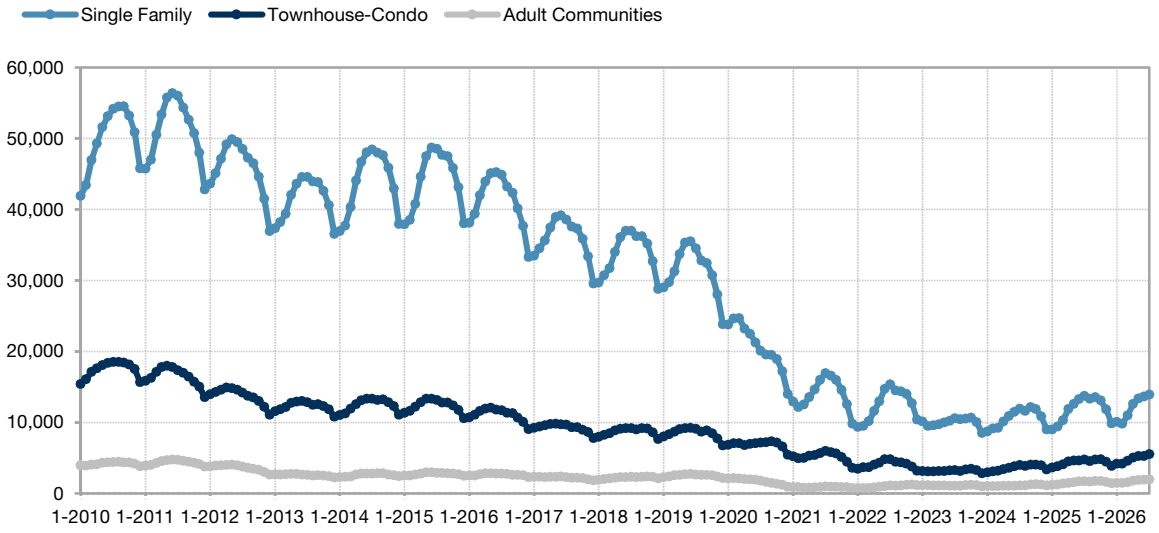
Inventory of Homes for Sale

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

July



Historical Inventory of Homes for Sale by Month



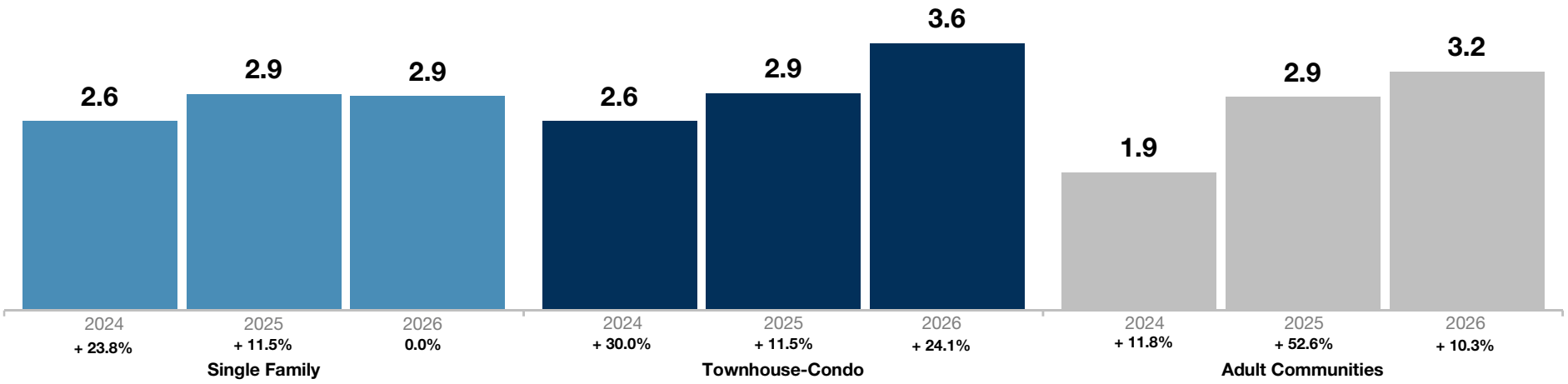
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
August 2025	13,318	4,537	1,659
September 2025	13,523	4,741	1,714
October 2025	13,072	4,801	1,732
November 2025	11,834	4,454	1,606
December 2025	9,869	3,829	1,422
January 2026	10,071	4,161	1,467
February 2026	9,817	4,170	1,477
March 2026	10,983	4,589	1,562
April 2026	12,577	5,042	1,787
May 2026	13,343	5,226	1,857
June 2026	13,644	5,229	1,922
July 2026	**13,921**	**5,535**	**1,940**
12-Month Avg.	12,164	4,693	1,679

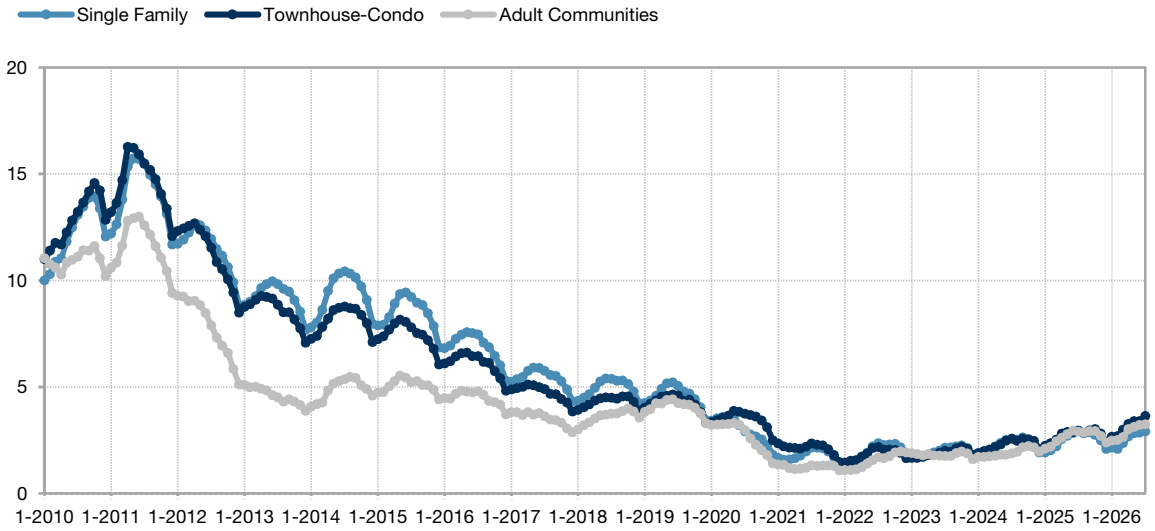
Months Supply of Inventory

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.

July



Historical Months Supply of Inventory by Month



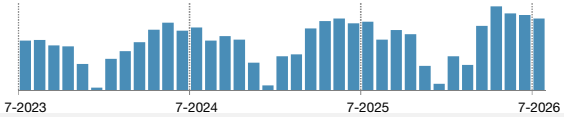
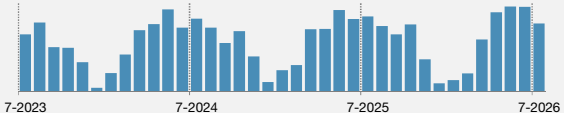
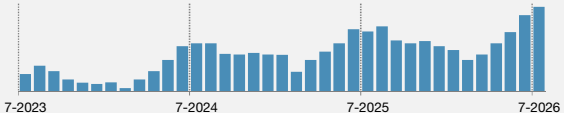
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
August 2025	2.8	2.8	2.8
September 2025	2.9	3.0	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	2.7	2.5
February 2026	2.1	2.7	2.5
March 2026	2.3	3.0	2.6
April 2026	2.7	3.2	3.0
May 2026	2.8	3.4	3.1
June 2026	2.8	3.4	3.2
July 2026	**2.9**	**3.6**	**3.2**
12-Month Avg.*	2.6	3.0	2.8

* Months Supply for all properties from August 2025 through July 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	7-2025	7-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		11,468	**11,820**	+ 3.1%	72,863	**75,278**	+ 3.3%
Pending Sales		8,063	**7,724**	- 4.2%	50,446	**50,272**	- 0.3%
Closed Sales		8,371	**8,749**	+ 4.5%	46,547	**45,843**	- 1.5%
Median Sales Price		$551,000	**$595,000**	+ 8.0%	$525,000	**$550,000**	+ 4.8%
Avg. Sales Price		$684,570	**$739,488**	+ 8.0%	$666,775	**$694,628**	+ 4.2%
Pct. of List Price Received		102.2%	**102.2%**	0.0%	101.9%	**101.5%**	- 0.4%
Days on Market		32	**34**	+ 6.3%	37	**40**	+ 8.1%
Affordability Index		85	**79**	- 7.1%	89	**85**	- 4.5%
Homes for Sale		20,429	**21,637**	+ 5.9%	--	**--**	--
Months Supply		3.0	**3.1**	+ 3.3%	--	**--**	--