

Monthly Indicators

For residential real estate activity in the state of New Jersey



February 2026

Despite improving affordability conditions, U.S. existing-home sales declined 8.4% to a seasonally adjusted annual rate of 3.91 million, a 4.4% drop from one year earlier, according to the National Association of REALTORS® (NAR). The slowdown followed a 5.1% increase the previous month and modest gains throughout the fall. Sales retreated month-over-month and year-over-year in all four regions.

- Single Family Closed Sales were down 9.5 percent to 2,827.
- Townhouse-Condo Closed Sales were down 17.4 percent to 976.
- Adult Communities Closed Sales were down 8.0 percent to 377.

- Single Family Median Sales Price increased 5.3 percent to \$558,000.
- Townhouse-Condo Median Sales Price increased 0.1 percent to \$407,792.
- Adult Communities Median Sales Price increased 5.6 percent to \$375,000.

Nationally, the median existing-home price inched up 0.9% year-over-year to \$396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

Monthly Snapshot

- 11.3% **- 1.1%** **+ 5.4%**

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
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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	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		5,207	4,229	- 18.8%	10,135	9,128	- 9.9%
Pending Sales		3,684	3,429	- 6.9%	7,262	6,754	- 7.0%
Closed Sales		3,125	2,827	- 9.5%	6,887	6,366	- 7.6%
Median Sales Price		\$530,000	\$558,000	+ 5.3%	\$548,000	\$565,000	+ 3.1%
Avg. Sales Price		\$684,634	\$717,314	+ 4.8%	\$706,615	\$724,215	+ 2.5%
Pct. of List Price Received		101.1%	100.5%	- 0.6%	101.2%	100.6%	- 0.6%
Days on Market		47	48	+ 2.1%	44	47	+ 6.8%
Affordability Index		88	89	+ 1.1%	85	88	+ 3.5%
Homes for Sale		9,381	8,860	- 5.6%	--	--	--
Months Supply		2.0	1.9	- 5.0%	--	--	--

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	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		2,105	1,826	- 13.3%	4,294	3,917	- 8.8%
Pending Sales		1,486	1,348	- 9.3%	2,840	2,519	- 11.3%
Closed Sales		1,181	976	- 17.4%	2,488	2,130	- 14.4%
Median Sales Price		\$407,333	\$407,792	+ 0.1%	\$420,000	\$410,000	- 2.4%
Avg. Sales Price		\$505,545	\$529,189	+ 4.7%	\$522,924	\$527,727	+ 0.9%
Pct. of List Price Received		100.0%	99.4%	- 0.6%	99.9%	99.5%	- 0.4%
Days on Market		43	50	+ 16.3%	42	47	+ 11.9%
Affordability Index		114	122	+ 7.0%	111	121	+ 9.0%
Homes for Sale		3,773	3,943	+ 4.5%	--	--	--
Months Supply		2.3	2.5	+ 8.7%	--	--	--

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.

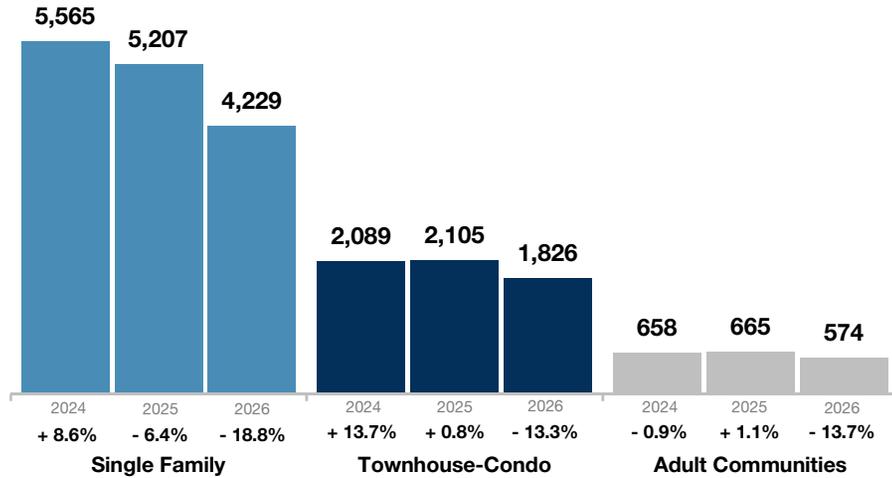
Key Metrics	Historical Sparklines	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		665	574	- 13.7%	1,343	1,235	- 8.0%
Pending Sales		500	430	- 14.0%	978	888	- 9.2%
Closed Sales		410	377	- 8.0%	857	836	- 2.5%
Median Sales Price		\$355,000	\$375,000	+ 5.6%	\$365,000	\$369,500	+ 1.2%
Avg. Sales Price		\$378,238	\$394,535	+ 4.3%	\$391,613	\$394,140	+ 0.6%
Pct. of List Price Received		98.7%	98.1%	- 0.6%	98.9%	98.1%	- 0.8%
Days on Market		46	54	+ 17.4%	45	55	+ 22.2%
Affordability Index		133	135	+ 1.5%	130	137	+ 5.4%
Homes for Sale		1,237	1,417	+ 14.6%	--	--	--
Months Supply		2.2	2.4	+ 9.1%	--	--	--

New Listings

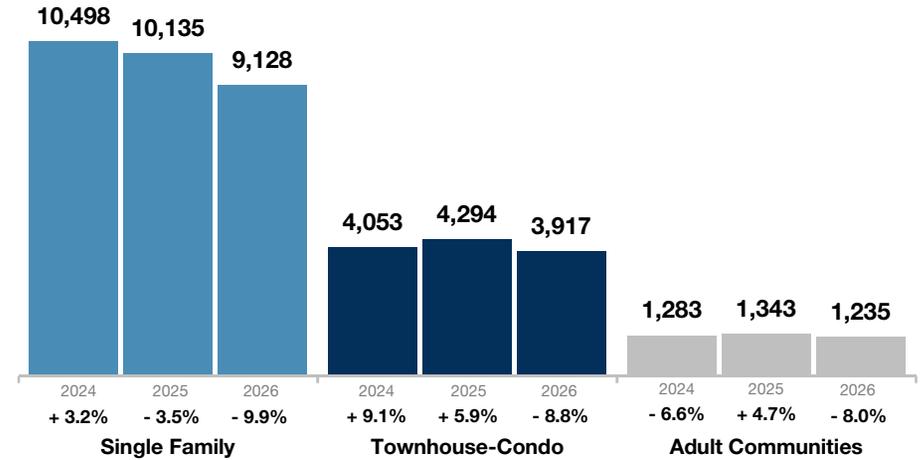


A count of the properties that have been newly listed on the market in a given month.

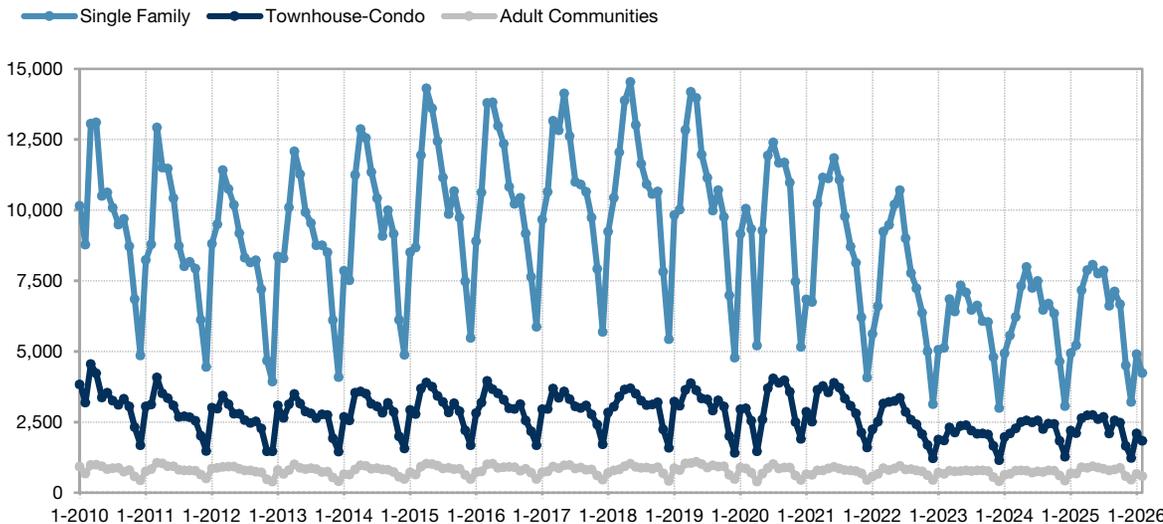
February



Year to Date



Historical New Listings by Month



	Single Family	Townhouse-Condo	Adult Communities
March 2025	7,163	2,630	893
April 2025	7,876	2,735	867
May 2025	8,065	2,739	928
June 2025	7,751	2,596	888
July 2025	7,857	2,673	838
August 2025	6,610	2,093	783
September 2025	7,120	2,547	818
October 2025	6,665	2,473	870
November 2025	4,500	1,655	584
December 2025	3,208	1,218	461
January 2026	4,899	2,091	661
February 2026	4,229	1,826	574
12-Month Avg.	6,329	2,273	764

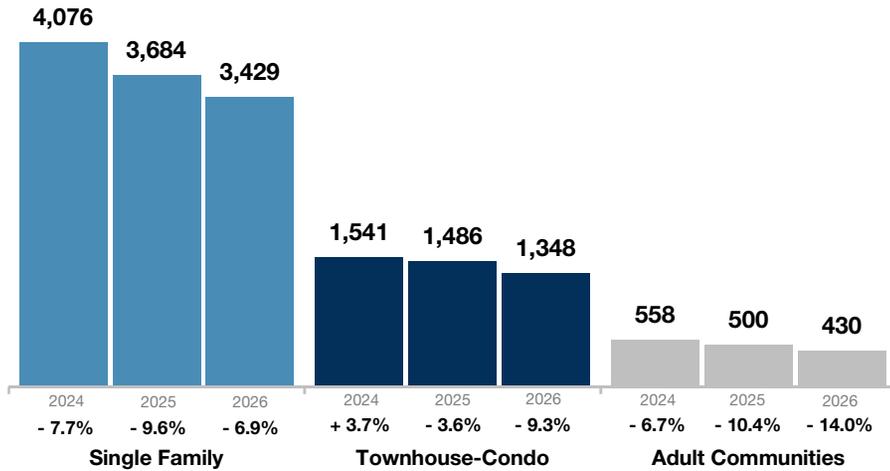
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Pending Sales

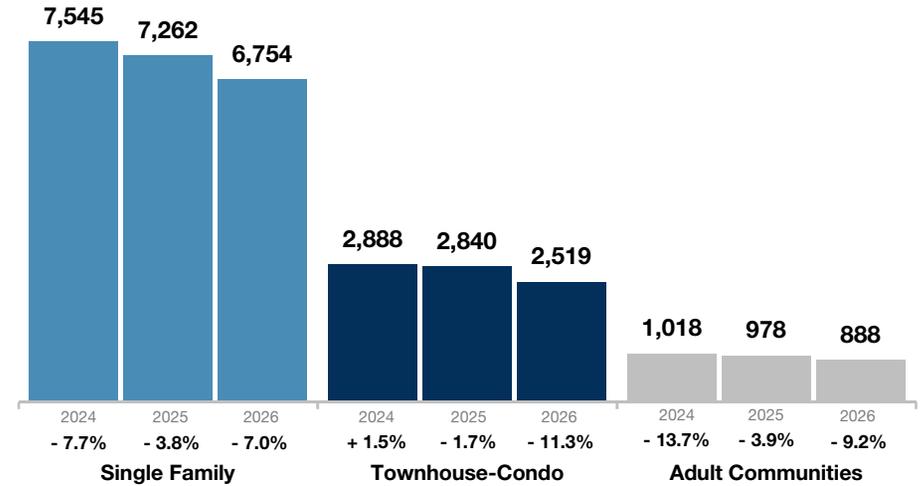


A count of the properties on which offers have been accepted in a given month.

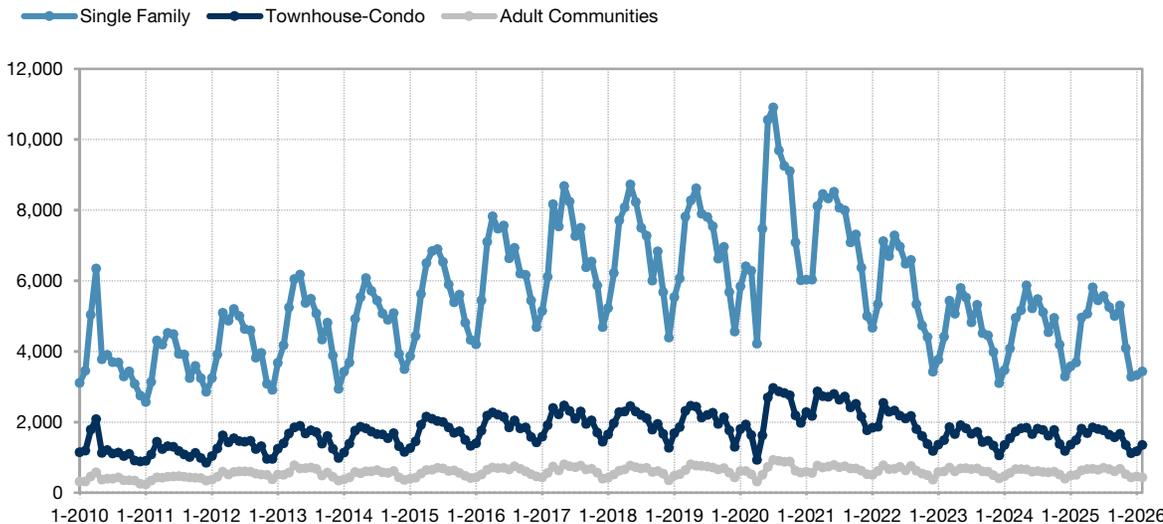
February



Year to Date



Historical Pending Sales by Month



	Single Family	Townhouse-Condo	Adult Communities
March 2025	4,957	1,804	626
April 2025	5,063	1,683	660
May 2025	5,809	1,843	669
June 2025	5,443	1,797	644
July 2025	5,571	1,763	694
August 2025	5,254	1,634	665
September 2025	4,999	1,564	599
October 2025	5,298	1,662	674
November 2025	4,093	1,346	520
December 2025	3,274	1,112	430
January 2026	3,325	1,171	458
February 2026	3,429	1,348	430
12-Month Avg.	4,710	1,561	589

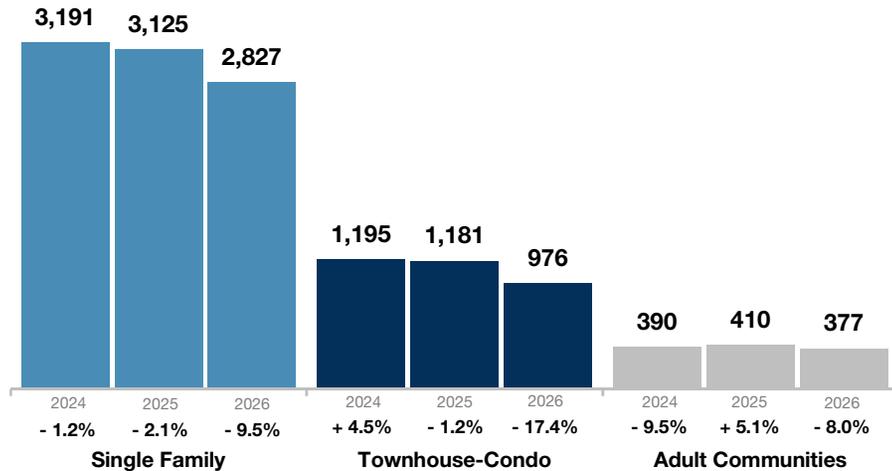
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Closed Sales

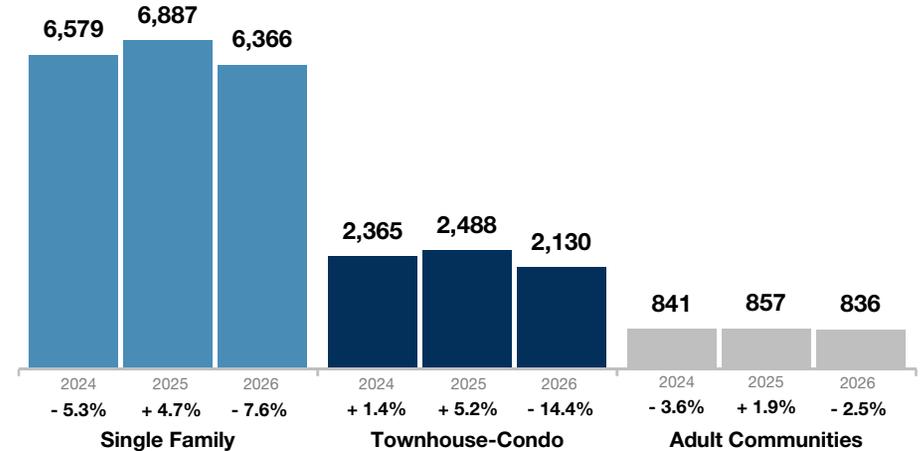
A count of the actual sales that closed in a given month.



February

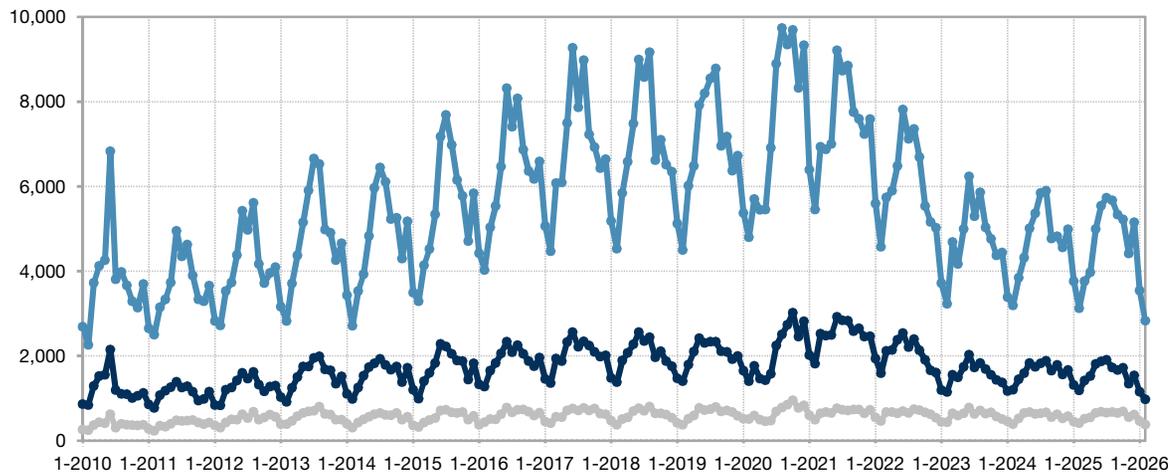


Year to Date



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.

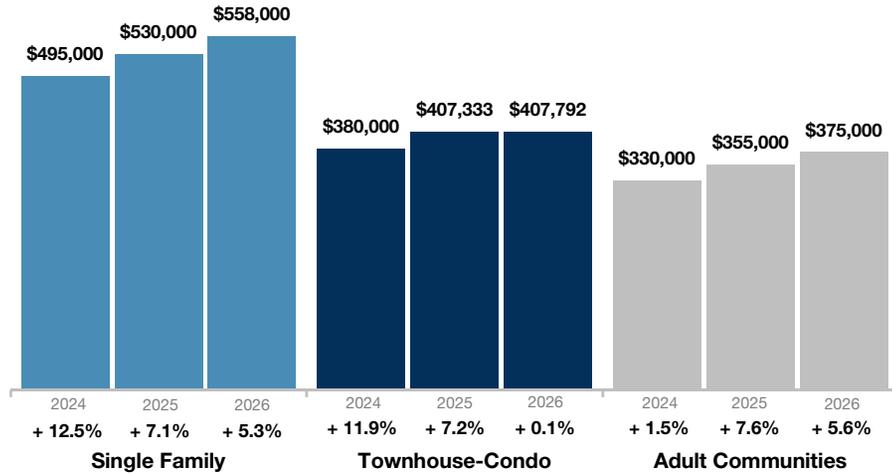
	Single Family	Townhouse-Condo	Adult Communities
March 2025	3,763	1,417	517
April 2025	3,971	1,518	543
May 2025	4,995	1,808	651
June 2025	5,543	1,863	683
July 2025	5,730	1,907	659
August 2025	5,666	1,727	670
September 2025	5,328	1,663	650
October 2025	5,217	1,718	687
November 2025	4,415	1,341	555
December 2025	5,151	1,533	610
January 2026	3,539	1,154	459
February 2026	2,827	976	377
12-Month Avg.	4,679	1,552	588

Median Sales Price

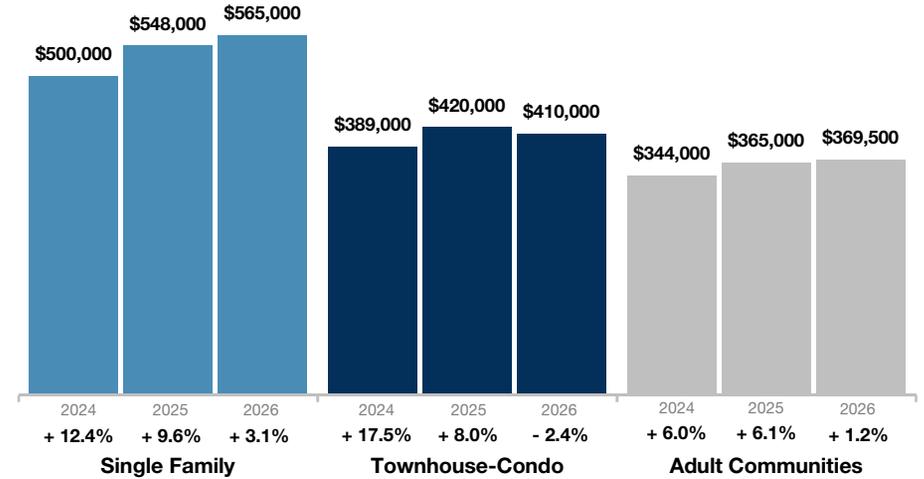


Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

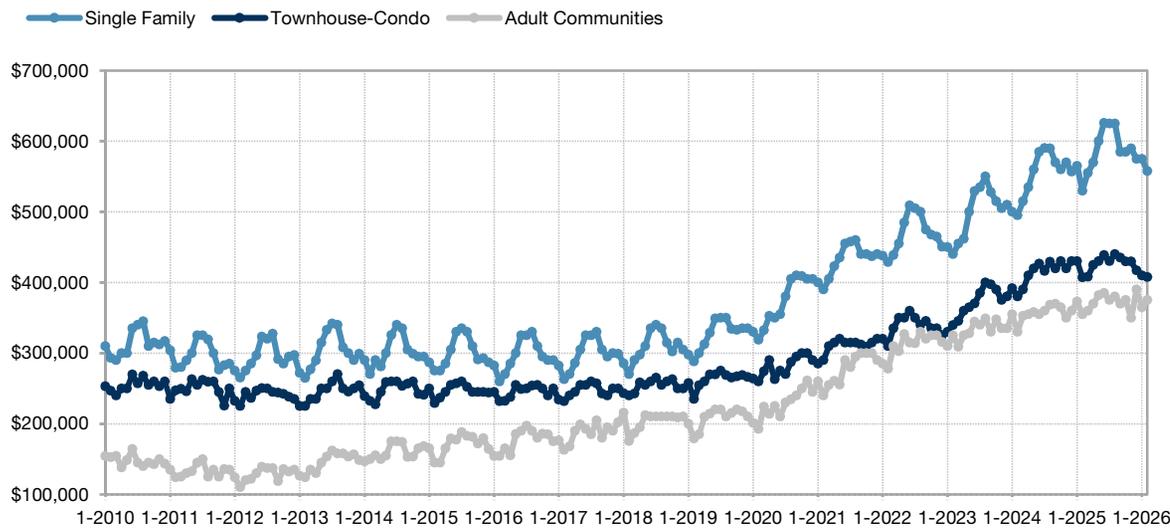
February



Year to Date



Historical Median Sales Price by Month



	Single Family	Townhouse-Condo	Adult Communities
March 2025	\$555,000	\$407,990	\$359,950
April 2025	\$570,000	\$425,000	\$370,000
May 2025	\$600,000	\$430,000	\$382,000
June 2025	\$625,750	\$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	\$429,990	\$350,000
December 2025	\$575,000	\$417,000	\$389,950
January 2026	\$575,000	\$410,000	\$365,000
February 2026	\$558,000	\$407,792	\$375,000
12-Month Med.*	\$595,000	\$425,000	\$375,000

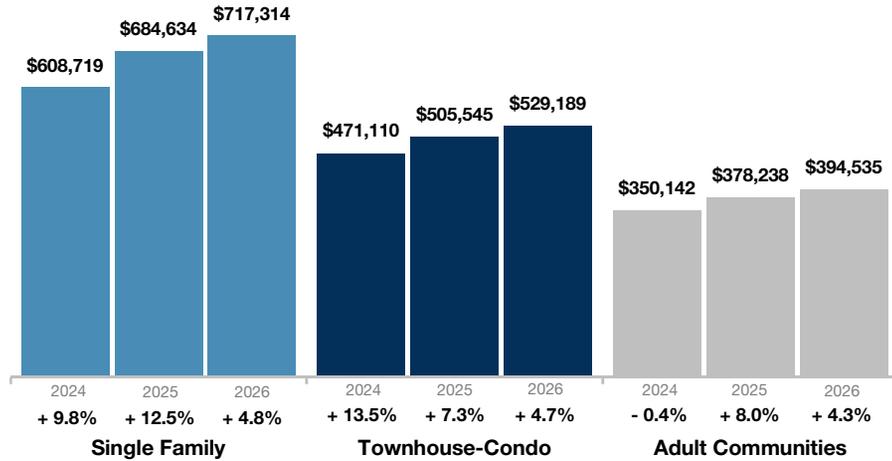
* Median Sales Price for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Average Sales Price

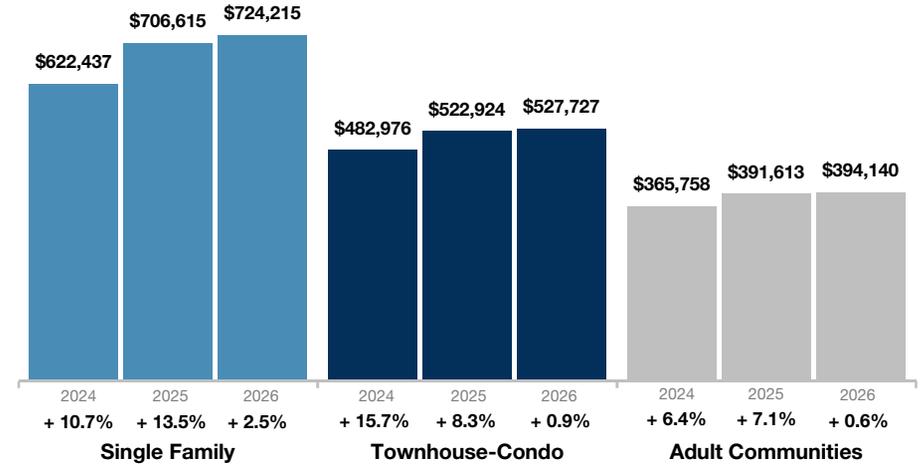


Average sales price for all closed sales, not accounting for seller concessions, in a given month.

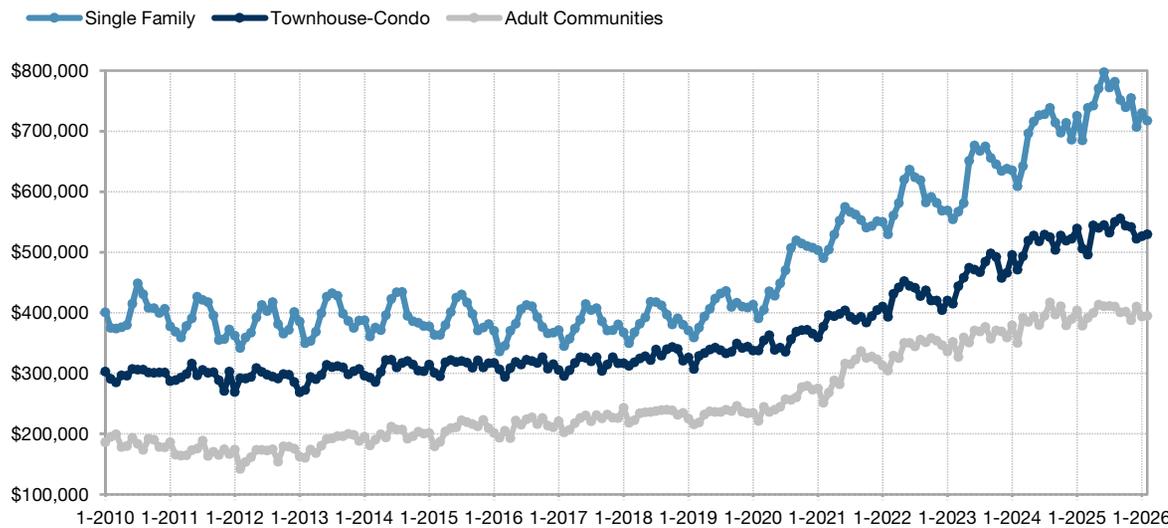
February



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
March 2025	\$738,443	\$495,824	\$391,532
April 2025	\$742,098	\$544,407	\$399,436
May 2025	\$770,239	\$539,782	\$413,416
June 2025	\$797,039	\$544,755	\$410,492
July 2025	\$771,969	\$531,872	\$410,894
August 2025	\$781,387	\$549,806	\$409,969
September 2025	\$751,509	\$555,934	\$400,375
October 2025	\$739,109	\$543,821	\$401,646
November 2025	\$754,780	\$541,307	\$387,448
December 2025	\$706,941	\$522,219	\$410,286
January 2026	\$729,721	\$526,492	\$393,815
February 2026	\$717,314	\$529,189	\$394,535
12-Month Avg.*	\$753,158	\$536,528	\$402,956

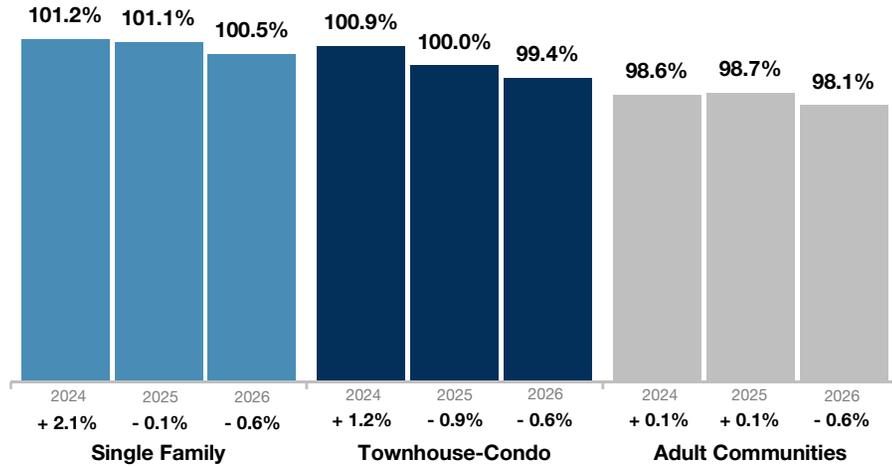
* Avg. Sales Price for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Percent of List Price Received

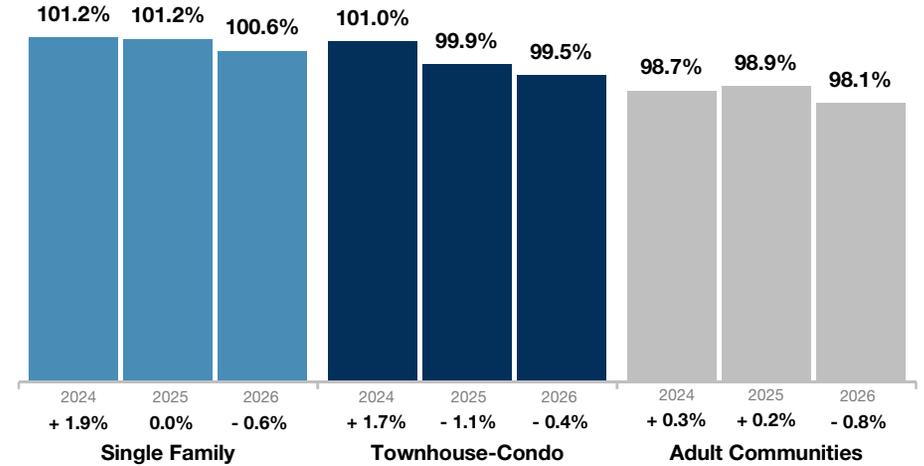


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

February

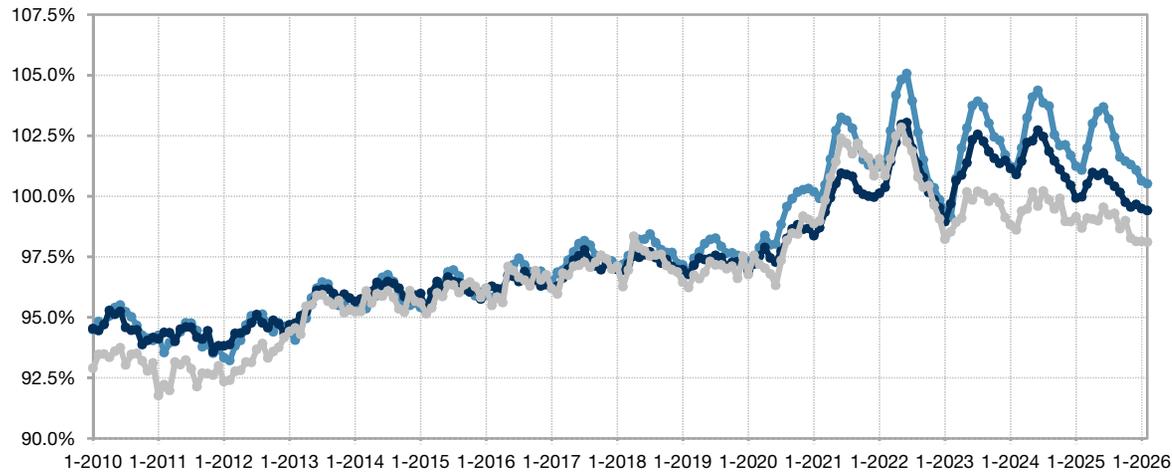


Year to Date



Historical Percent of List Price Received 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
March 2025	102.0%	100.5%	99.1%
April 2025	103.0%	101.0%	99.1%
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%	99.8%	99.0%
November 2025	101.3%	99.6%	98.3%
December 2025	101.1%	99.7%	98.1%
January 2026	100.6%	99.5%	98.1%
February 2026	100.5%	99.4%	98.1%
12-Month Avg.*	102.1%	100.3%	98.8%

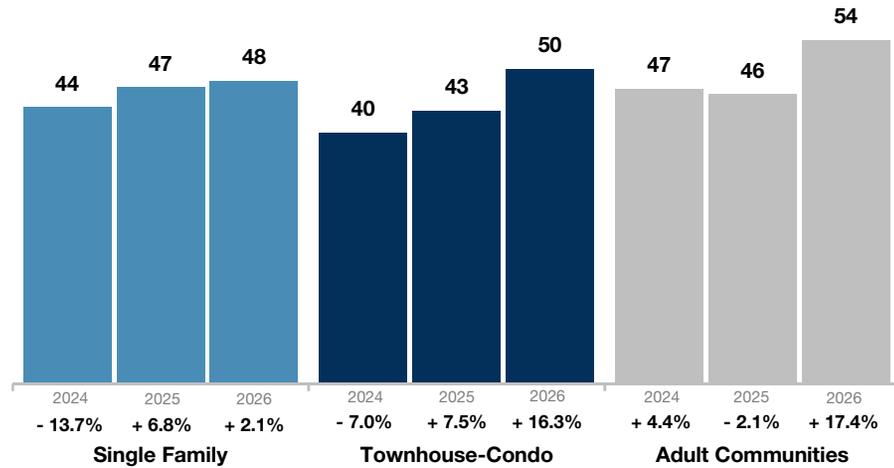
* Pct. of List Price Received for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Days on Market Until Sale

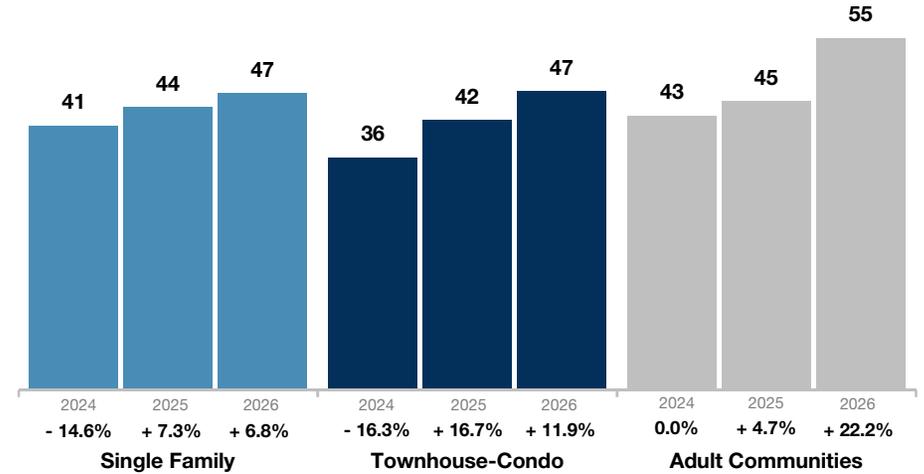


Average number of days between when a property is listed and when an offer is accepted in a given month.

February

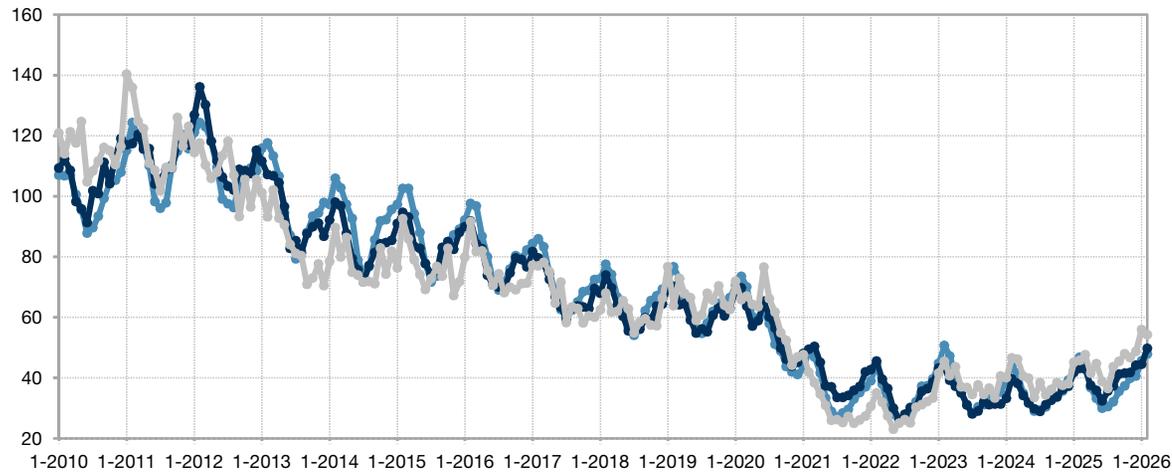


Year to Date



Historical Days on Market Until Sale 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
March 2025	43	43	48
April 2025	37	38	42
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	44	56
February 2026	48	50	54
12-Month Avg.*	37	40	45

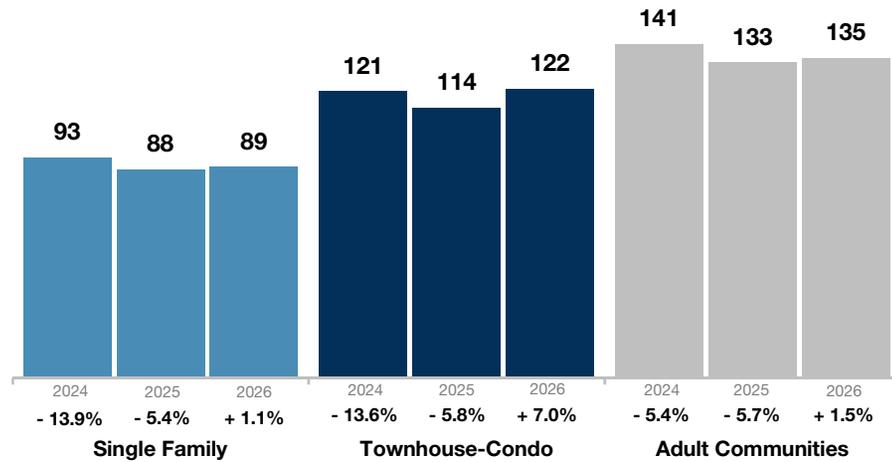
* Days on Market for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Housing Affordability Index

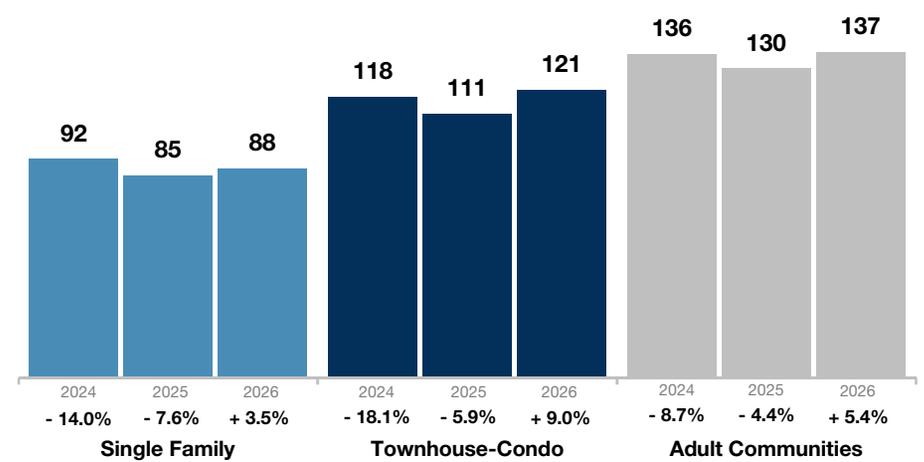


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

February

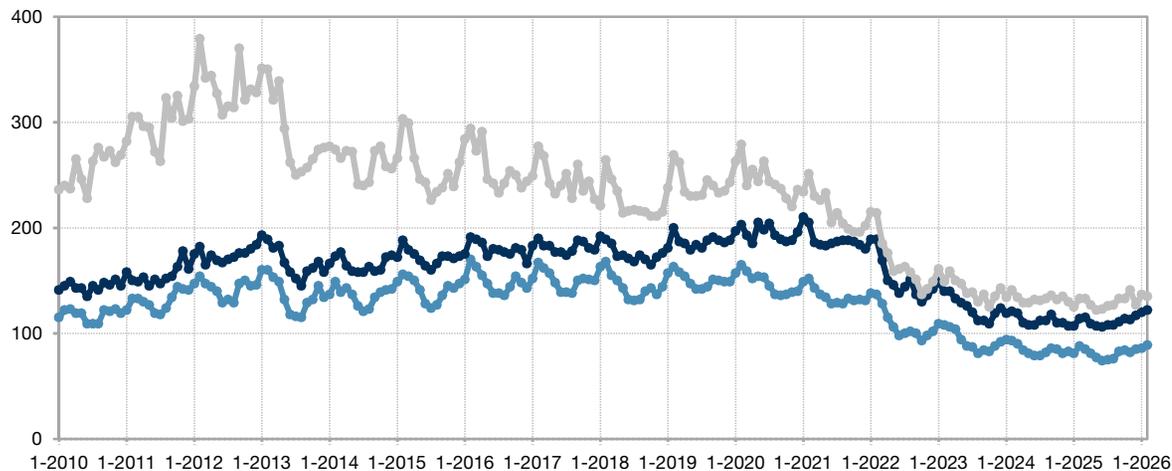


Year to Date



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
March 2025	85	115	133
April 2025	81	109	127
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	117	127
January 2026	86	120	137
February 2026	89	122	135
12-Month Avg.*	81	113	130

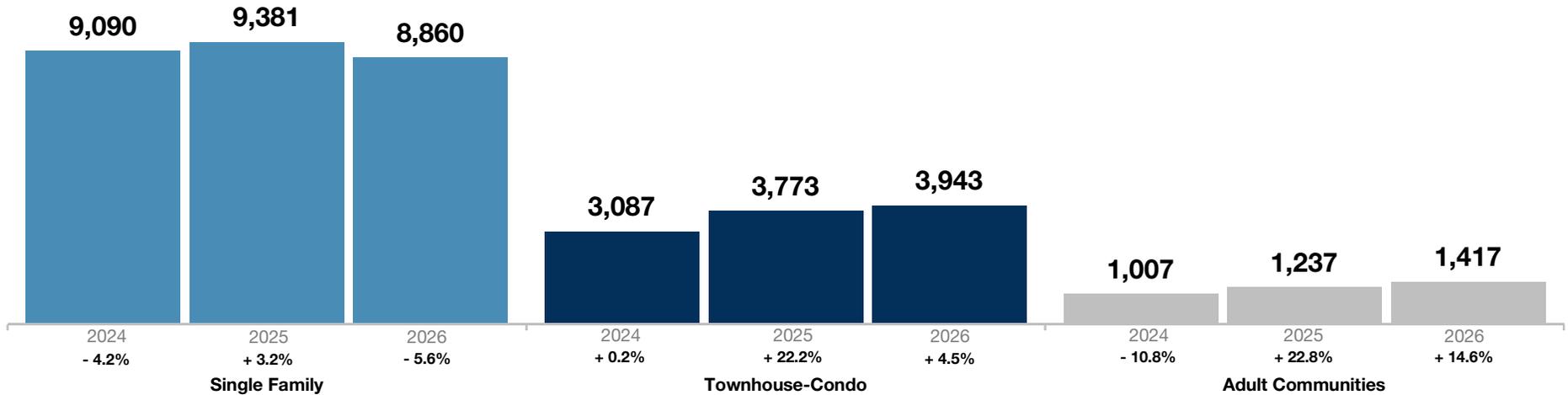
* Affordability Index for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Inventory of Homes for Sale

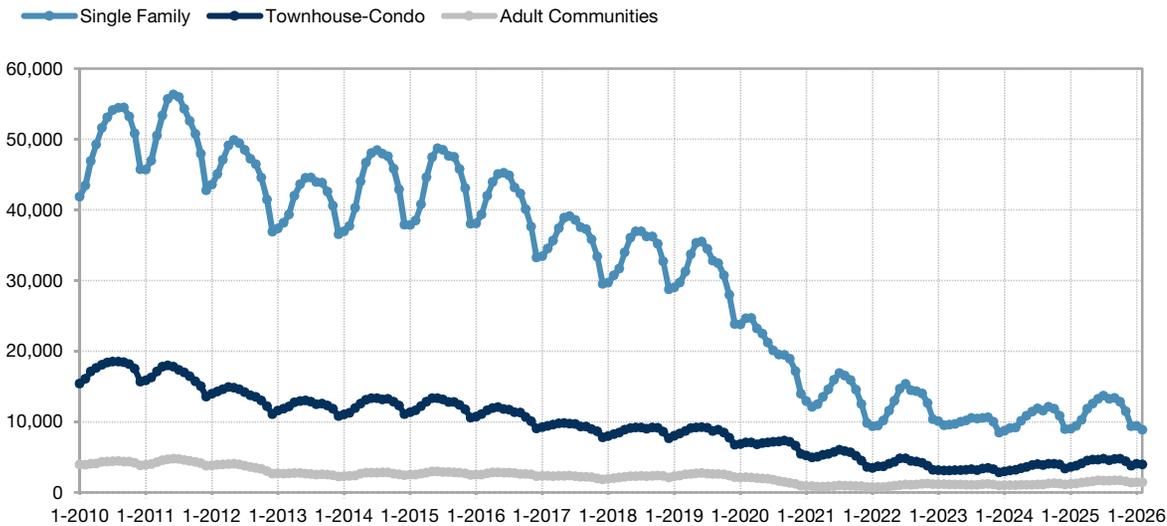


The number of properties available for sale in active status at the end of a given month.

February



Historical Inventory of Homes for Sale by Month



	Single Family	Townhouse-Condo	Adult Communities
March 2025	10,275	4,063	1,377
April 2025	11,846	4,494	1,463
May 2025	12,566	4,622	1,559
June 2025	13,212	4,623	1,666
July 2025	13,672	4,748	1,661
August 2025	13,233	4,521	1,647
September 2025	13,376	4,720	1,692
October 2025	12,810	4,761	1,703
November 2025	11,456	4,389	1,572
December 2025	9,343	3,740	1,381
January 2026	9,379	4,011	1,419
February 2026	8,860	3,943	1,417
12-Month Avg.	11,669	4,386	1,546

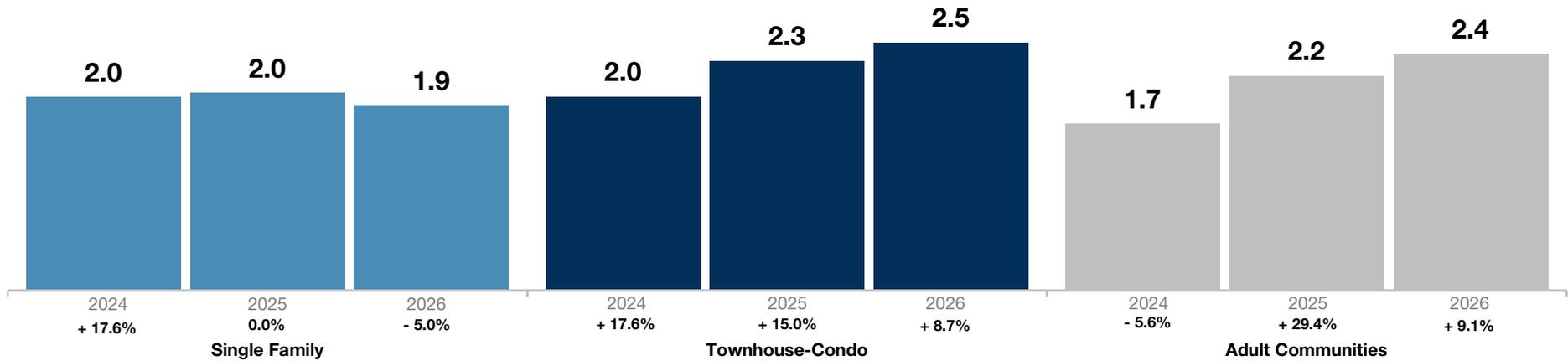
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Months Supply of Inventory

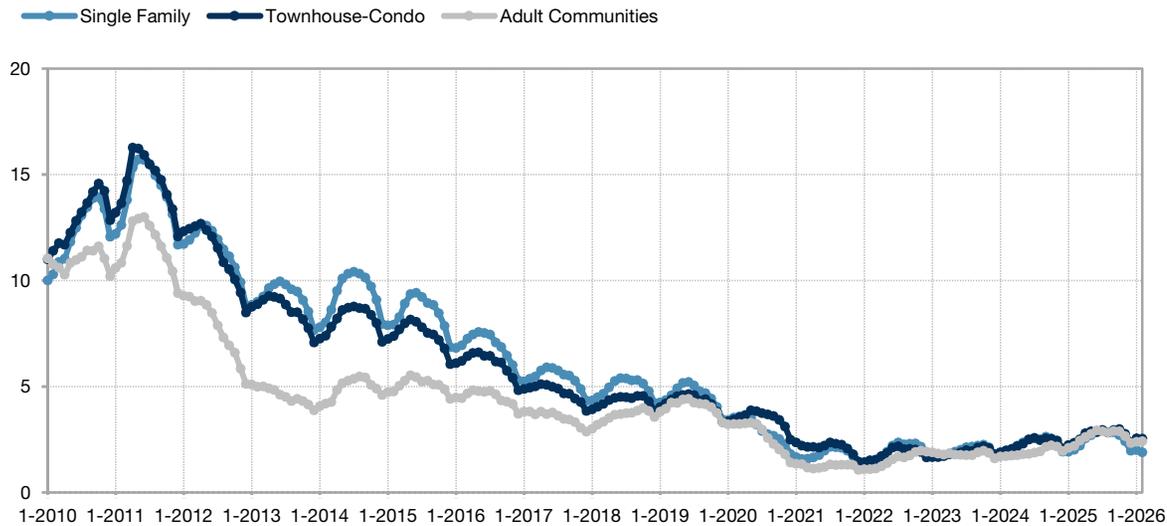


The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

February



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
March 2025	2.2	2.5	2.4
April 2025	2.5	2.8	2.6
May 2025	2.7	2.9	2.8
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	2.8	2.9	2.9
October 2025	2.7	3.0	2.9
November 2025	2.4	2.8	2.6
December 2025	2.0	2.4	2.3
January 2026	2.0	2.6	2.4
February 2026	1.9	2.5	2.4
12-Month Avg.*	2.5	2.7	2.7

* Months Supply for all properties from March 2025 through February 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	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		8,049	6,688	- 16.9%	15,906	14,403	- 9.4%
Pending Sales		5,705	5,237	- 8.2%	11,161	10,229	- 8.4%
Closed Sales		4,753	4,216	- 11.3%	10,309	9,396	- 8.9%
Median Sales Price		\$478,950	\$505,000	+ 5.4%	\$495,000	\$511,000	+ 3.2%
Avg. Sales Price		\$610,582	\$640,802	+ 4.9%	\$632,820	\$647,289	+ 2.3%
Pct. of List Price Received		100.6%	100.0%	- 0.6%	100.7%	100.1%	- 0.6%
Days on Market		46	49	+ 6.5%	44	48	+ 9.1%
Affordability Index		97	98	+ 1.0%	94	97	+ 3.2%
Homes for Sale		14,617	14,454	- 1.1%	--	--	--
Months Supply		2.1	2.1	0.0%	--	--	--