

Monthly Indicators



For residential real estate activity in Allendale, Alpine, Bergenfield, Bogota, Carlstadt, Cliffs Park, Closter, Cresskill, Demarest, Dumont, East Rutherford, Edgewater, Elmwood Park, Englewood, Englewood Cliffs, Emerson, Fair Lawn, Fairview, Fort Lee, Franklin Lakes, Garfield, Glen Rock, Hackensack, Harrington Park, Hasbrouck Heights, Haworth, Hillsdale, HoHoKus, Leonia, Little Ferry, Lodi, Lyndhurst, Mahwah, Maywood, Midland Park, Montvale, Moonachie, New Milford, North Arlington, Northvale, Norwood, Oakland, Old Tappan, Oradell, Palisades Park, Paramus, Park Ridge, Ramsey, Ridgefield, Ridgefield Park, Ridgewood, River Edge, Rivervale, Rockleigh, Rochelle Park, Rutherford, Saddle Brook, Saddle River, South Hackensack, Teaneck, Tenafly, Teterboro, Upper Saddle River, Waldwick, Wallington, Washington Township, Westwood, Woodcliff Lake, Wood-Ridge, Wyckoff in Bergen County, as well as in East Newark, Harrison and Kearny in Hudson County. Percent changes are calculated using rounded figures.

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 decreased 7.7 percent to 346.
- Townhouse-Condo Closed Sales decreased 23.4 percent to 151.
- Adult Communities Closed Sales decreased 16.7 percent to 5.
- Single Family Median Sales Price was up 10.3 percent to \$900,000.
- Townhouse-Condo Median Sales Price was up 18.3 percent to \$562,000.
- Adult Communities Median Sales Price was down 52.3 percent to \$330,000.

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

- 13.1% **+ 10.3%** **+ 5.9%**

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
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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		735	709	- 3.5%	2,808	2,778	- 1.1%
Pending Sales		523	515	- 1.5%	1,872	1,858	- 0.7%
Closed Sales		375	346	- 7.7%	1,523	1,474	- 3.2%
Median Sales Price		\$816,000	\$900,000	+ 10.3%	\$801,000	\$825,000	+ 3.0%
Average Sales Price		\$1,074,334	\$1,140,343	+ 6.1%	\$1,061,724	\$1,074,734	+ 1.2%
Pct. of List Price Received		104.4%	104.5%	+ 0.1%	103.4%	102.8%	- 0.6%
Days on Market Until Sale		29	28	- 3.4%	38	40	+ 5.3%
Housing Affordability Index		58	54	- 6.9%	59	59	0.0%
Inventory of Homes for Sale		945	916	- 3.1%	--	--	--
Months Supply of Inventory		2.4	2.4	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		299	314	+ 5.0%	1,210	1,405	+ 16.1%
Pending Sales		184	178	- 3.3%	849	822	- 3.2%
Closed Sales		197	151	- 23.4%	763	692	- 9.3%
Median Sales Price		\$475,000	\$562,000	+ 18.3%	\$480,000	\$490,000	+ 2.1%
Average Sales Price		\$577,730	\$699,022	+ 21.0%	\$600,283	\$615,638	+ 2.6%
Pct. of List Price Received		100.7%	101.4%	+ 0.7%	100.3%	100.2%	- 0.1%
Days on Market Until Sale		41	40	- 2.4%	48	46	- 4.2%
Housing Affordability Index		100	87	- 13.0%	99	100	+ 1.0%
Inventory of Homes for Sale		438	597	+ 36.3%	--	--	--
Months Supply of Inventory		2.5	3.6	+ 44.0%	--	--	--

Adult Community Market Overview



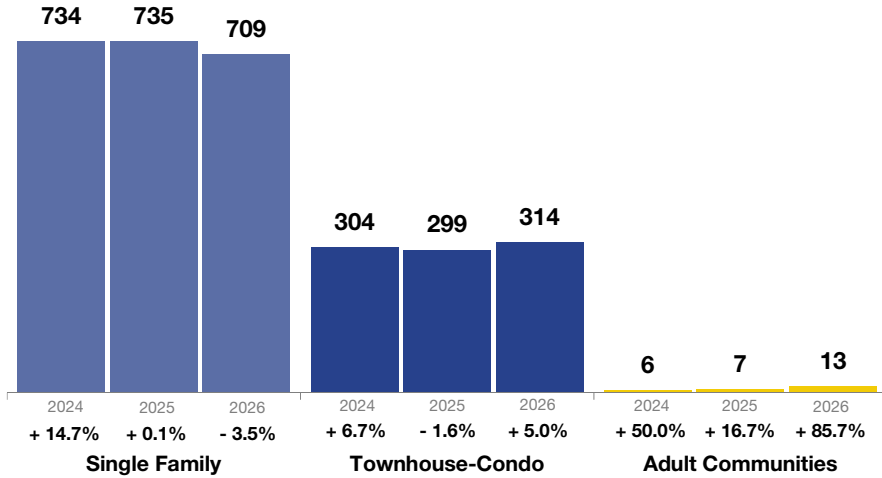
Key metrics for properties in **Adult Communities Only** for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		7	13	+ 85.7%	36	48	+ 33.3%
Pending Sales		8	10	+ 25.0%	33	33	0.0%
Closed Sales		6	5	- 16.7%	25	28	+ 12.0%
Median Sales Price		\$691,500	\$330,000	- 52.3%	\$440,000	\$475,000	+ 8.0%
Average Sales Price		\$898,617	\$490,000	- 45.5%	\$631,871	\$582,905	- 7.7%
Pct. of List Price Received		101.2%	102.4%	+ 1.2%	102.1%	101.1%	- 1.0%
Days on Market Until Sale		36	30	- 16.7%	29	43	+ 48.3%
Housing Affordability Index		80	173	+ 116.3%	126	120	- 4.8%
Inventory of Homes for Sale		6	19	+ 216.7%	--	--	--
Months Supply of Inventory		1.1	3.2	+ 190.9%	--	--	--

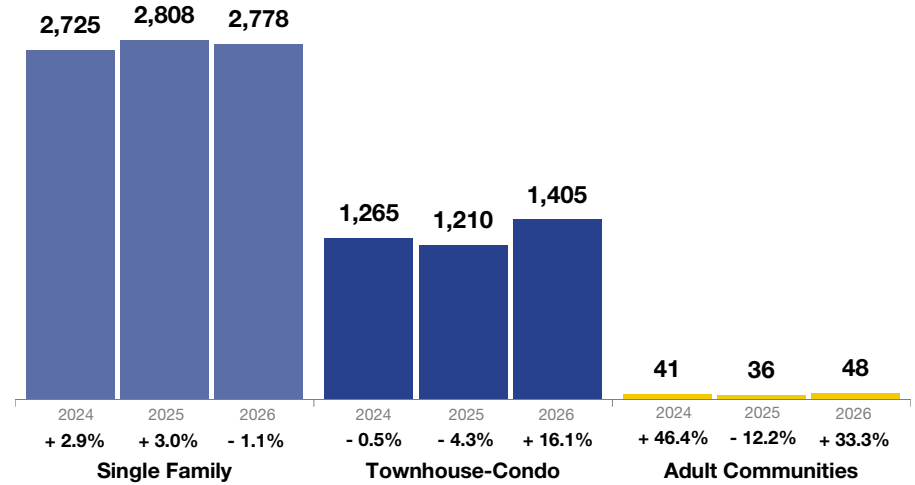
New Listings

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

May

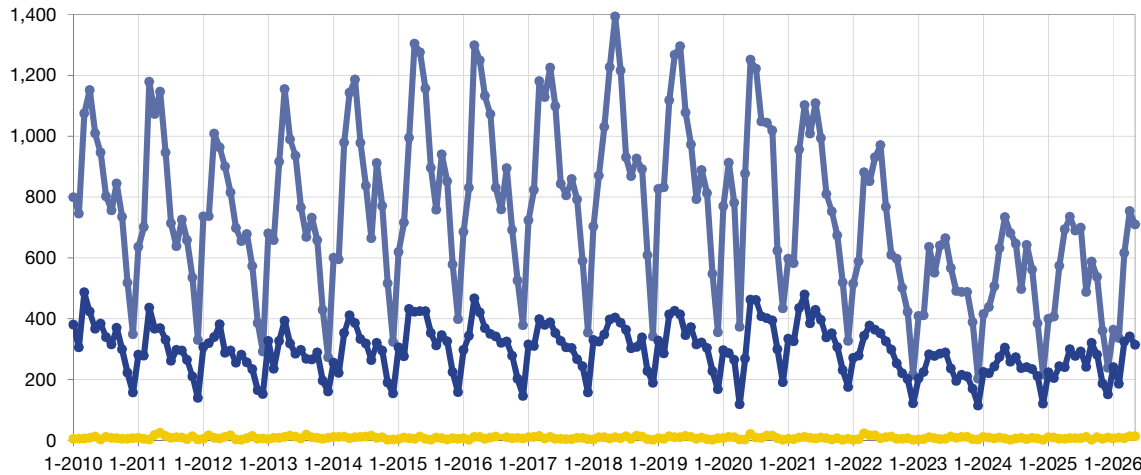


Year to Date



Historical New Listings by Month

Single Family Townhouse-Condo Adult Communities



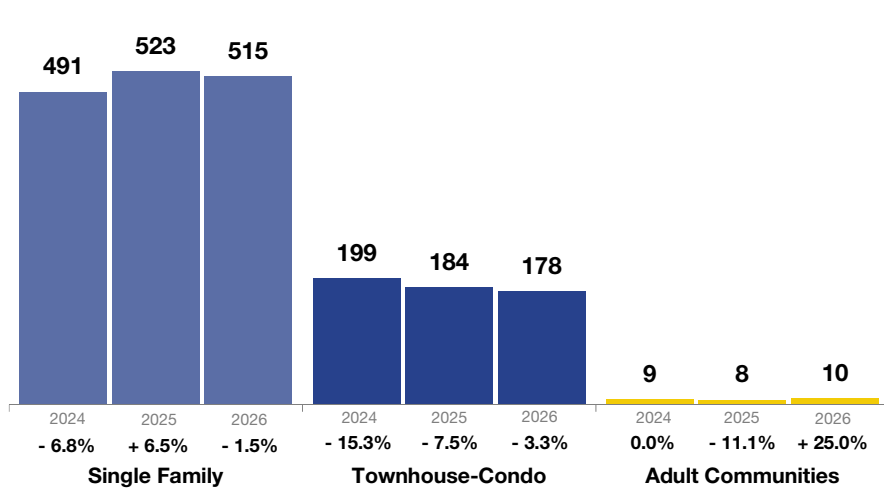
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
June 2025	690	277	7
July 2025	699	292	7
August 2025	487	241	11
September 2025	587	320	2
October 2025	537	281	10
November 2025	360	187	5
December 2025	238	151	9
January 2026	363	240	6
February 2026	336	186	9
March 2026	616	324	7
April 2026	754	341	13
May 2026	709	314	13
12-Month Avg.	531	263	8

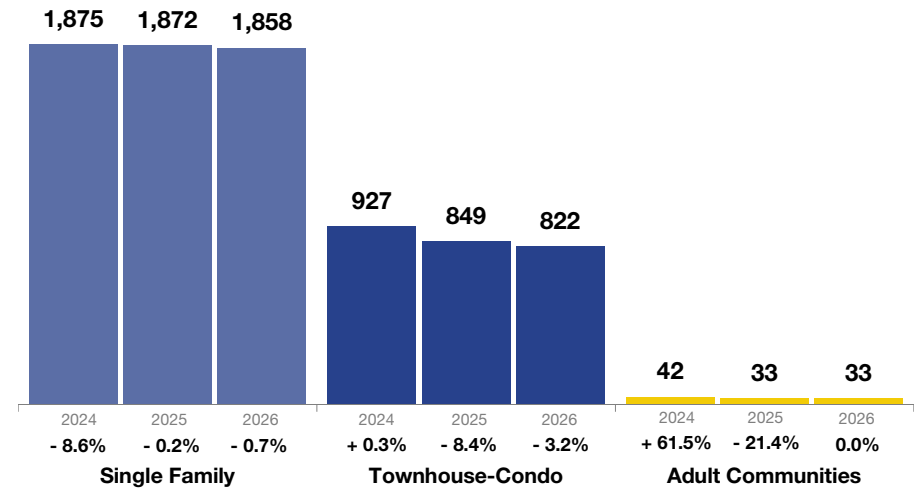
Pending Sales

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

May

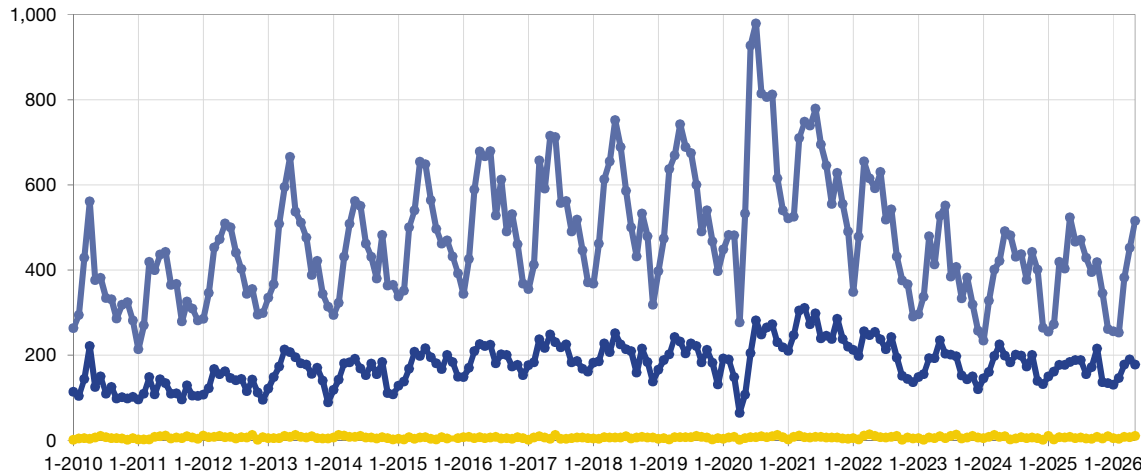


Year to Date



Historical Pending Sales by Month

—●— Single Family
 —●— Townhouse-Condo
 —●— Adult Communities



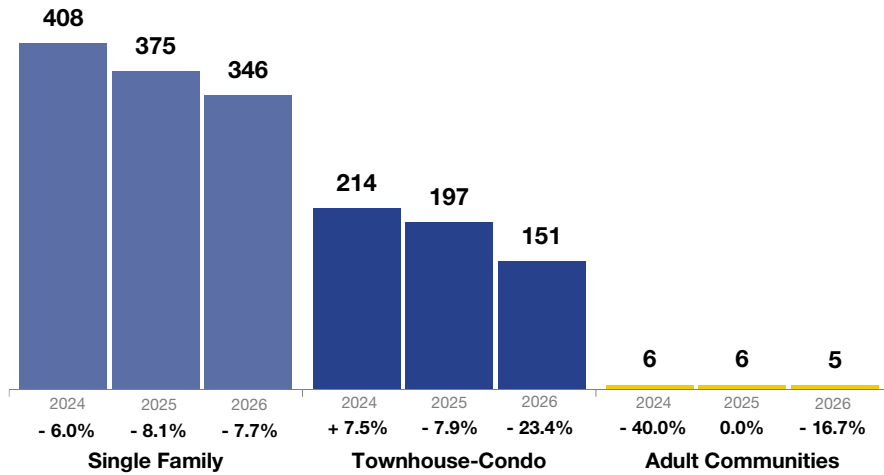
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
June 2025	466	188	5
July 2025	471	188	6
August 2025	429	155	4
September 2025	395	172	3
October 2025	418	215	8
November 2025	345	136	4
December 2025	261	134	9
January 2026	256	130	5
February 2026	253	146	3
March 2026	382	178	8
April 2026	452	190	7
May 2026	515	178	10
12-Month Avg.	387	168	6

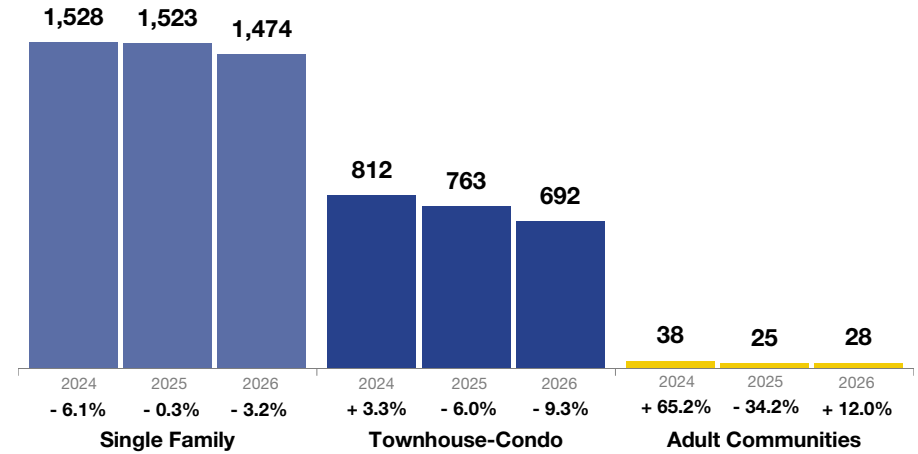
Closed Sales

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

May

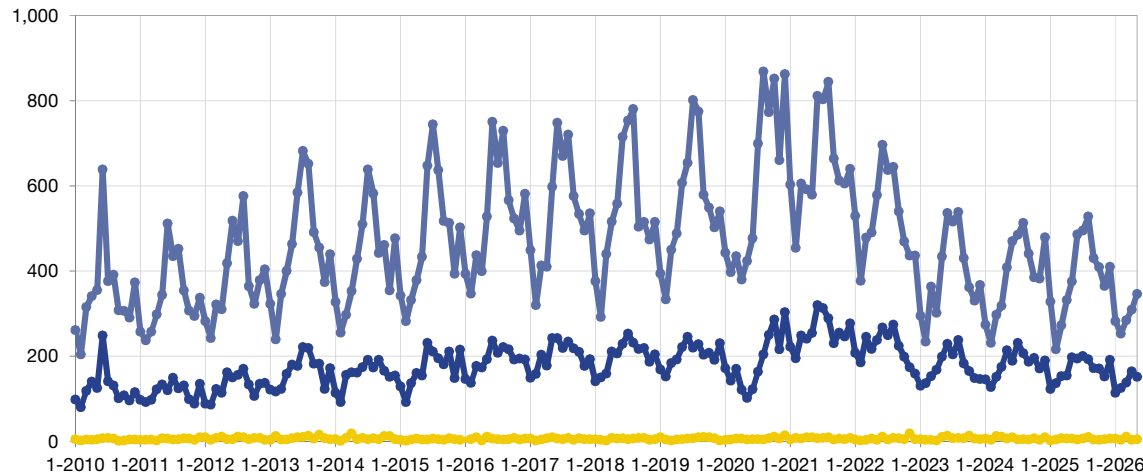


Year to Date



Historical Closed Sales by Month

Single Family Townhouse-Condo Adult Communities



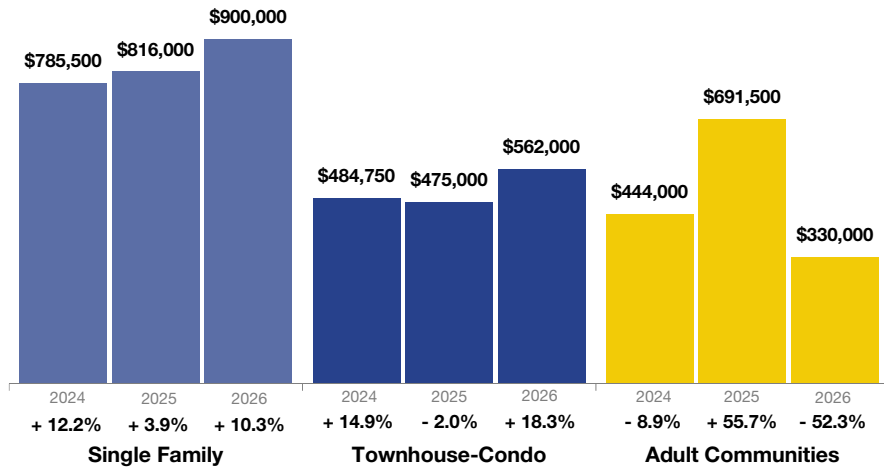
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
June 2025	486	194	4
July 2025	495	200	6
August 2025	528	193	10
September 2025	430	172	4
October 2025	409	171	3
November 2025	365	152	5
December 2025	410	191	6
January 2026	282	114	6
February 2026	253	125	3
March 2026	284	138	11
April 2026	309	164	3
May 2026	346	151	5
12-Month Avg.	383	164	6

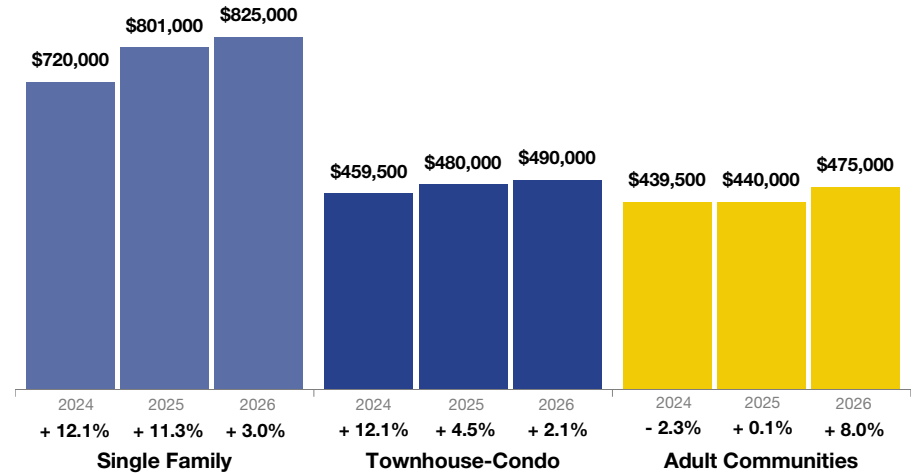
Median Sales Price

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

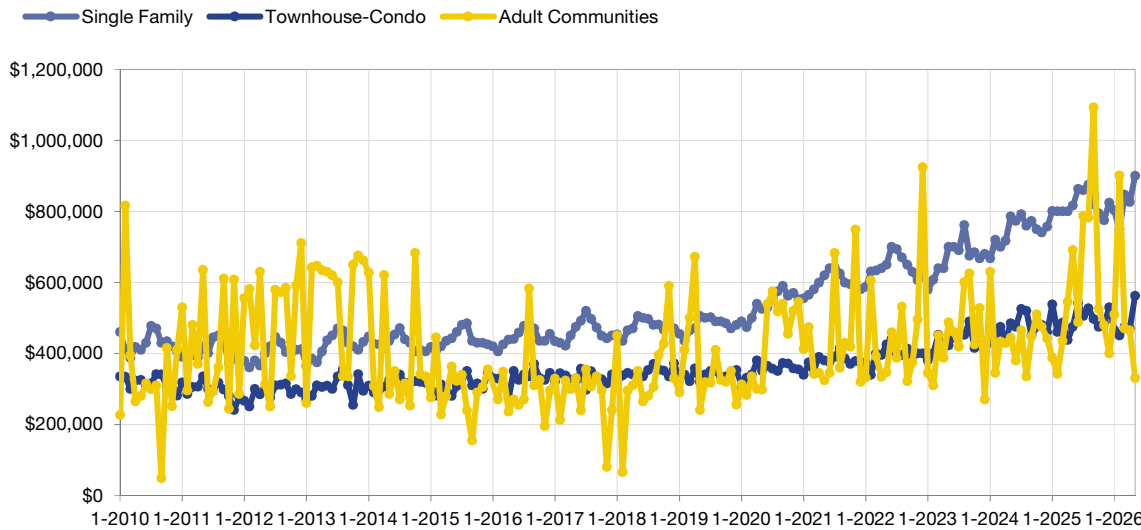
May



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.

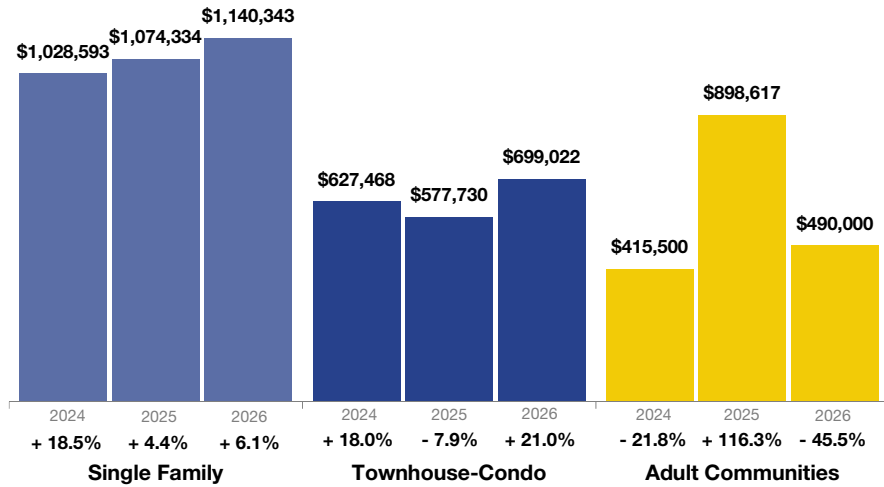
	Single Family	Townhouse-Condo	Adult Communities
June 2025	\$863,500	\$541,000	\$488,550
July 2025	\$860,000	\$505,000	\$787,500
August 2025	\$875,000	\$527,000	\$782,500
September 2025	\$820,000	\$497,000	\$1,093,000
October 2025	\$795,000	\$475,000	\$525,000
November 2025	\$775,000	\$486,500	\$479,500
December 2025	\$825,000	\$530,000	\$399,500
January 2026	\$802,500	\$465,000	\$509,500
February 2026	\$750,000	\$450,000	\$901,000
March 2026	\$847,000	\$475,000	\$470,000
April 2026	\$826,000	\$470,000	\$465,000
May 2026	\$900,000	\$562,000	\$330,000
12-Month Med.*	\$827,777	\$502,500	\$518,550

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

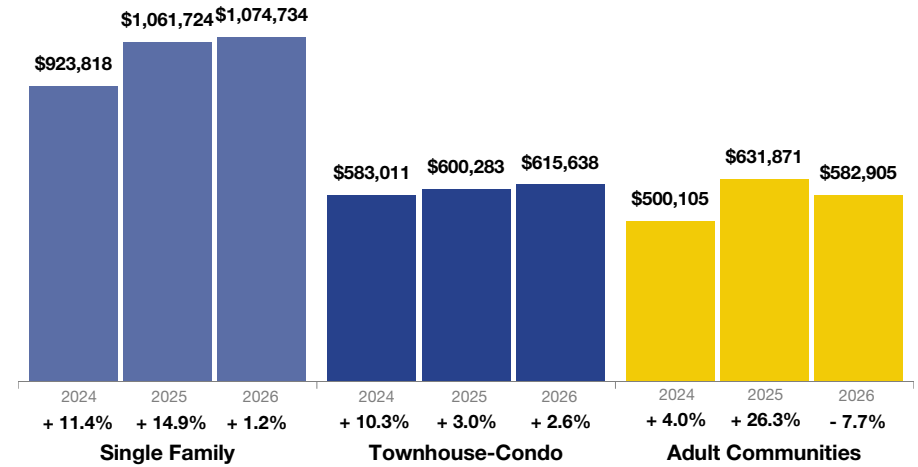
Average Sales Price

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

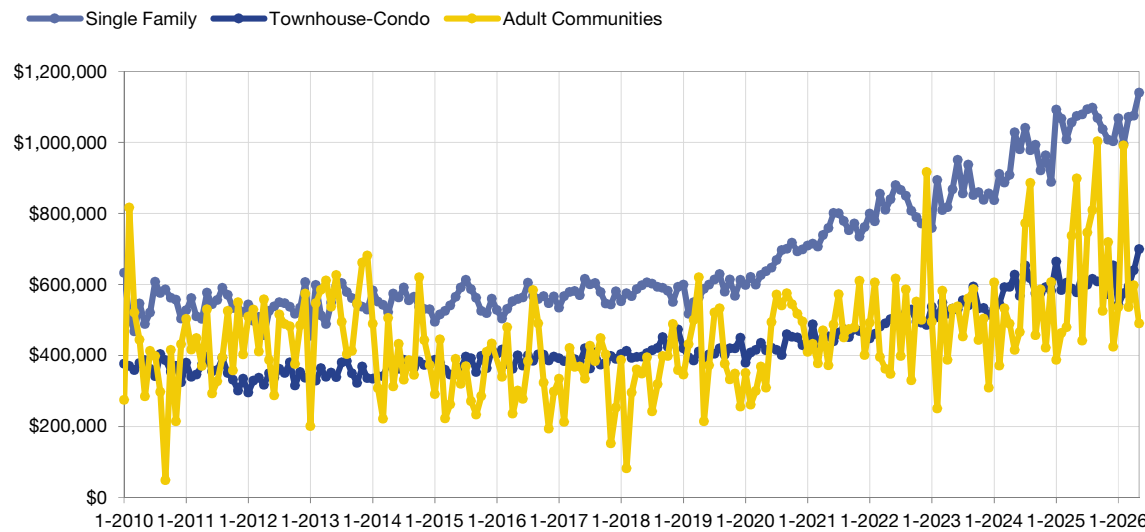
May



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
June 2025	\$1,078,432	\$628,880	\$441,650
July 2025	\$1,093,280	\$599,276	\$746,029
August 2025	\$1,097,410	\$615,138	\$808,850
September 2025	\$1,068,991	\$608,338	\$1,003,000
October 2025	\$1,037,236	\$606,233	\$525,000
November 2025	\$1,007,737	\$572,103	\$719,500
December 2025	\$1,002,937	\$652,966	\$424,555
January 2026	\$1,067,714	\$542,225	\$535,865
February 2026	\$995,844	\$574,453	\$991,000
March 2026	\$1,071,770	\$593,476	\$535,558
April 2026	\$1,074,995	\$639,812	\$597,333
May 2026	\$1,140,343	\$699,022	\$490,000
12-Month Avg.*	\$1,064,130	\$614,032	\$642,188

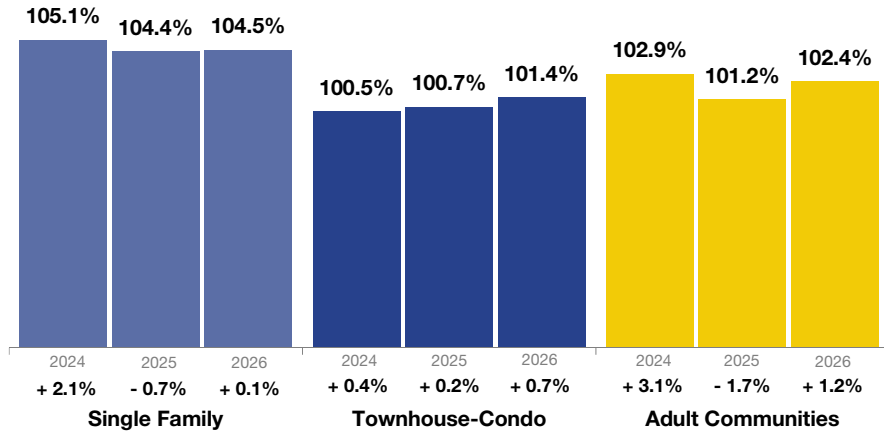
* Avg. Sales Price for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

Percent of List Price Received

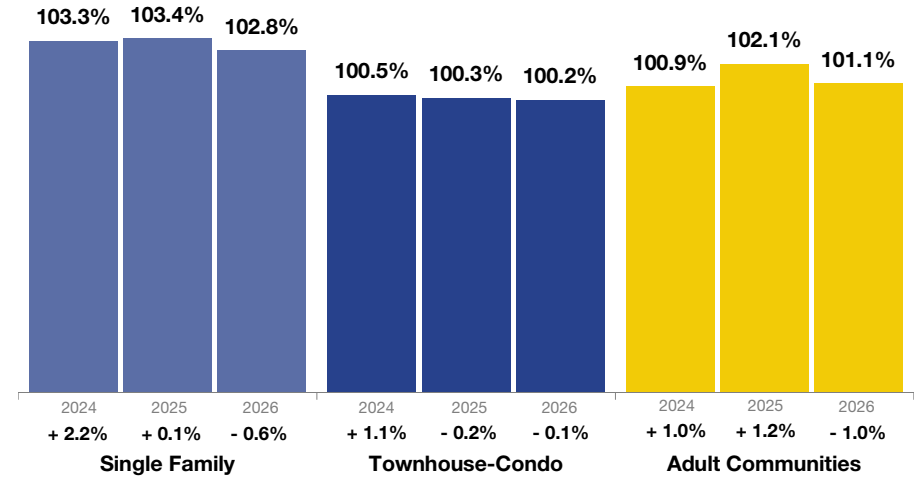


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

May

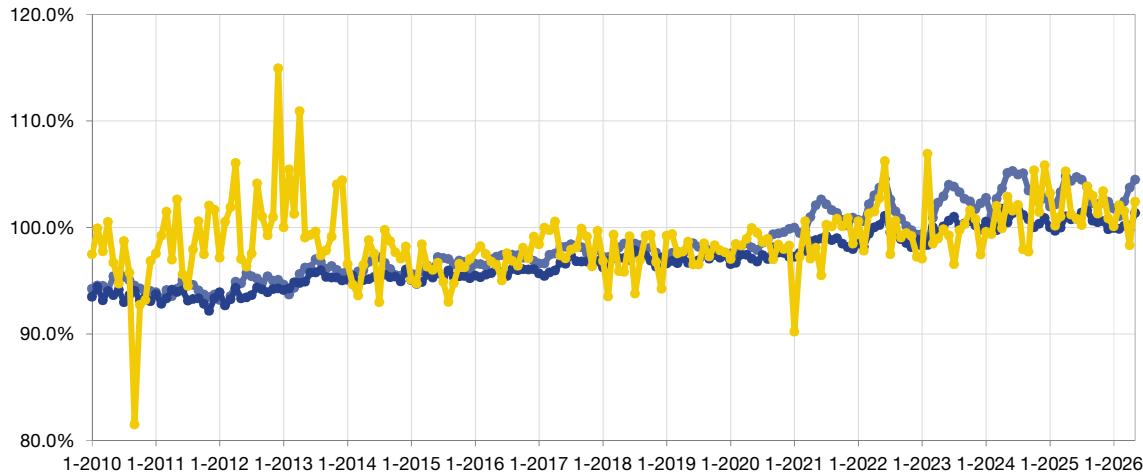


Year to Date



Historical Percent of List Price Received by Month

Single Family (blue line), Townhouse-Condo (dark blue line), Adult Communities (yellow line)



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

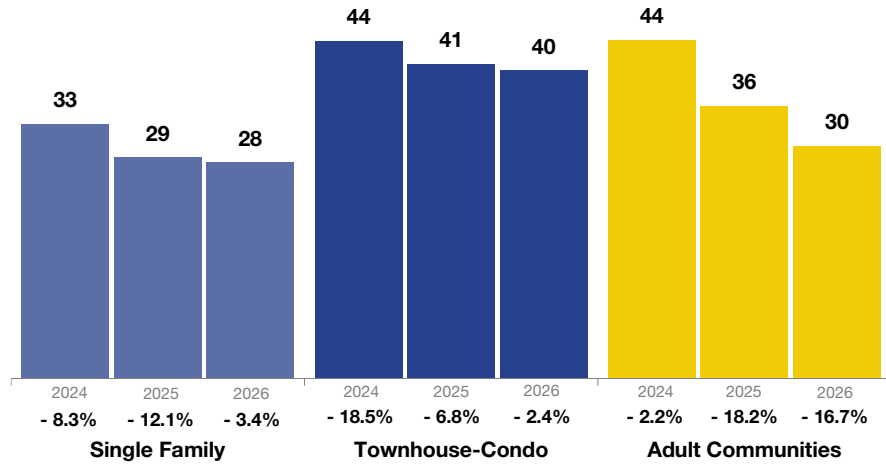
	Single Family	Townhouse-Condo	Adult Communities
June 2025	104.7%	100.8%	100.8%
July 2025	104.5%	101.4%	100.2%
August 2025	103.8%	101.6%	103.9%
September 2025	102.2%	100.6%	103.0%
October 2025	102.2%	100.5%	101.3%
November 2025	102.3%	100.6%	103.4%
December 2025	102.4%	99.8%	100.8%
January 2026	101.8%	100.0%	100.1%
February 2026	101.1%	99.8%	102.1%
March 2026	102.4%	100.1%	101.5%
April 2026	103.7%	99.8%	98.3%
May 2026	104.5%	101.4%	102.4%
12-Month Avg.*	103.1%	100.6%	101.7%

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

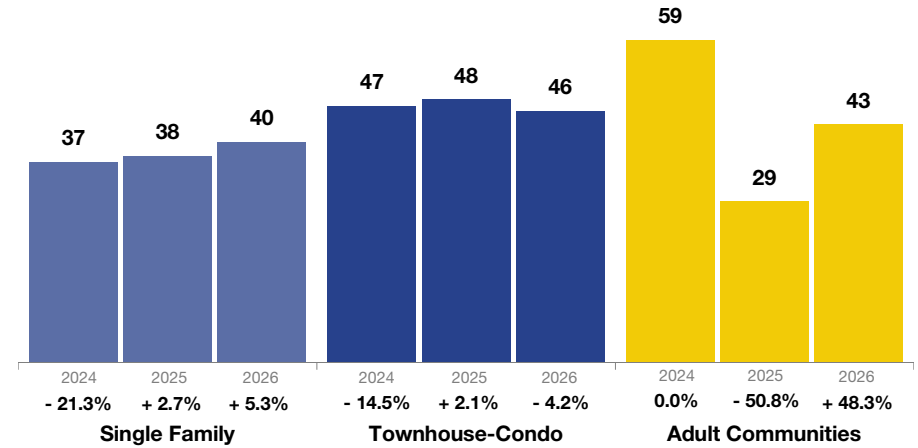
Days on Market Until Sale

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

May

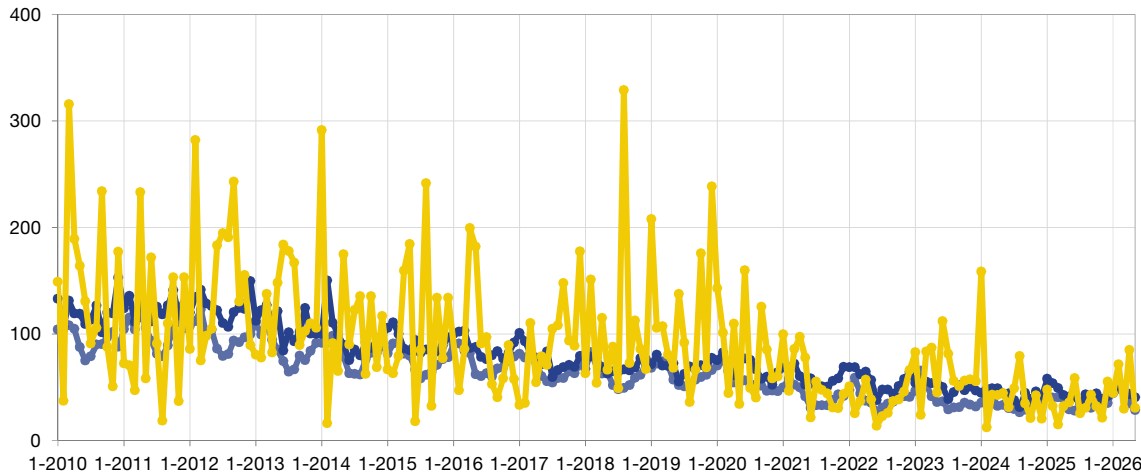


Year to Date



Historical Days on Market Until Sale by Month

Single Family (blue line), Townhouse-Condo (dark blue line), Adult Communities (yellow 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	28	40	59
July 2025	27	34	26
August 2025	32	43	31
September 2025	30	40	43
October 2025	37	44	32
November 2025	38	39	21
December 2025	35	42	55
January 2026	48	44	44
February 2026	48	51	71
March 2026	46	51	30
April 2026	35	44	85
May 2026	28	40	30
12-Month Avg.*	35	42	40

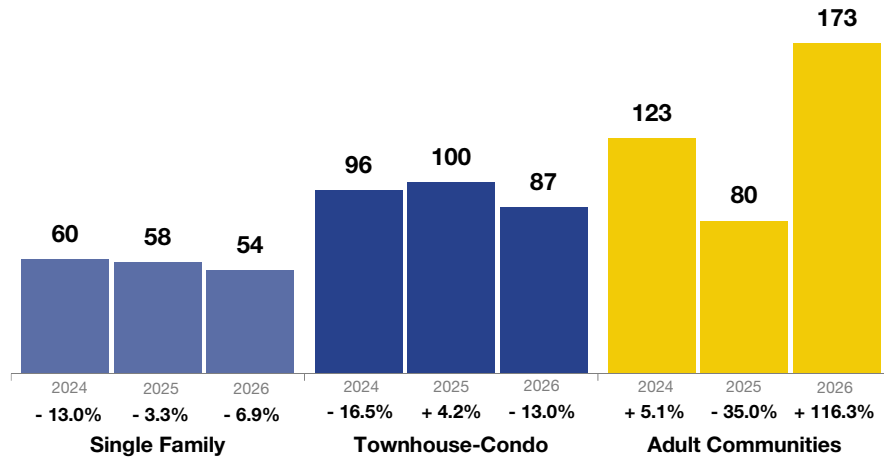
* Days on Market for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

Housing Affordability Index

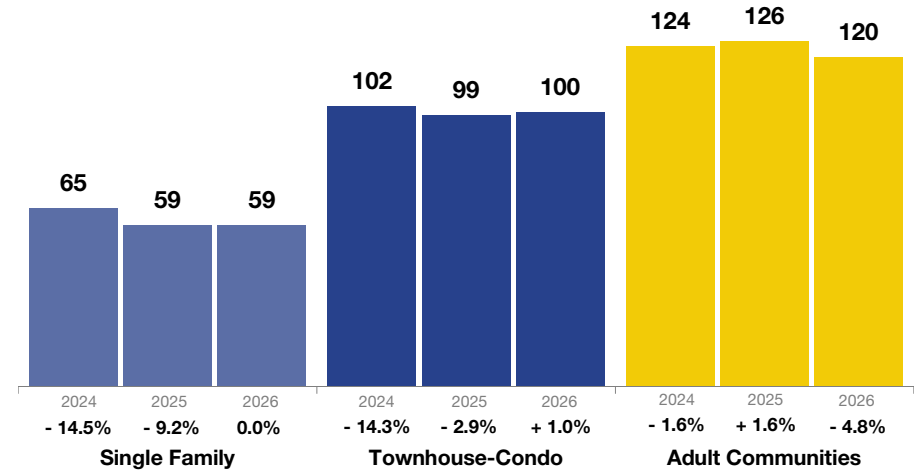


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

May

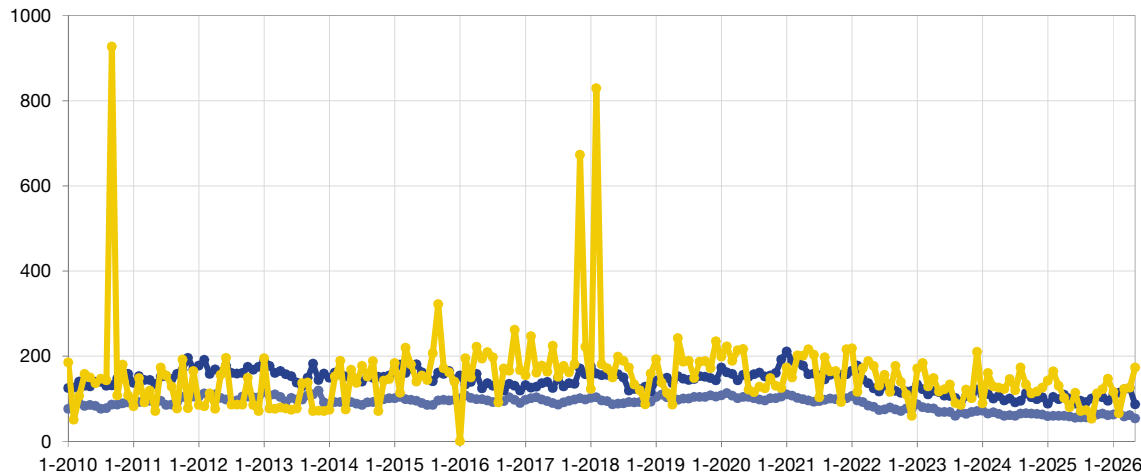


Year to Date



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.

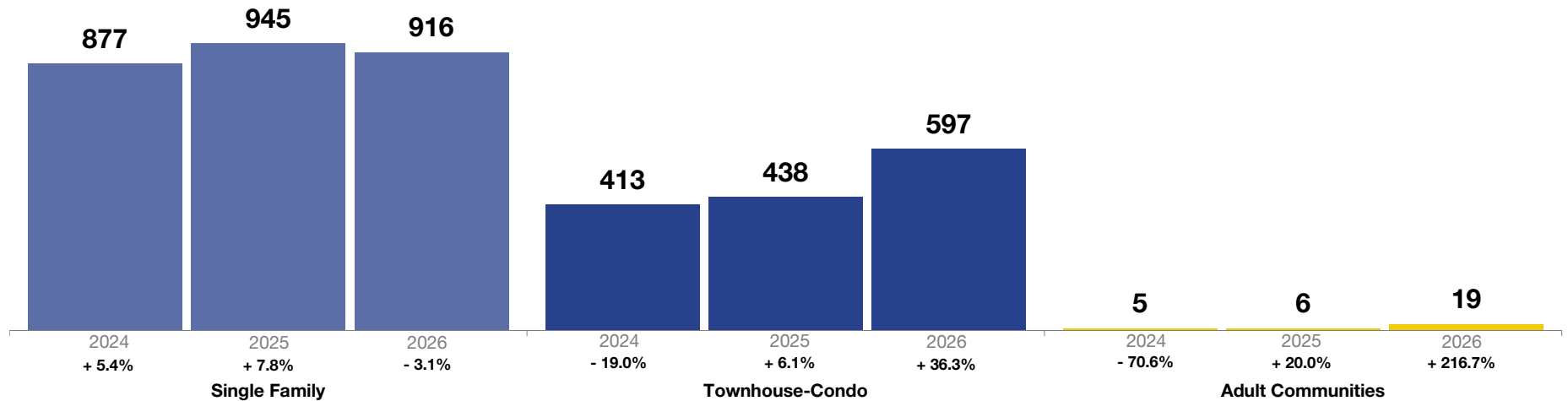
	Single Family	Townhouse-Condo	Adult Communities
June 2025	55	88	114
July 2025	56	95	71
August 2025	56	92	73
September 2025	61	100	53
October 2025	63	106	112
November 2025	65	103	122
December 2025	61	95	147
January 2026	63	109	116
February 2026	68	114	66
March 2026	58	122	123
April 2026	61	125	126
May 2026	54	87	173
12-Month Avg.*	60	103	108

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

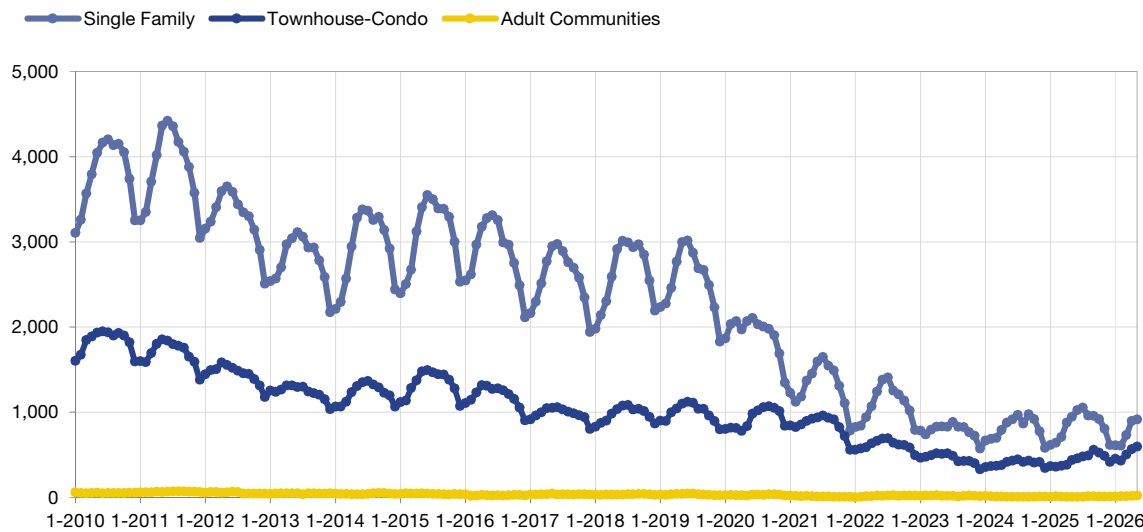
Inventory of Homes for Sale

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



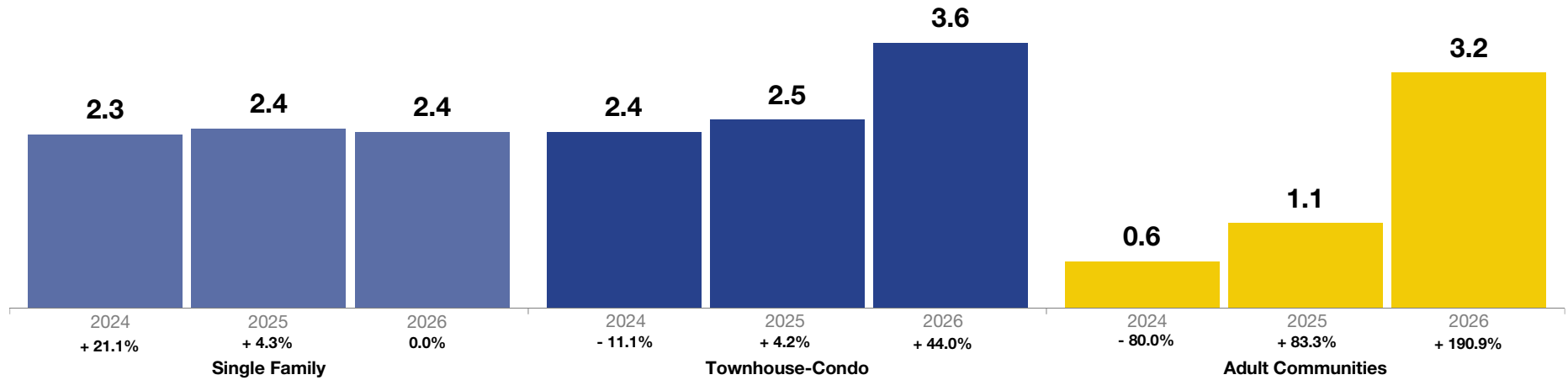
	Single Family	Townhouse-Condo	Adult Communities
June 2025	1,023	457	7
July 2025	1,053	479	6
August 2025	959	491	12
September 2025	954	558	11
October 2025	920	524	10
November 2025	804	487	10
December 2025	615	416	9
January 2026	609	452	9
February 2026	607	430	14
March 2026	730	500	11
April 2026	895	565	16
May 2026	916	597	19
12-Month Avg.	840	496	11

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

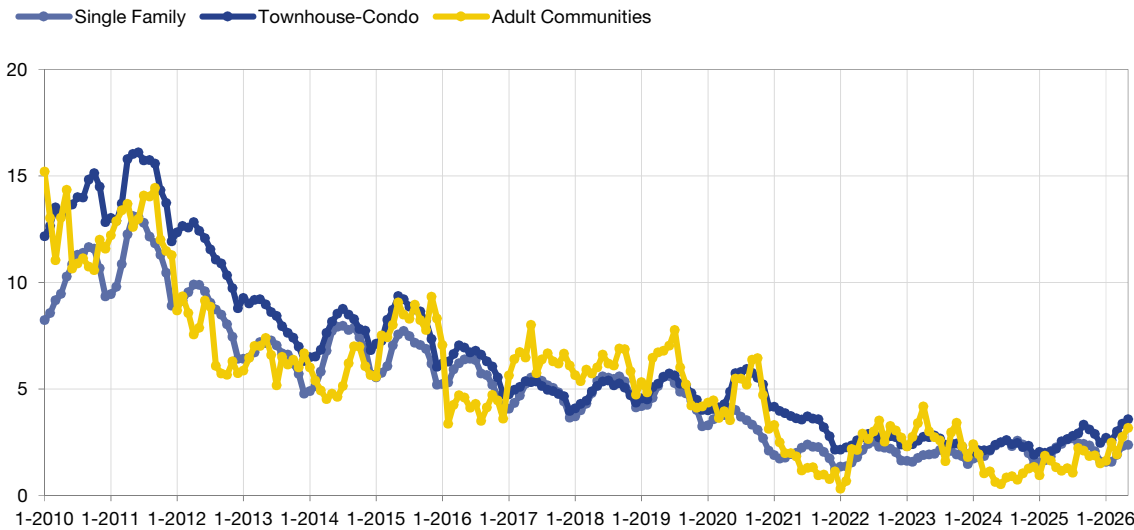
Months Supply of Inventory

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	2.6	2.6	1.3
July 2025	2.7	2.8	1.1
August 2025	2.4	2.9	2.2
September 2025	2.4	3.3	2.1
October 2025	2.3	3.1	1.8
November 2025	2.1	2.9	1.9
December 2025	1.6	2.5	1.5
January 2026	1.6	2.7	1.6
February 2026	1.6	2.6	2.5
March 2026	1.9	3.0	1.9
April 2026	2.3	3.4	2.7
May 2026	2.4	3.6	3.2
12-Month Avg.*	2.2	2.9	2.0

* 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		1,041	1,036	- 0.5%	4,054	4,231	+ 4.4%
Pending Sales		715	703	- 1.7%	2,754	2,713	- 1.5%
Closed Sales		578	502	- 13.1%	2,311	2,194	- 5.1%
Median Sales Price		\$725,000	\$767,500	+ 5.9%	\$717,000	\$730,000	+ 1.8%
Average Sales Price		\$903,252	\$1,001,117	+ 10.8%	\$904,856	\$924,078	+ 2.1%
Pct. of List Price Received		103.1%	103.5%	+ 0.4%	102.4%	102.0%	- 0.4%
Days on Market Until Sale		33	32	- 3.0%	41	42	+ 2.4%
Housing Affordability Index		65	64	- 1.5%	66	67	+ 1.5%
Inventory of Homes for Sale		1,389	1,532	+ 10.3%	--	--	--
Months Supply of Inventory		2.4	2.7	+ 12.5%	--	--	--