

Monthly Indicators



For residential real estate activity in Allendale, Alpine, Bergenfield, Bogota, Carlstadt, Cliffside 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.

June 2026

U.S. existing-home sales rose 3.2% month-over-month and year-over-year to a seasonally adjusted annual rate of 4.17 million units, the National Association of REALTORS® (NAR) reported, marking the highest level since December 2025. Regionally, sales increased from the previous month in the Northeast, Midwest, and South, while remaining flat in the West. On a year-over-year basis, sales grew in the Midwest, South, and West but declined in the Northeast.

- Single Family Closed Sales increased 10.7 percent to 538.
- Townhouse-Condo Closed Sales decreased 3.1 percent to 188.
- Adult Communities Closed Sales increased 100.0 percent to 8.
- Single Family Median Sales Price was up 6.7 percent to \$921,000.
- Townhouse-Condo Median Sales Price remained flat at \$541,225.
- Adult Communities Median Sales Price was up 49.4 percent to \$730,000.

Nationally, there were 1.55 million homes available for sale heading into June, a 3.3% increase from the previous month and 0.6% higher than one year earlier, representing a 4.5-month supply at the current sales pace, according to NAR. Home prices also rose, with the median existing-home price climbing to \$429,300 nationwide, an all-time high for the month and 1.3% higher than a year earlier.

Monthly Snapshot

+ 7.3% **+ 8.5%** **+ 7.4%**

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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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	6-2025	6-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		691	722	+ 4.5%	3,499	3,541	+ 1.2%
Pending Sales		466	524	+ 12.4%	2,338	2,394	+ 2.4%
Closed Sales		486	538	+ 10.7%	2,009	2,019	+ 0.5%
Median Sales Price		\$863,500	\$921,000	+ 6.7%	\$816,000	\$849,000	+ 4.0%
Average Sales Price		\$1,078,432	\$1,202,852	+ 11.5%	\$1,065,766	\$1,107,472	+ 3.9%
Pct. of List Price Received		104.7%	105.2%	+ 0.5%	103.8%	103.4%	- 0.4%
Days on Market Until Sale		28	28	0.0%	35	37	+ 5.7%
Housing Affordability Index		55	53	- 3.6%	59	58	- 1.7%
Inventory of Homes for Sale		1,025	981	- 4.3%	--	--	--
Months Supply of Inventory		2.6	2.5	- 3.8%	--	--	--

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	6-2025	6-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		277	309	+ 11.6%	1,487	1,726	+ 16.1%
Pending Sales		188	194	+ 3.2%	1,037	1,000	- 3.6%
Closed Sales		194	188	- 3.1%	957	882	- 7.8%
Median Sales Price		\$541,000	\$541,225	+ 0.0%	\$489,000	\$499,000	+ 2.0%
Average Sales Price		\$628,880	\$689,404	+ 9.6%	\$606,086	\$631,537	+ 4.2%
Pct. of List Price Received		100.8%	100.8%	0.0%	100.4%	100.4%	0.0%
Days on Market Until Sale		40	39	- 2.5%	46	44	- 4.3%
Housing Affordability Index		88	90	+ 2.3%	98	98	0.0%
Inventory of Homes for Sale		457	615	+ 34.6%	--	--	--
Months Supply of Inventory		2.6	3.7	+ 42.3%	--	--	--

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.

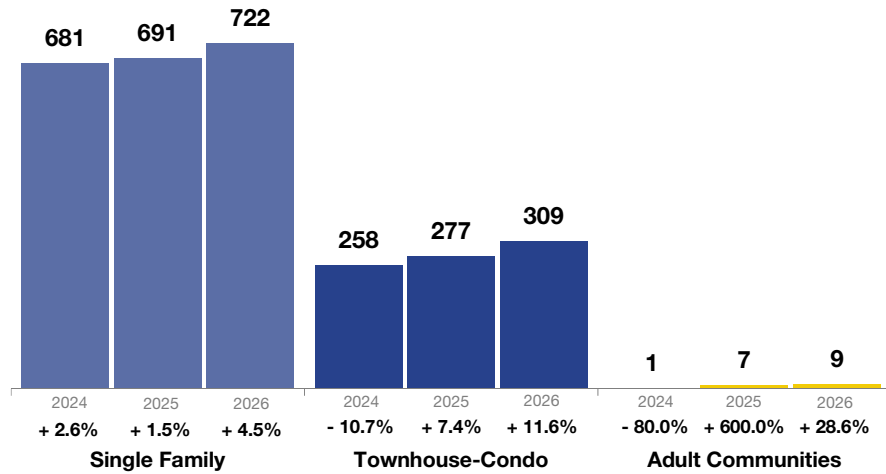
Key Metrics	Historical Sparklines	6-2025	6-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		7	9	+ 28.6%	43	59	+ 37.2%
Pending Sales		5	9	+ 80.0%	38	42	+ 10.5%
Closed Sales		4	8	+ 100.0%	29	36	+ 24.1%
Median Sales Price		\$488,550	\$730,000	+ 49.4%	\$449,000	\$522,000	+ 16.3%
Average Sales Price		\$441,650	\$834,375	+ 88.9%	\$605,634	\$638,787	+ 5.5%
Pct. of List Price Received		100.8%	100.0%	- 0.8%	101.9%	100.9%	- 1.0%
Days on Market Until Sale		59	22	- 62.7%	33	39	+ 18.2%
Housing Affordability Index		114	78	- 31.6%	124	110	- 11.3%
Inventory of Homes for Sale		7	19	+ 171.4%	--	--	--
Months Supply of Inventory		1.3	3.0	+ 130.8%	--	--	--

New Listings

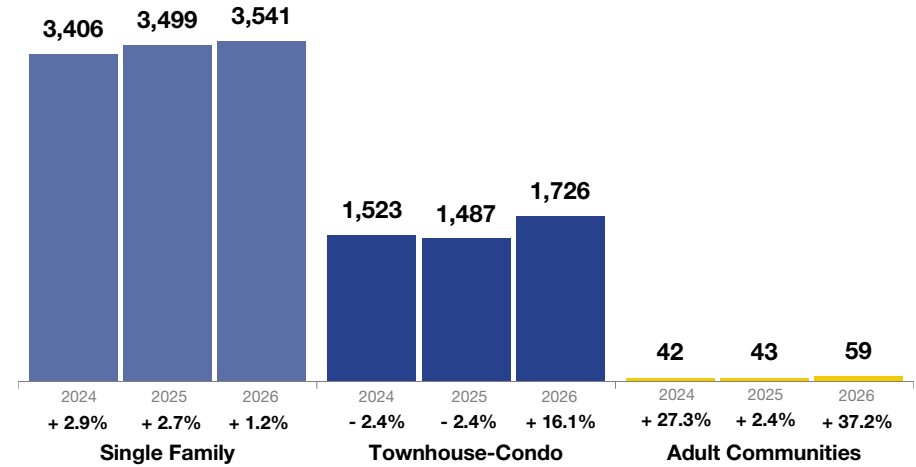
A count of the properties that have been newly listed on the market in a given month.



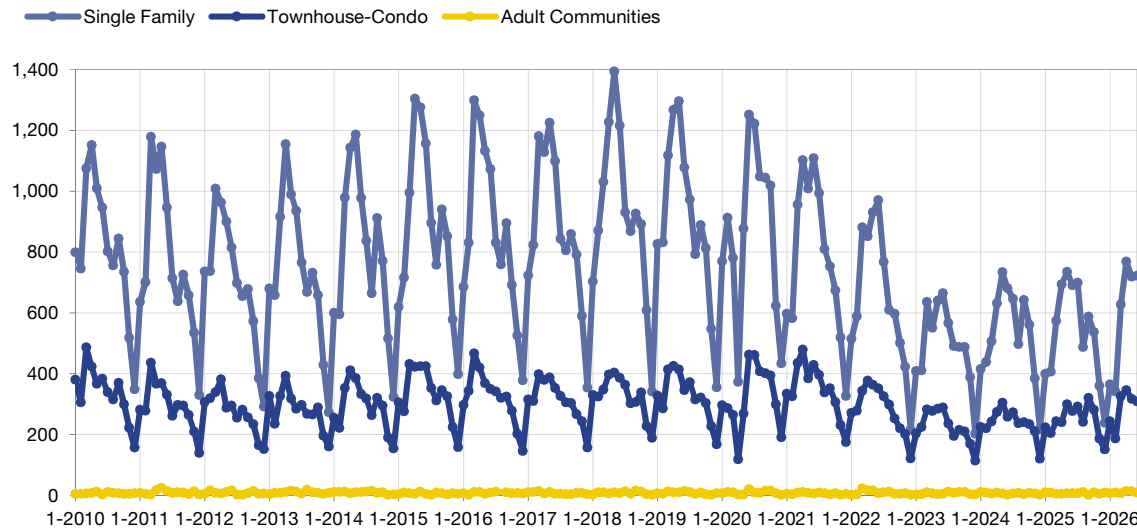
June



Year to Date



Historical New Listings by Month



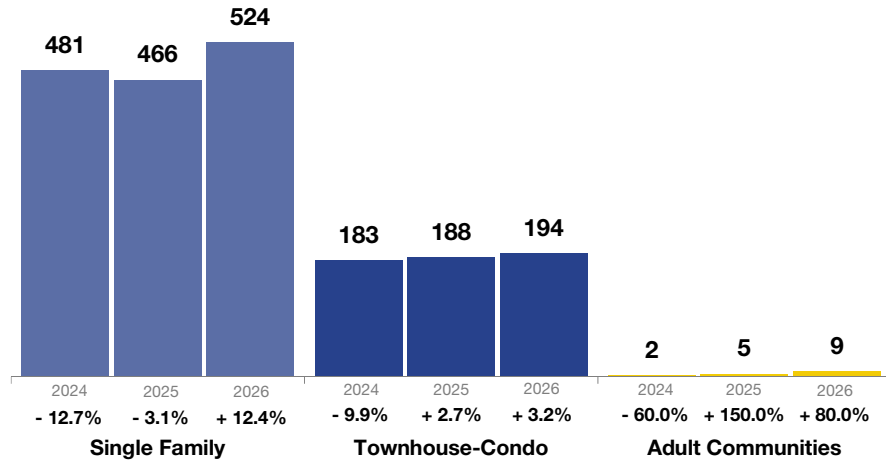
	Single Family	Townhouse-Condo	Adult Communities
July 2025	699	292	7
August 2025	487	241	11
September 2025	587	320	2
October 2025	537	281	10
November 2025	360	187	5
December 2025	238	151	9
January 2026	364	243	7
February 2026	341	187	9
March 2026	627	325	7
April 2026	768	345	14
May 2026	719	317	13
June 2026	722	309	9
12-Month Avg.	537	267	9

Pending Sales

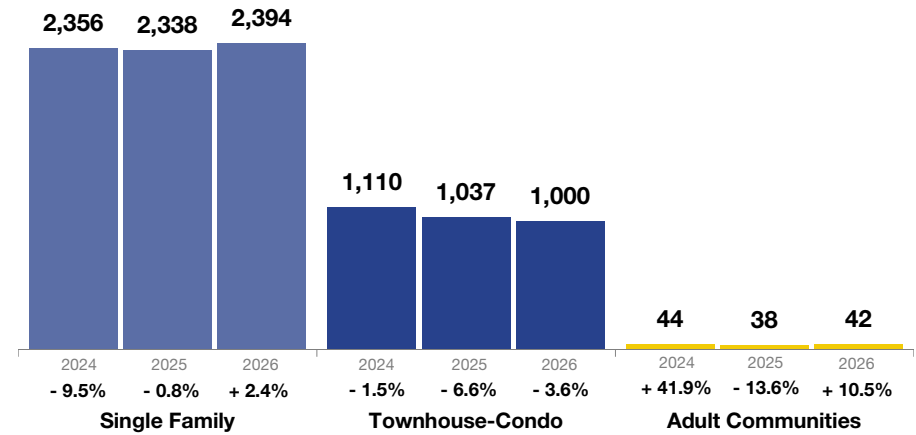
A count of the properties on which offers have been accepted in a given month.



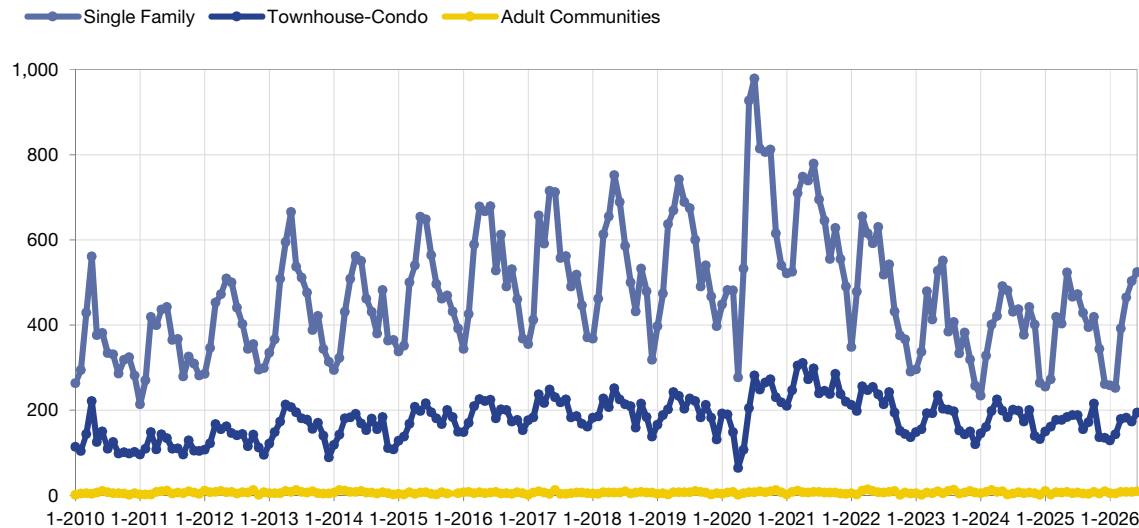
June



Year to Date



Historical Pending Sales by Month



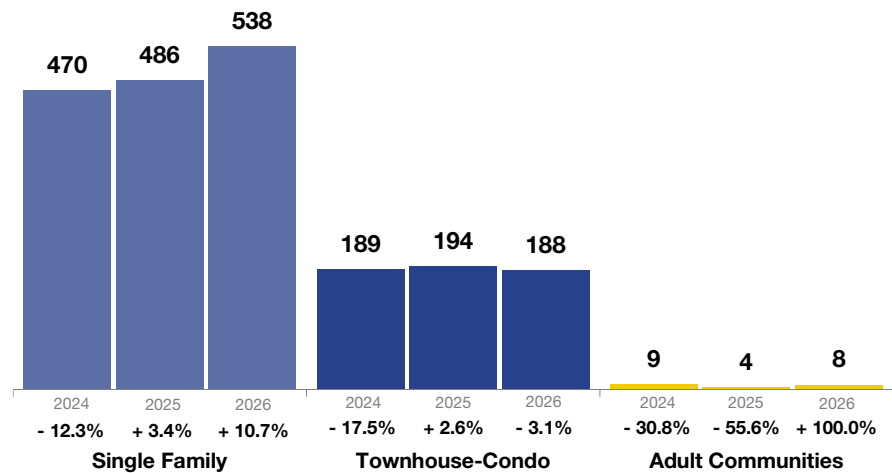
	Single Family	Townhouse-Condo	Adult Communities
July 2025	472	188	6
August 2025	429	155	4
September 2025	395	172	3
October 2025	419	215	8
November 2025	344	136	4
December 2025	261	135	9
January 2026	258	129	5
February 2026	252	143	4
March 2026	392	179	8
April 2026	465	182	8
May 2026	503	173	8
June 2026	524	194	9
12-Month Avg.	393	167	6

Closed Sales

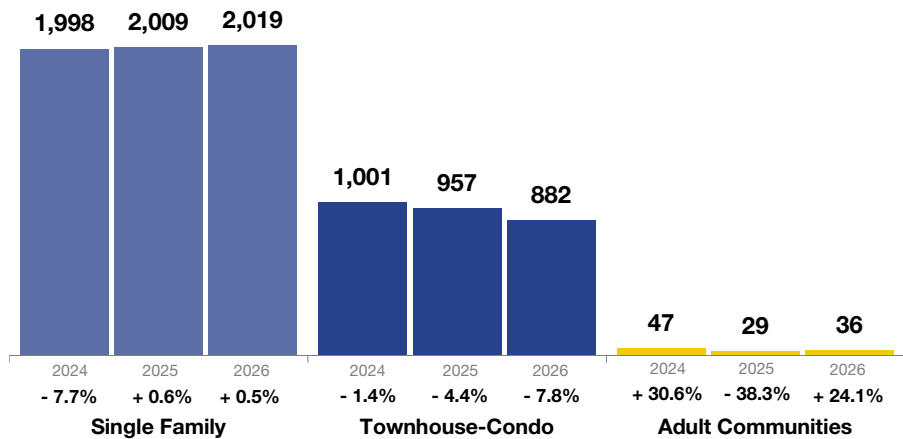
A count of the actual sales that closed in a given month.



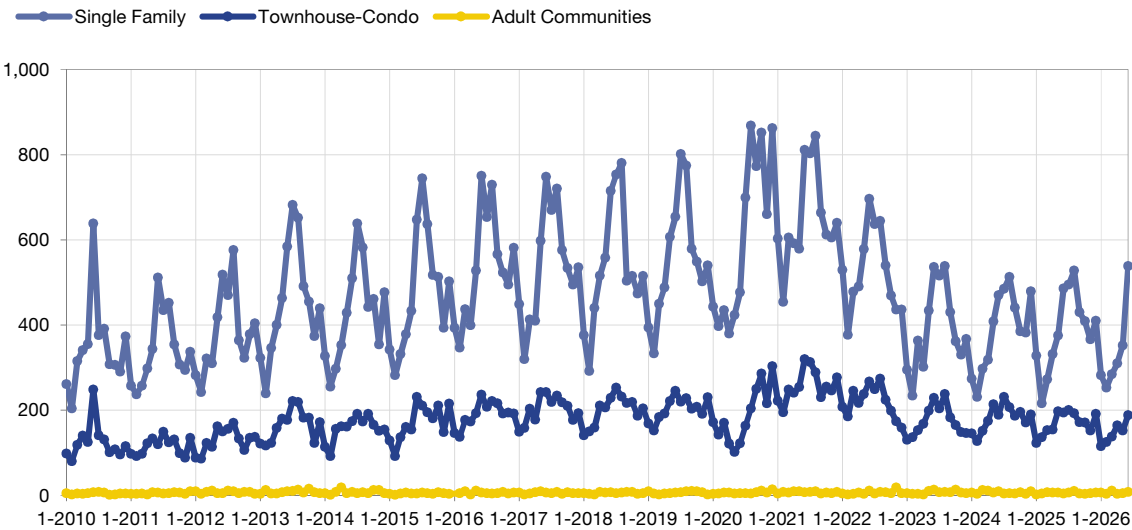
June



Year to Date



Historical Closed Sales by Month



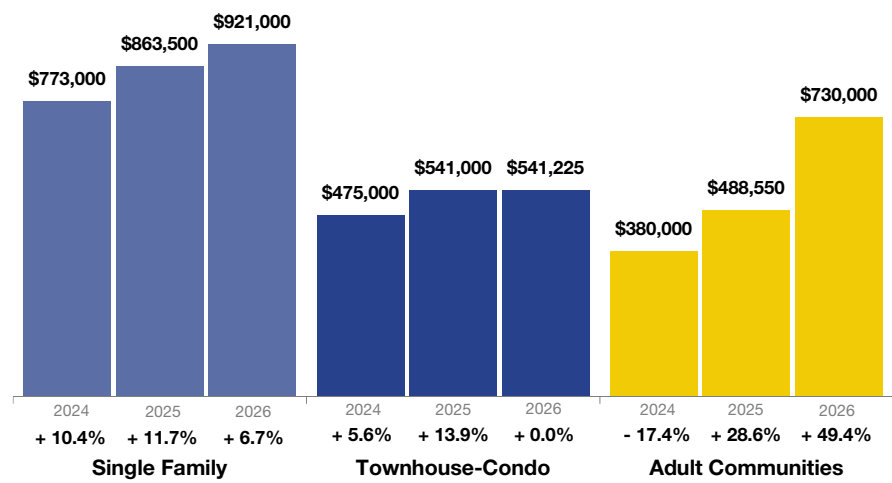
	Single Family	Townhouse-Condo	Adult Communities
July 2025	495	200	6
August 2025	528	193	10
September 2025	430	172	4
October 2025	409	171	3
November 2025	366	152	5
December 2025	410	191	6
January 2026	282	115	6
February 2026	253	125	3
March 2026	284	138	11
April 2026	310	164	3
May 2026	352	152	5
June 2026	538	188	8
12-Month Avg.	388	163	6

Median Sales Price

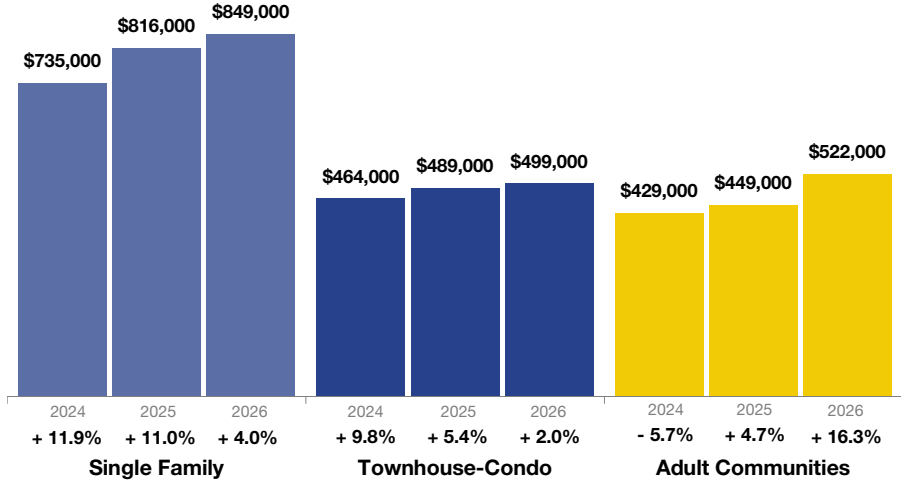


Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

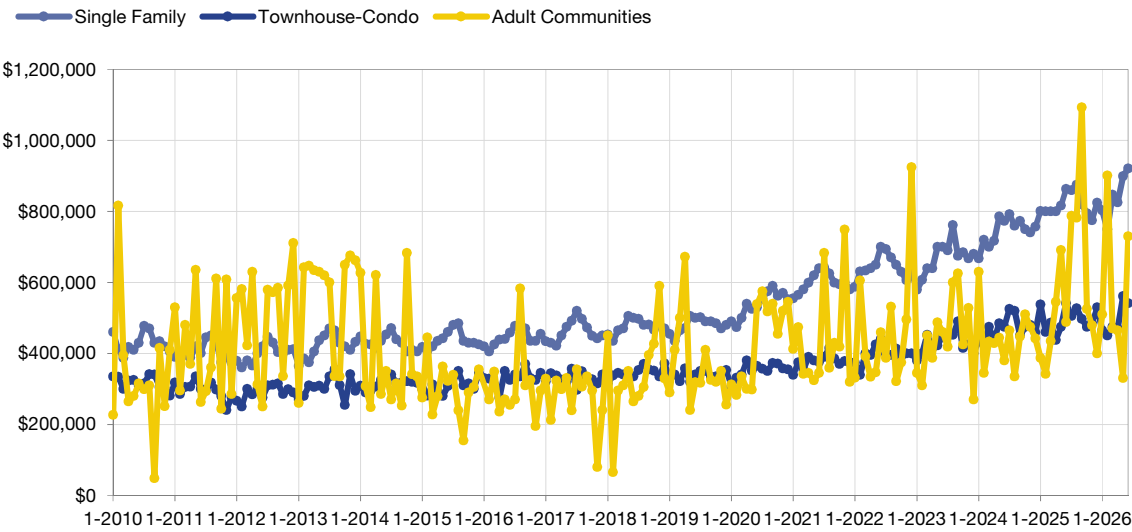
June



Year to Date



Historical Median Sales Price by Month



	Single Family	Townhouse-Condo	Adult Communities
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	\$825,500	\$470,000	\$465,000
May 2026	\$899,500	\$561,000	\$330,000
June 2026	\$921,000	\$541,225	\$730,000
12-Month Med.*	\$832,500	\$505,000	\$536,500

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

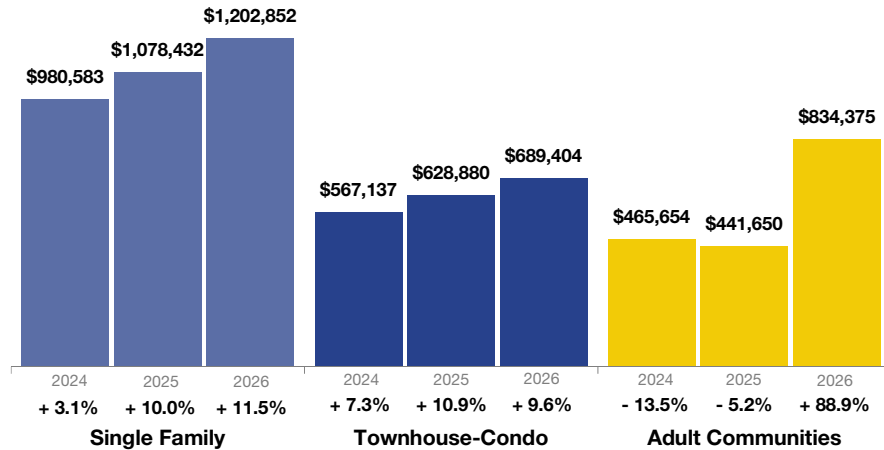
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Average Sales Price

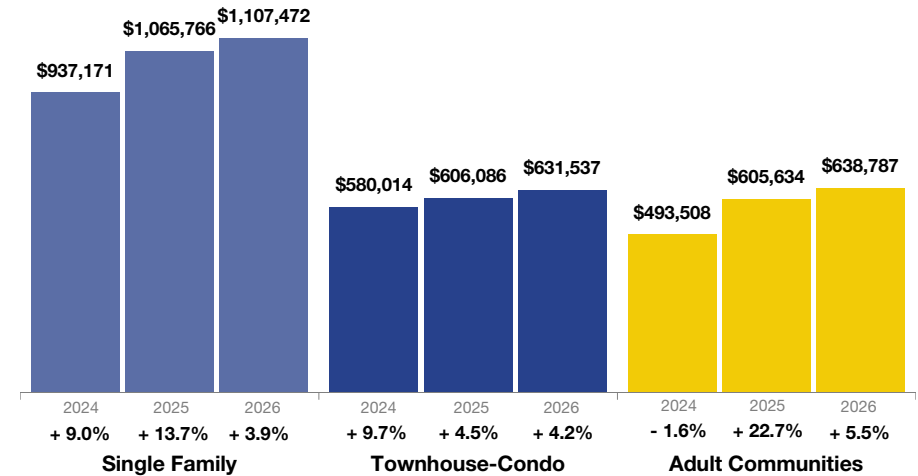
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



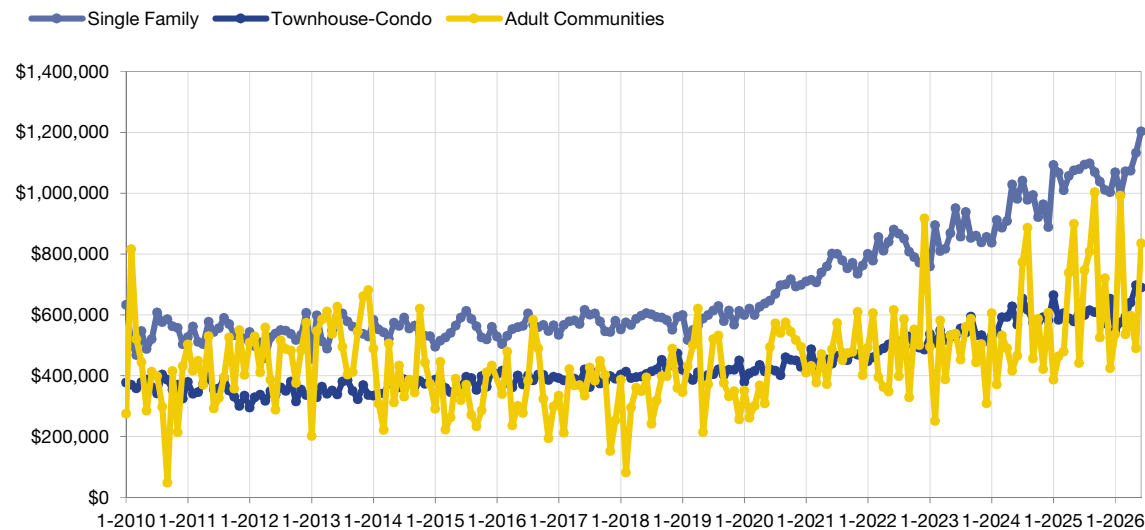
June



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
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	\$1,009,909	\$572,103	\$719,500
December 2025	\$1,002,937	\$652,966	\$424,555
January 2026	\$1,067,714	\$546,449	\$535,865
February 2026	\$995,844	\$574,453	\$991,000
March 2026	\$1,071,770	\$593,476	\$535,558
April 2026	\$1,073,528	\$639,812	\$597,333
May 2026	\$1,132,477	\$696,462	\$490,000
June 2026	\$1,202,852	\$689,404	\$834,375
12-Month Avg.*	\$1,078,230	\$619,854	\$675,612

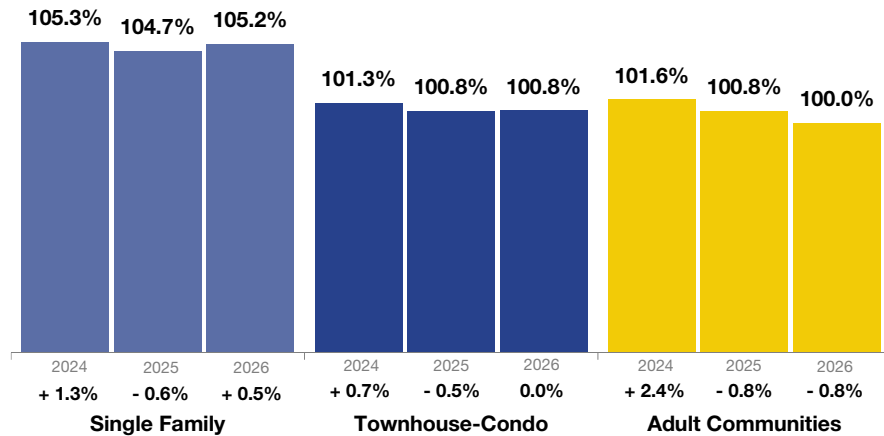
* Avg. Sales Price for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Percent of List Price Received

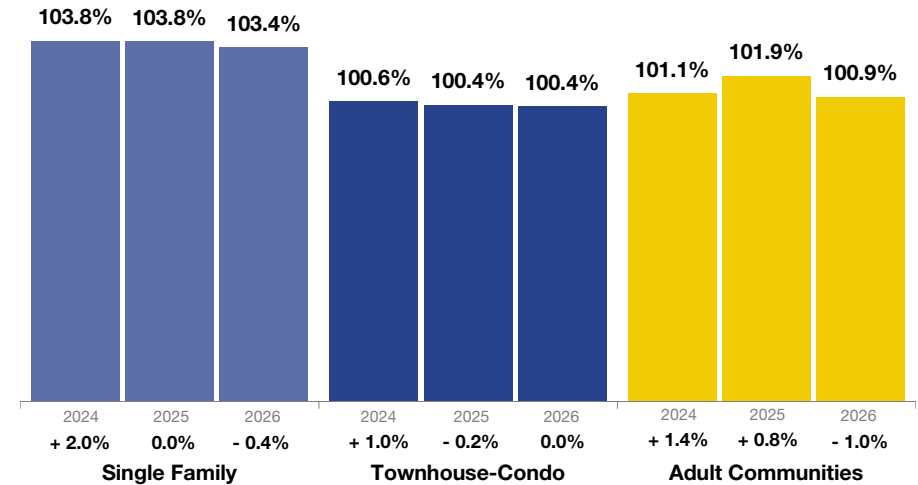


Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

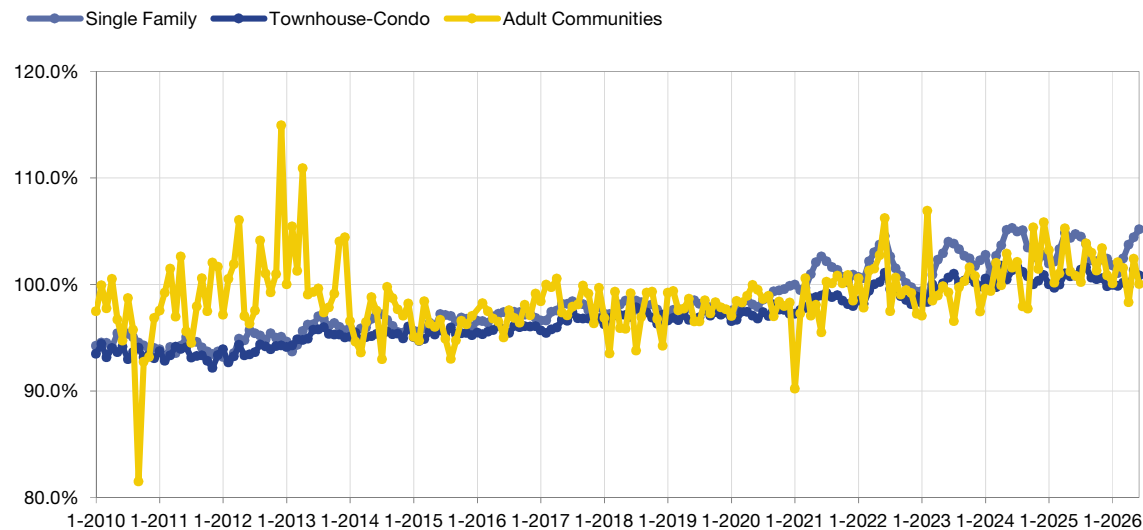
June



Year to Date



Historical Percent of List Price Received by Month



	Single Family	Townhouse-Condo	Adult Communities
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	104.4%	101.3%	102.4%
June 2026	105.2%	100.8%	100.0%
12-Month Avg.*	103.2%	100.6%	101.6%

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

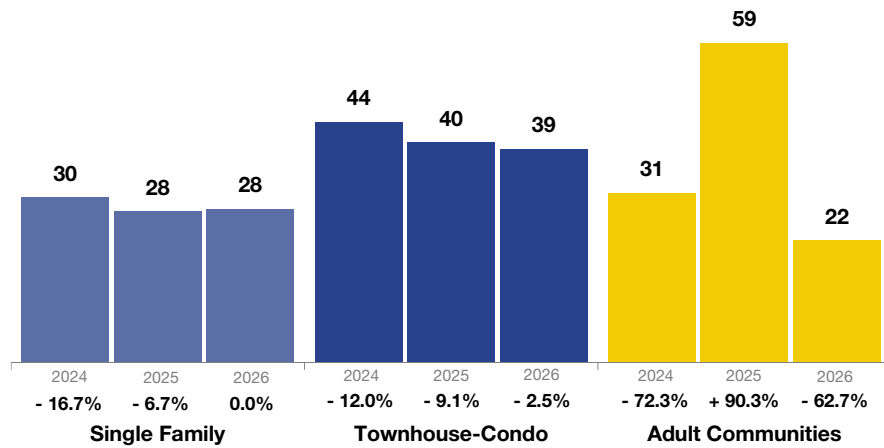
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Days on Market Until Sale

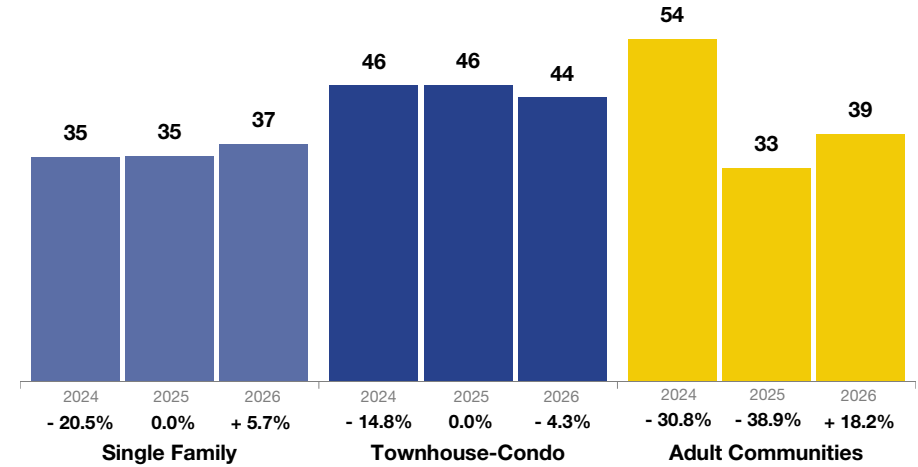


Average number of days between when a property is listed and when an offer is accepted in a given month.

June

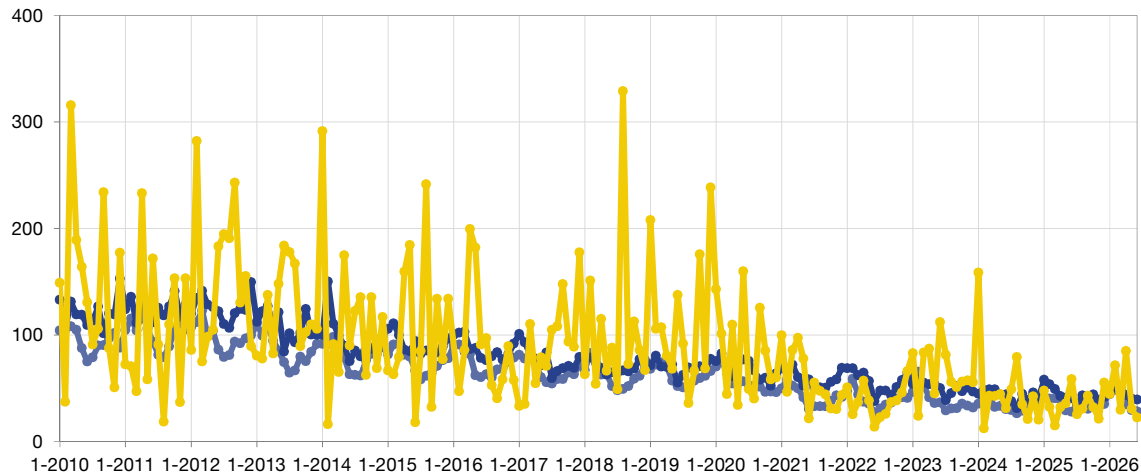


Year to Date



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
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	29	40	30
June 2026	28	39	22
12-Month Avg.*	35	42	36

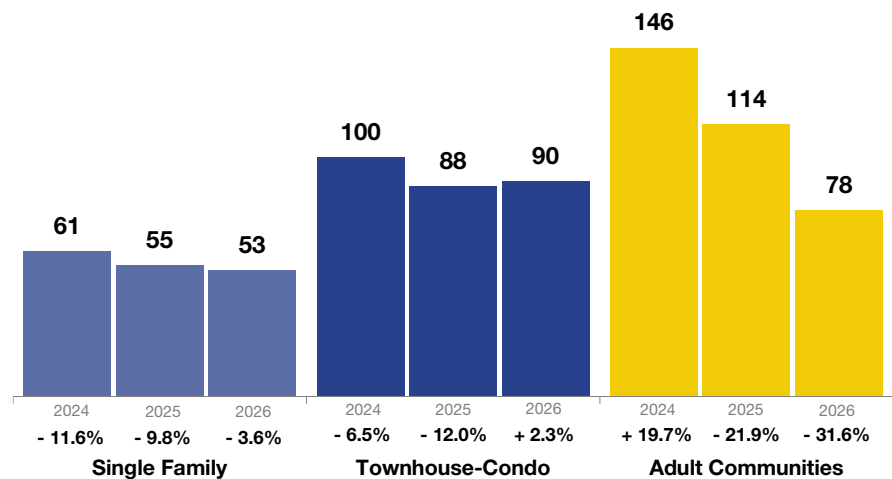
* Days on Market for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Housing Affordability Index

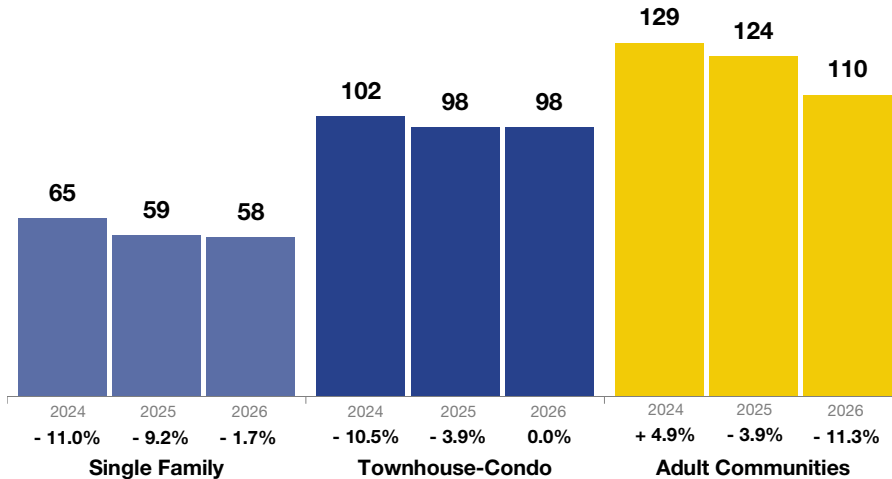


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

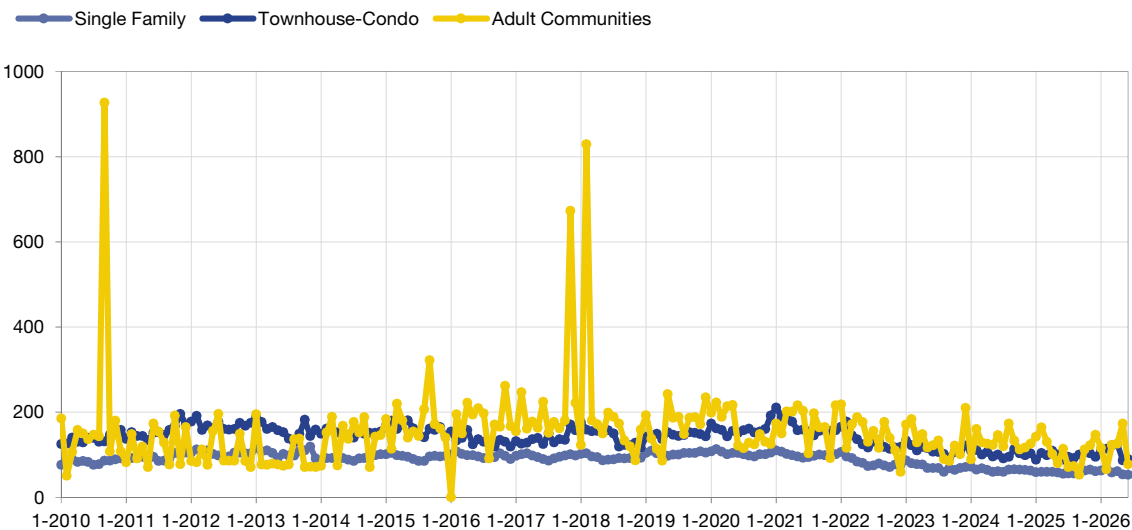
June



Year to Date



Historical Housing Affordability Index by Month



	Single Family	Townhouse-Condo	Adult Communities
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
June 2026	53	90	78
12-Month Avg.*	60	103	105

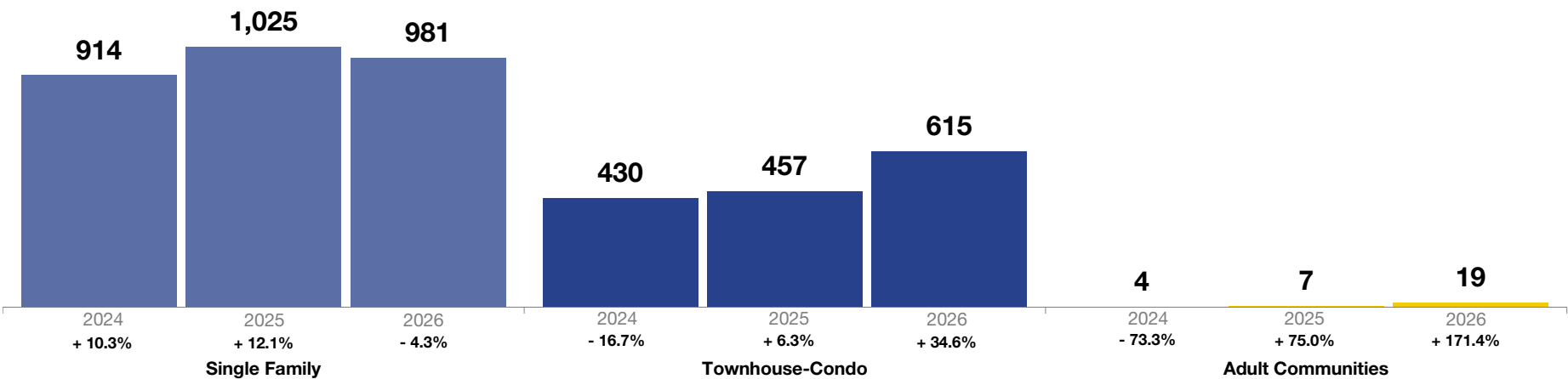
* Affordability Index for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Inventory of Homes for Sale

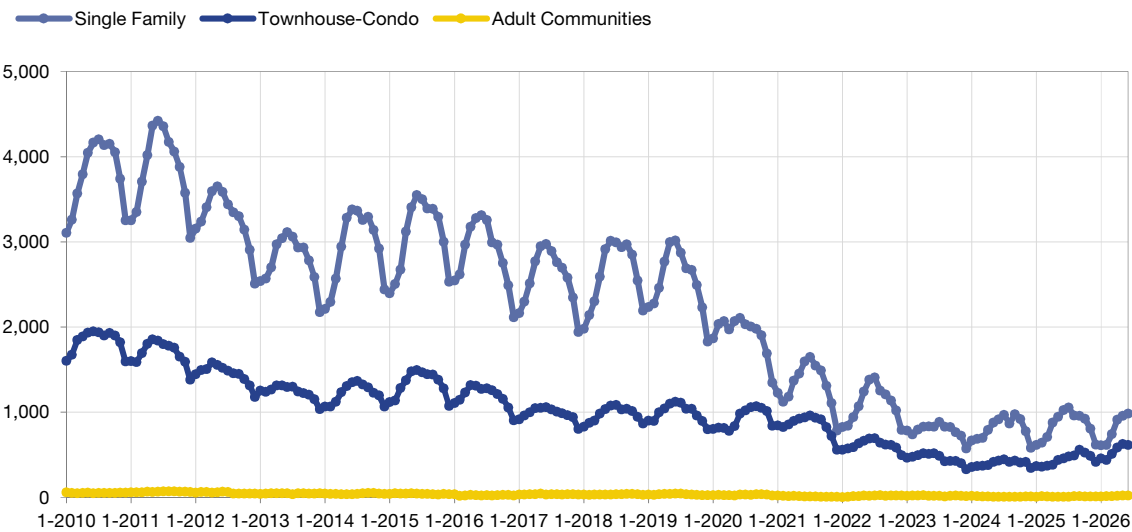


The number of properties available for sale in active status at the end of a given month.

June



Historical Inventory of Homes for Sale by Month



	Single Family	Townhouse-Condo	Adult Communities
July 2025	1,054	479	6
August 2025	960	491	12
September 2025	956	558	11
October 2025	922	524	10
November 2025	806	488	10
December 2025	617	416	9
January 2026	611	457	10
February 2026	615	438	14
March 2026	740	508	11
April 2026	909	584	16
May 2026	955	624	21
June 2026	981	615	19
12-Month Avg.	844	515	12

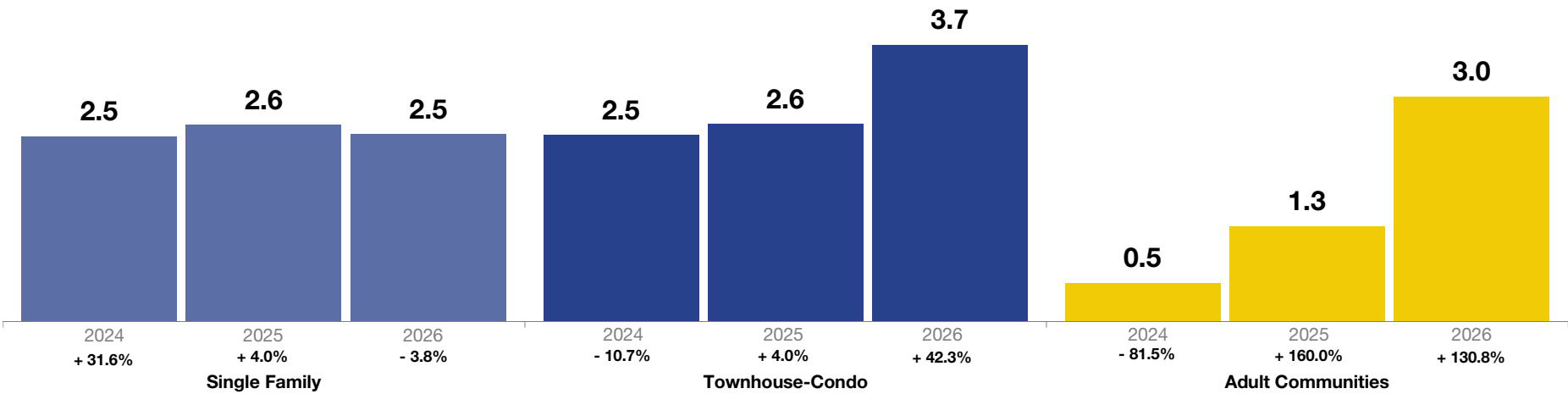
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Months Supply of Inventory

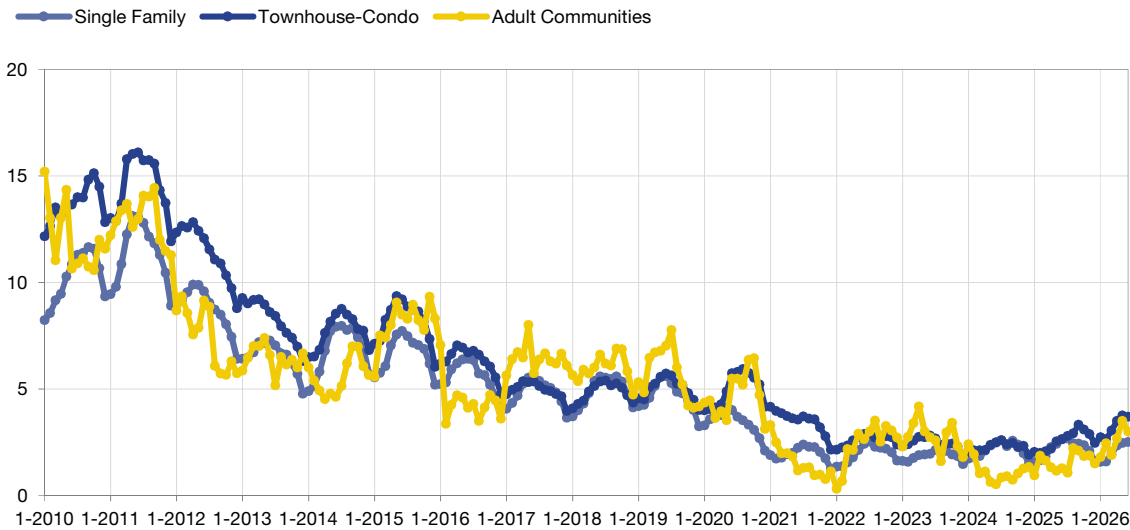


The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

June



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
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	2.4	1.5
January 2026	1.6	2.7	1.8
February 2026	1.6	2.6	2.4
March 2026	1.9	3.0	1.9
April 2026	2.3	3.5	2.7
May 2026	2.5	3.8	3.5
June 2026	2.5	3.7	3.0
12-Month Avg.*	2.2	3.1	2.2

* Months Supply for all properties from July 2025 through June 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	6-2025	6-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		975	1,040	+ 6.7%	5,029	5,326	+ 5.9%
Pending Sales		659	727	+ 10.3%	3,413	3,436	+ 0.7%
Closed Sales		684	734	+ 7.3%	2,995	2,937	- 1.9%
Median Sales Price		\$772,500	\$830,000	+ 7.4%	\$730,000	\$750,000	+ 2.7%
Average Sales Price		\$947,204	\$1,067,326	+ 12.7%	\$914,531	\$959,136	+ 4.9%
Pct. of List Price Received		103.6%	104.0%	+ 0.4%	102.7%	102.5%	- 0.2%
Days on Market Until Sale		31	31	0.0%	39	39	0.0%
Housing Affordability Index		62	59	- 4.8%	65	65	0.0%
Inventory of Homes for Sale		1,489	1,615	+ 8.5%	--	--	--
Months Supply of Inventory		2.6	2.9	+ 11.5%	--	--	--