

# Monthly Indicators



## 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 were down 6.9 percent to 1,386.
- Townhouse-Condo Closed Sales were up 2.2 percent to 372.
- Adult Communities Closed Sales were up 12.2 percent to 55.
  
- Single Family Median Sales Price increased 7.9 percent to \$717,500.
- Townhouse-Condo Median Sales Price increased 3.5 percent to \$445,000.
- Adult Communities Median Sales Price increased 8.7 percent to \$550,000.

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

**- 4.7%**

**- 0.6%**

**+ 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

For residential real estate activity in Essex, Hunterdon, Morris, Somerset, Sussex, Union, Warren and Passaic Counties. 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	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		2,609	<b>2,672</b>	+ 2.4%	10,154	<b>10,252</b>	+ 1.0%
<b>Pending Sales</b>		1,886	<b>2,051</b>	+ 8.7%	7,003	<b>6,871</b>	- 1.9%
<b>Closed Sales</b>		1,489	<b>1,386</b>	- 6.9%	5,817	<b>5,340</b>	- 8.2%
<b>Median Sales Price</b>		\$665,000	<b>\$717,500</b>	+ 7.9%	\$633,779	<b>\$655,000</b>	+ 3.3%
<b>Avg. Sales Price</b>		\$829,879	<b>\$906,102</b>	+ 9.2%	\$782,863	<b>\$817,102</b>	+ 4.4%
<b>Pct. of List Price Received</b>		107.3%	<b>107.0%</b>	- 0.3%	105.4%	<b>104.8%</b>	- 0.6%
<b>Days on Market</b>		28	<b>29</b>	+ 3.6%	36	<b>36</b>	0.0%
<b>Affordability Index</b>		70	<b>67</b>	- 4.3%	74	<b>74</b>	0.0%
<b>Homes for Sale</b>		3,502	<b>3,375</b>	- 3.6%	--	<b>--</b>	--
<b>Months Supply</b>		2.5	<b>2.4</b>	- 4.0%	--	<b>--</b>	--

# 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
<b>New Listings</b>		532	<b>624</b>	+ 17.3%	2,432	<b>2,627</b>	+ 8.0%
<b>Pending Sales</b>		421	<b>427</b>	+ 1.4%	1,785	<b>1,828</b>	+ 2.4%
<b>Closed Sales</b>		364	<b>372</b>	+ 2.2%	1,580	<b>1,587</b>	+ 0.4%
<b>Median Sales Price</b>		\$430,000	<b>\$445,000</b>	+ 3.5%	\$430,000	<b>\$425,000</b>	- 1.2%
<b>Avg. Sales Price</b>		\$478,533	<b>\$490,849</b>	+ 2.6%	\$476,416	<b>\$482,955</b>	+ 1.4%
<b>Pct. of List Price Received</b>		104.1%	<b>102.8%</b>	- 1.2%	103.2%	<b>101.7%</b>	- 1.5%
<b>Days on Market</b>		26	<b>32</b>	+ 23.1%	32	<b>38</b>	+ 18.8%
<b>Affordability Index</b>		109	<b>108</b>	- 0.9%	109	<b>114</b>	+ 4.6%
<b>Homes for Sale</b>		788	<b>878</b>	+ 11.4%	--	--	--
<b>Months Supply</b>		2.2	<b>2.3</b>	+ 4.5%	--	--	--

# Adult Community Market Overview

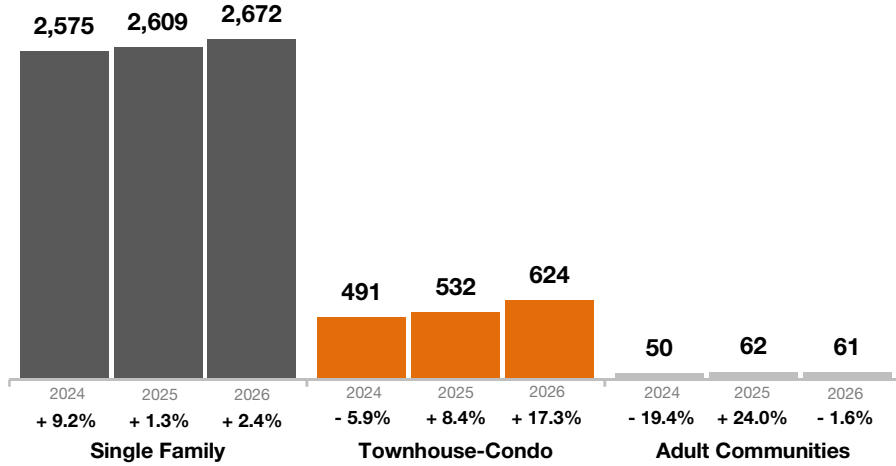
Key metrics for properties in **Adult Communities Only** for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		62	61	- 1.6%	301	319	+ 6.0%
<b>Pending Sales</b>		49	50	+ 2.0%	211	245	+ 16.1%
<b>Closed Sales</b>		49	55	+ 12.2%	190	204	+ 7.4%
<b>Median Sales Price</b>		\$506,000	\$550,000	+ 8.7%	\$490,000	\$512,500	+ 4.6%
<b>Avg. Sales Price</b>		\$522,272	\$553,268	+ 5.9%	\$521,294	\$533,076	+ 2.3%
<b>Pct. of List Price Received</b>		100.7%	100.8%	+ 0.1%	100.1%	100.1%	0.0%
<b>Days on Market</b>		30	35	+ 16.7%	40	55	+ 37.5%
<b>Affordability Index</b>		92	88	- 4.3%	96	94	- 2.1%
<b>Homes for Sale</b>		110	121	+ 10.0%	--	--	--
<b>Months Supply</b>		2.7	2.4	- 11.1%	--	--	--

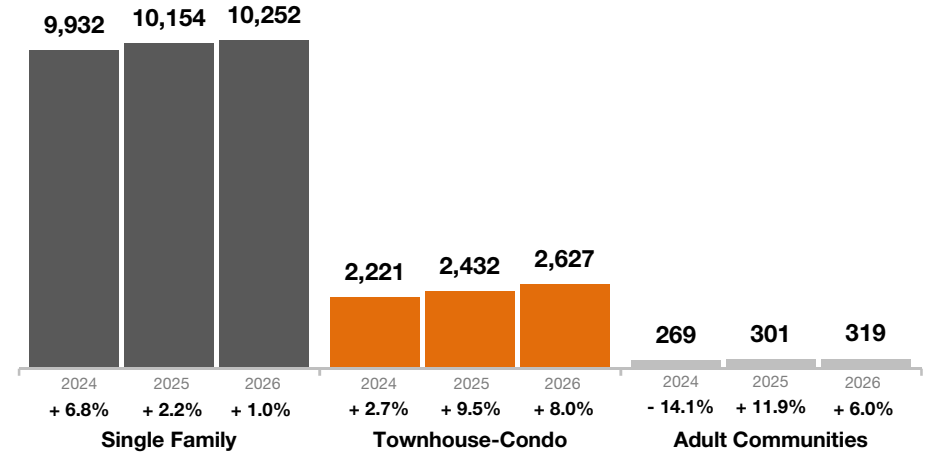
# New Listings

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

## May

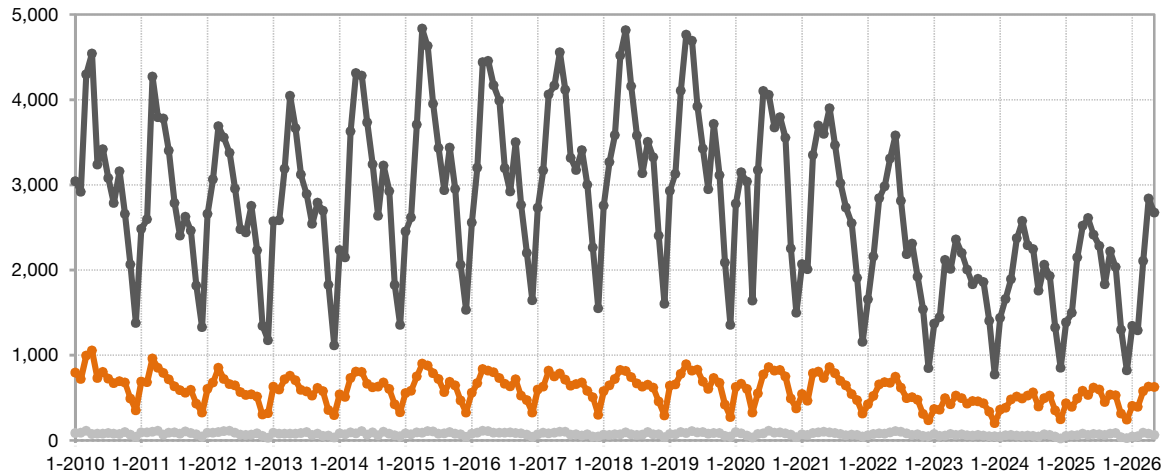


## Year to Date



## Historical New Listings by Month

— Single Family — Townhouse-Condo — Adult Communities



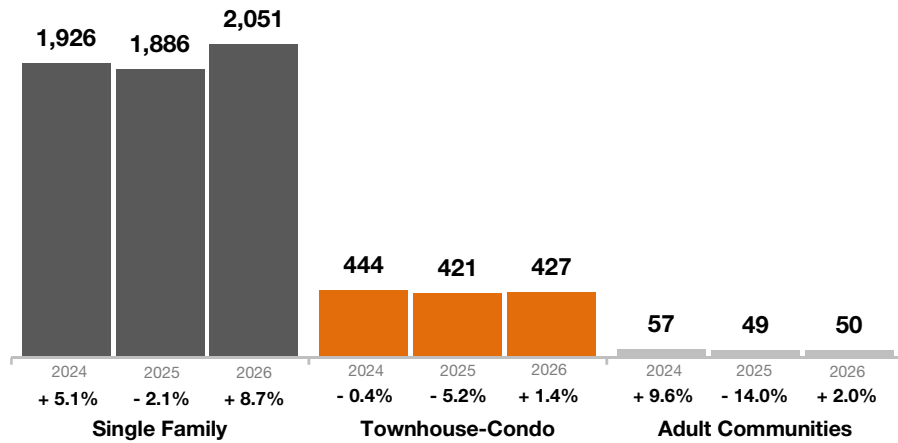
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
June 2025	2,413	619	74
July 2025	2,283	595	69
August 2025	1,830	450	62
September 2025	2,220	534	78
October 2025	2,034	526	83
November 2025	1,298	315	34
December 2025	821	241	23
January 2026	1,343	404	44
February 2026	1,290	392	47
March 2026	2,107	577	89
April 2026	2,840	630	78
<b>May 2026</b>	<b>2,672</b>	<b>624</b>	<b>61</b>
12-Month Avg.	1,929	492	62

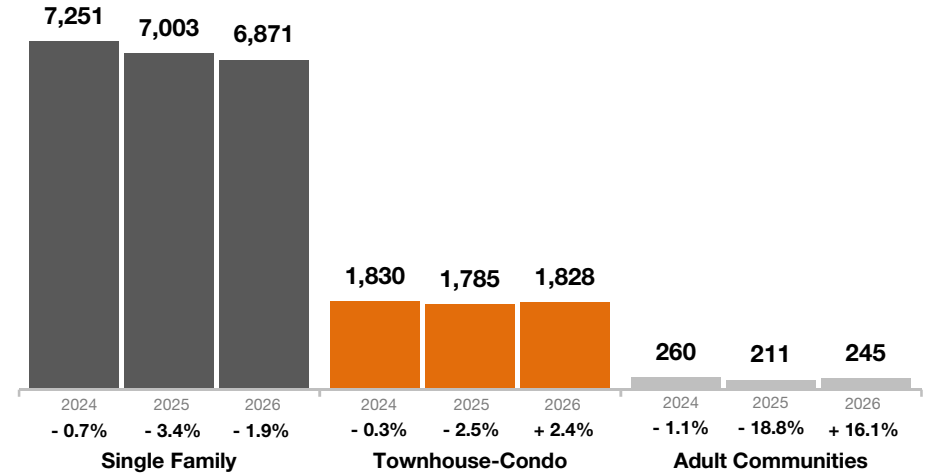
# Pending Sales

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

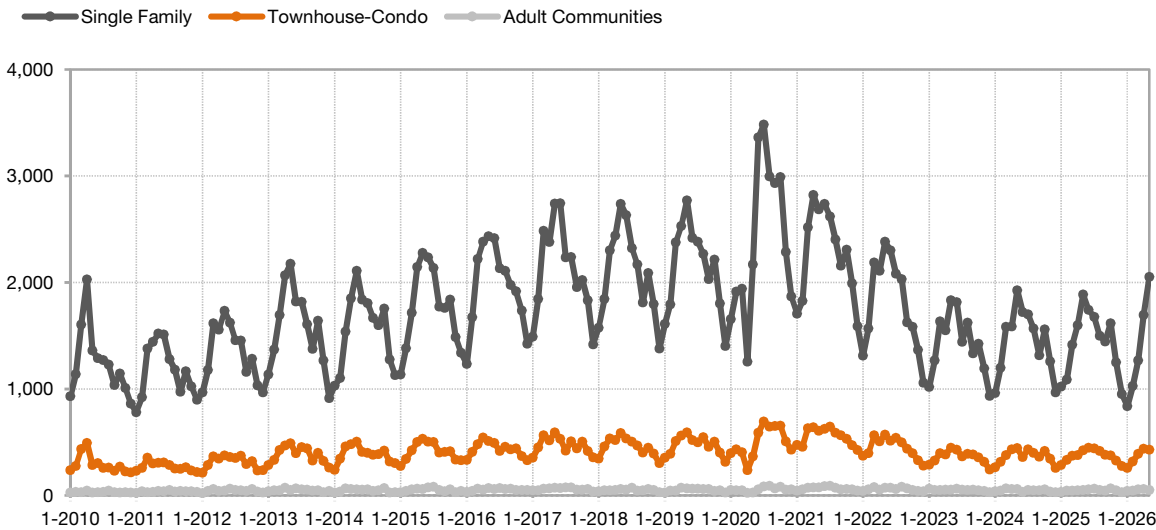
## May



## Year to Date



## Historical Pending Sales by Month



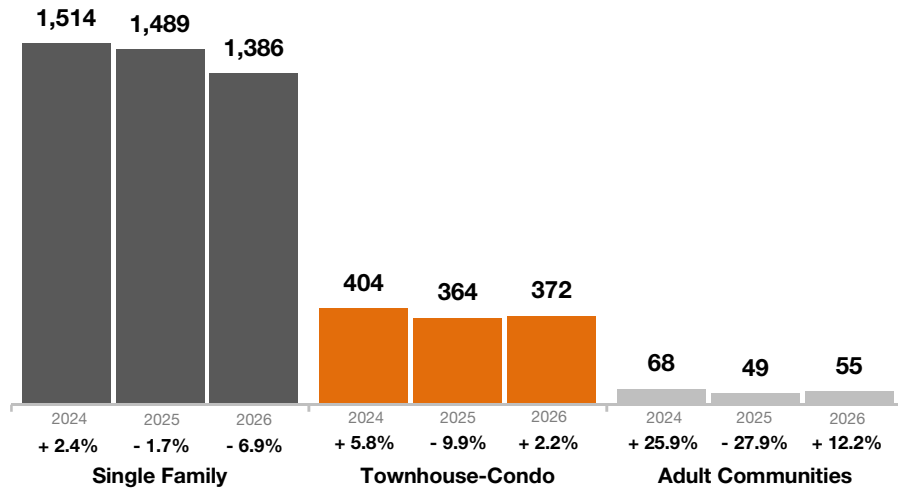
	Single Family	Townhouse-Condo	Adult Communities
June 2025	1,742	447	56
July 2025	1,676	440	60
August 2025	1,497	417	48
September 2025	1,443	380	44
October 2025	1,615	375	64
November 2025	1,249	326	47
December 2025	951	275	29
January 2026	837	257	39
February 2026	1,025	317	43
March 2026	1,266	389	56
April 2026	1,692	438	57
<b>May 2026</b>	<b>2,051</b>	<b>427</b>	<b>50</b>
12-Month Avg.	1,420	374	49

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

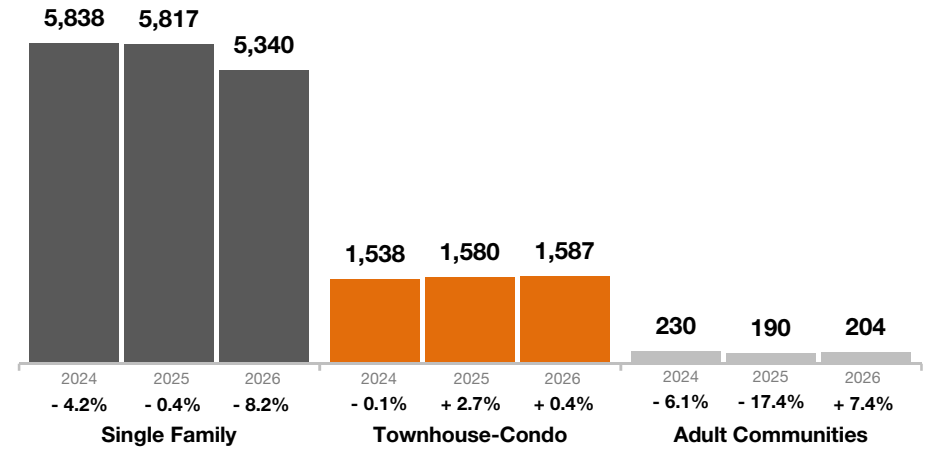
# Closed Sales

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

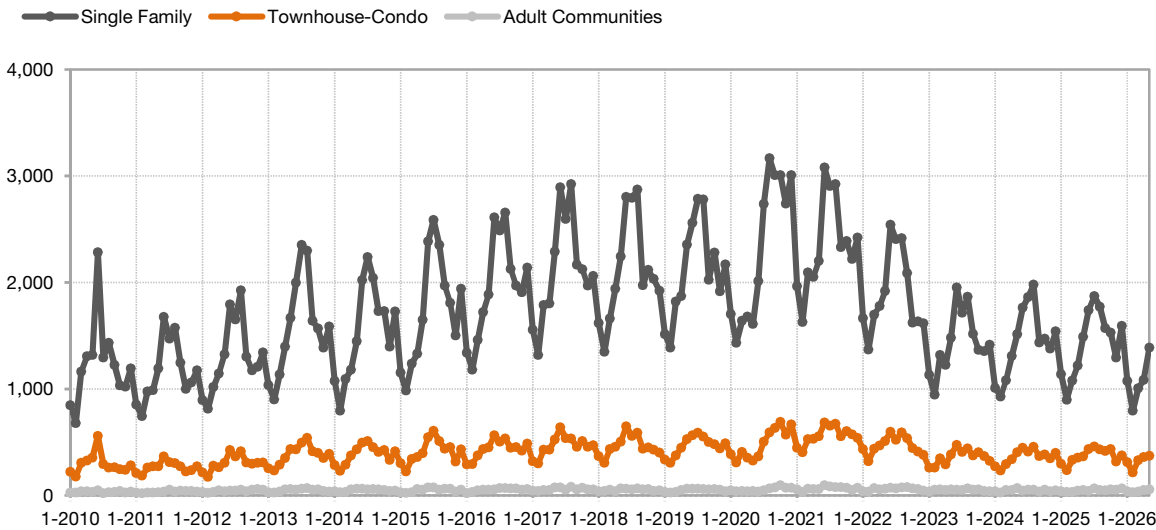
## May



## Year to Date



## Historical Closed Sales by Month



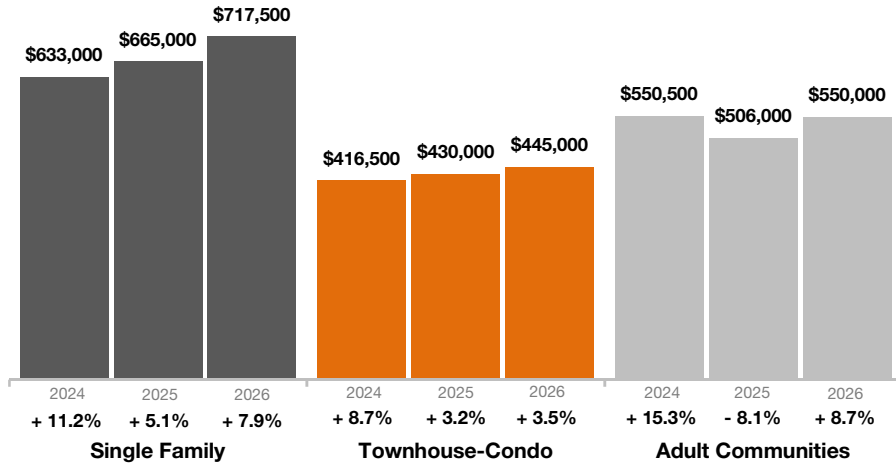
	Single Family	Townhouse-Condo	Adult Communities
June 2025	1,738	434	41
July 2025	1,872	457	64
August 2025	1,772	431	50
September 2025	1,569	415	46
October 2025	1,528	433	55
November 2025	1,295	318	52
December 2025	1,590	374	64
January 2026	1,073	310	36
February 2026	794	216	28
March 2026	1,004	329	35
April 2026	1,083	360	50
<b>May 2026</b>	<b>1,386</b>	<b>372</b>	<b>55</b>
12-Month Avg.	1,392	371	48

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

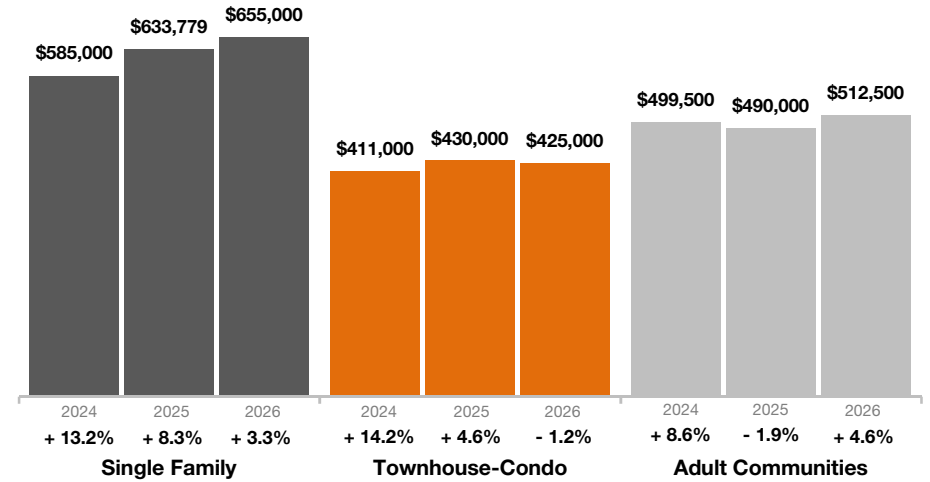
# Median Sales Price

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

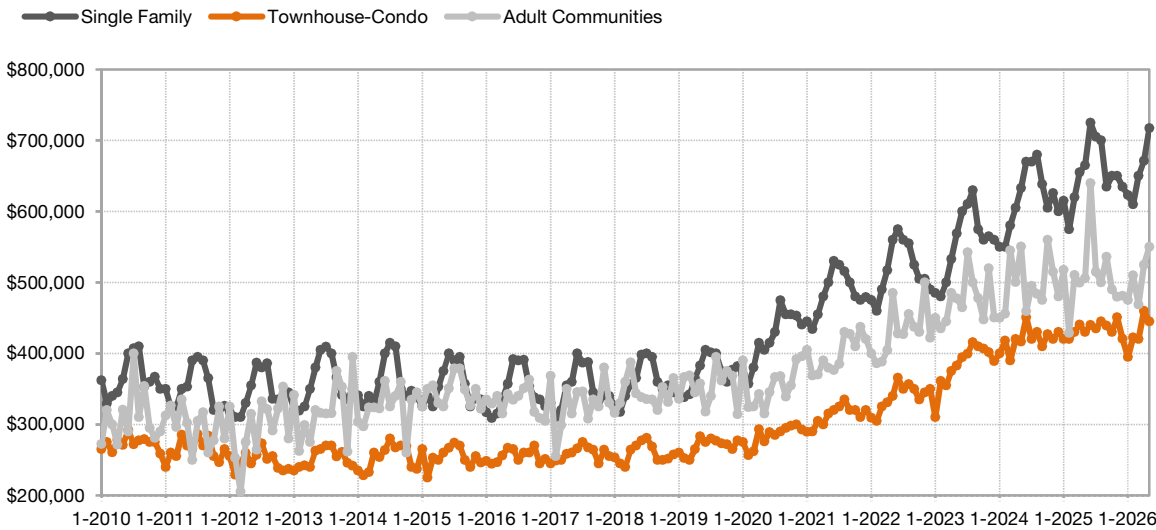
## May



## 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.

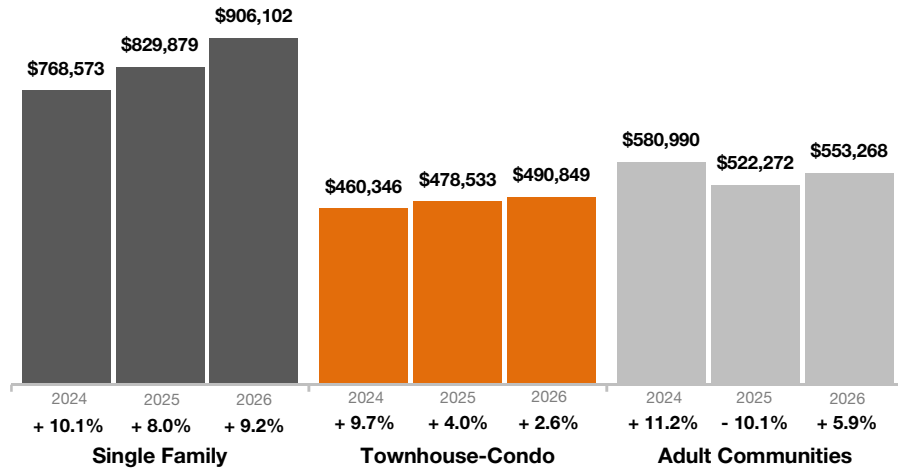
	Single Family	Townhouse-Condo	Adult Communities
June 2025	\$725,000	\$440,000	\$640,000
July 2025	\$705,000	\$435,000	\$515,000
August 2025	\$700,000	\$445,000	\$500,000
September 2025	\$635,000	\$439,000	\$536,250
October 2025	\$650,000	\$430,000	\$490,000
November 2025	\$650,000	\$450,750	\$479,750
December 2025	\$635,000	\$420,500	\$481,000
January 2026	\$623,000	\$395,000	\$475,000
February 2026	\$610,000	\$422,500	\$509,750
March 2026	\$650,000	\$420,000	\$469,000
April 2026	\$671,500	\$460,000	\$525,000
<b>May 2026</b>	<b>\$717,500</b>	<b>\$445,000</b>	<b>\$550,000</b>
12-Month Med.*	\$670,000	\$435,000	\$507,500

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

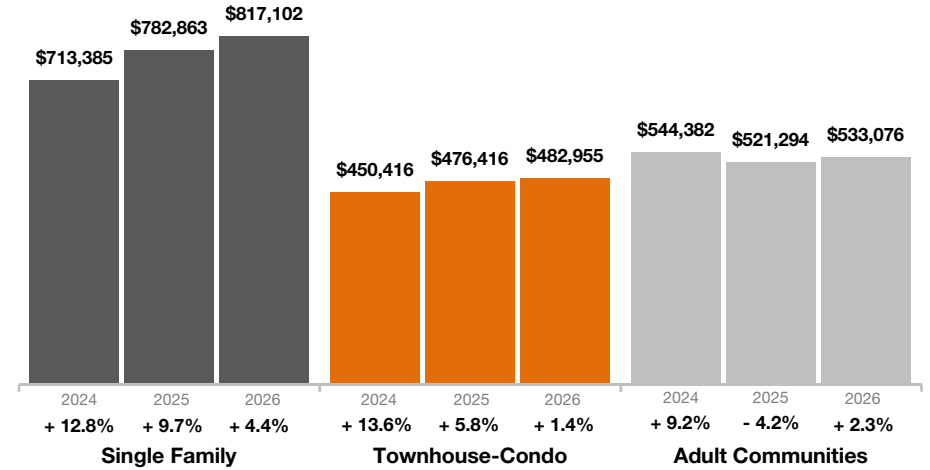
# Average Sales Price

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

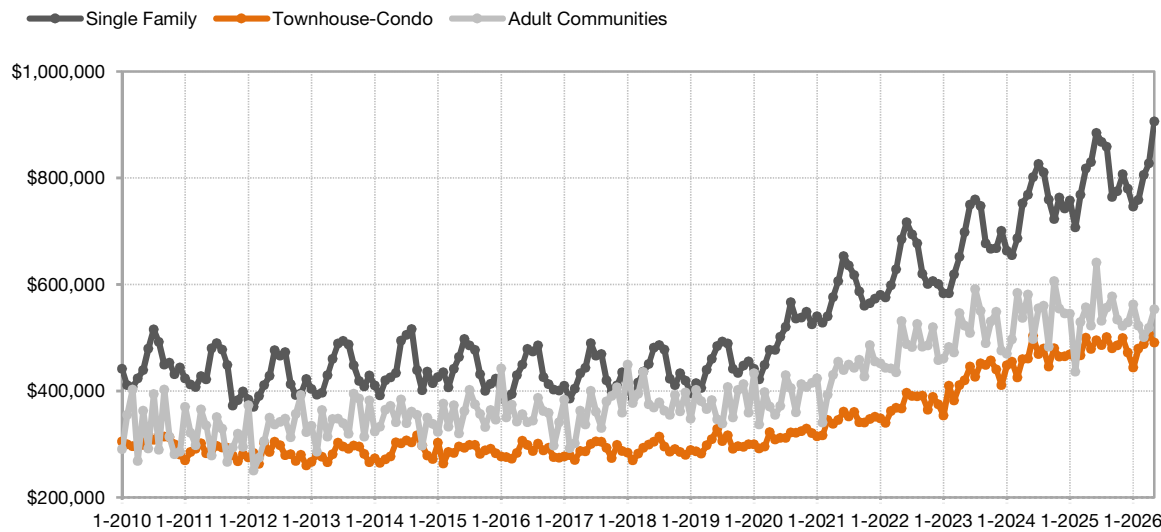
## May



## 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.

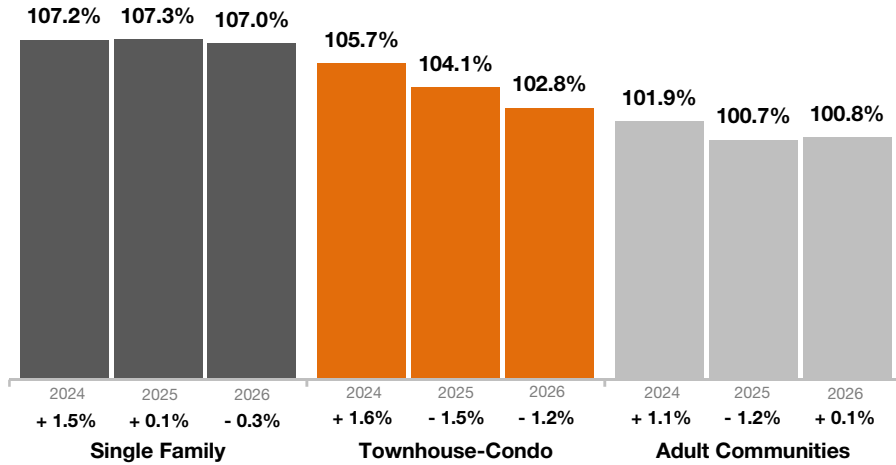
	Single Family	Townhouse-Condo	Adult Communities
June 2025	\$884,254	\$494,787	\$640,953
July 2025	\$867,299	\$485,561	\$531,607
August 2025	\$858,461	\$500,703	\$555,856
September 2025	\$763,848	\$479,669	\$576,889
October 2025	\$775,250	\$485,386	\$534,148
November 2025	\$806,649	\$498,941	\$522,145
December 2025	\$779,815	\$471,854	\$528,520
January 2026	\$745,813	\$443,478	\$562,411
February 2026	\$758,639	\$479,230	\$522,707
March 2026	\$805,487	\$487,633	\$501,029
April 2026	\$827,470	\$506,753	\$517,982
<b>May 2026</b>	<b>\$906,102</b>	<b>\$490,849</b>	<b>\$553,268</b>
12-Month Avg.*	\$820,910	\$486,234	\$544,677

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

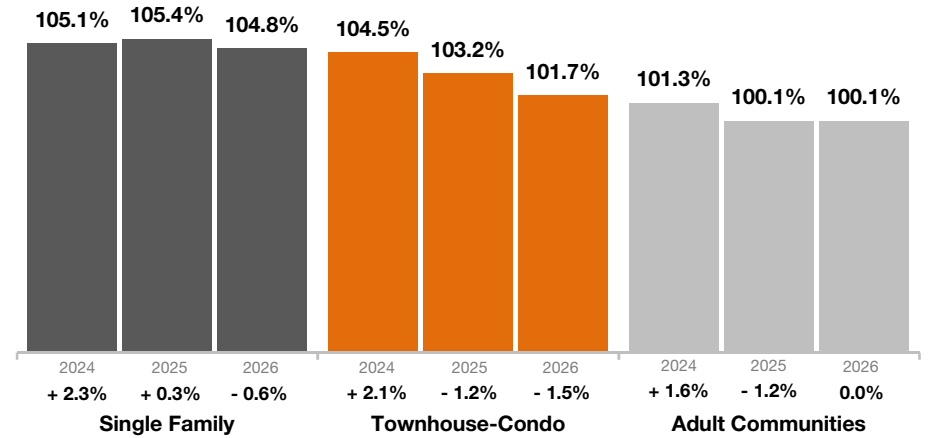
# Percent of List Price Received

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.

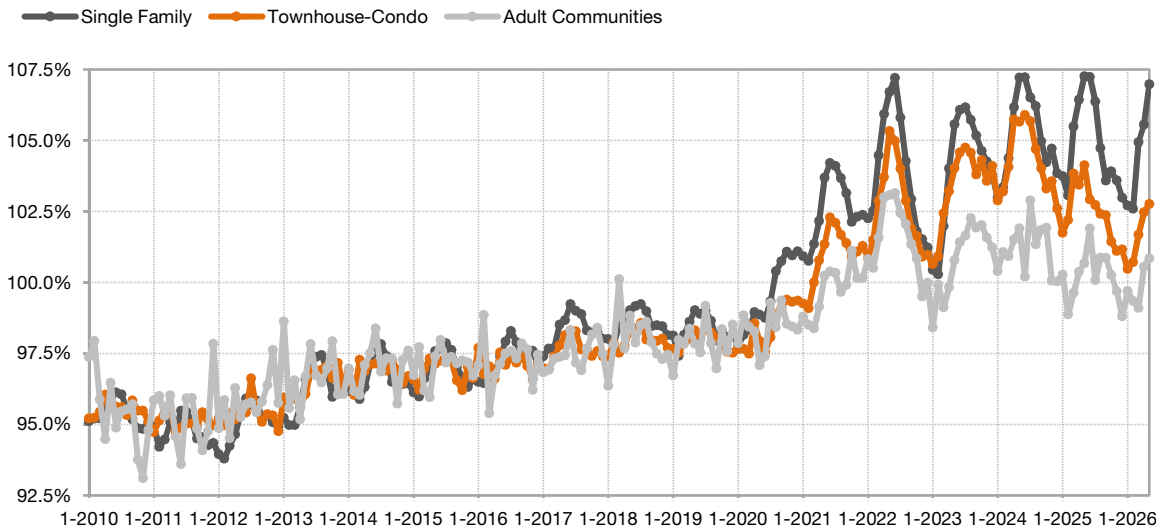
## May



## Year to Date



## Historical Percent of List Price Received by Month



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

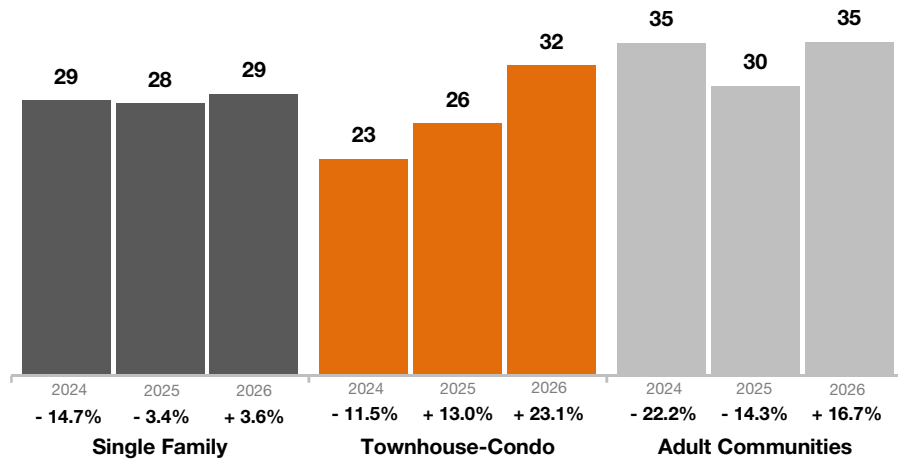
	Single Family	Townhouse-Condo	Adult Communities
June 2025	107.2%	102.9%	101.9%
July 2025	106.4%	102.7%	100.1%
August 2025	104.7%	102.4%	100.9%
September 2025	103.6%	102.4%	100.9%
October 2025	103.9%	101.4%	100.3%
November 2025	103.6%	101.1%	99.7%
December 2025	103.0%	101.2%	98.8%
January 2026	102.7%	100.5%	99.7%
February 2026	102.6%	100.7%	99.3%
March 2026	104.9%	101.7%	99.1%
April 2026	105.6%	102.5%	100.5%
<b>May 2026</b>	<b>107.0%</b>	<b>102.8%</b>	<b>100.8%</b>
12-Month Avg.*	104.8%	102.0%	100.2%

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

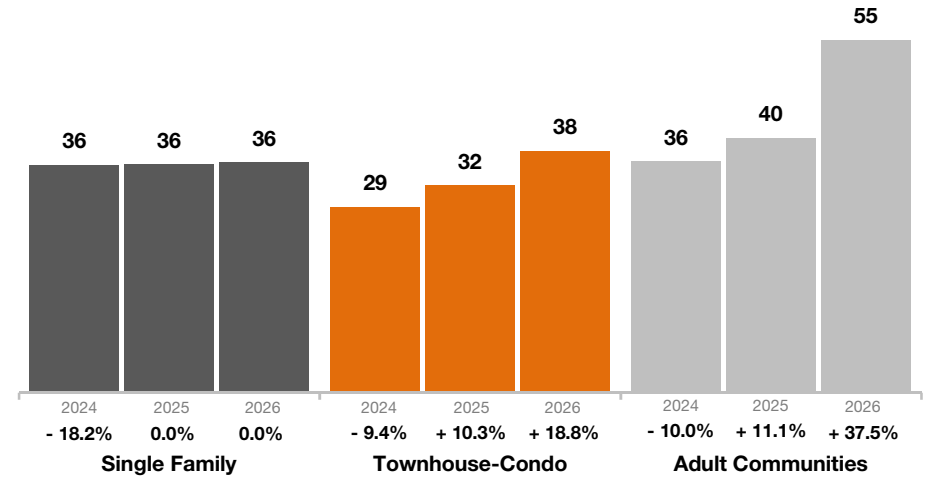
# Days on Market Until Sale

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

## May

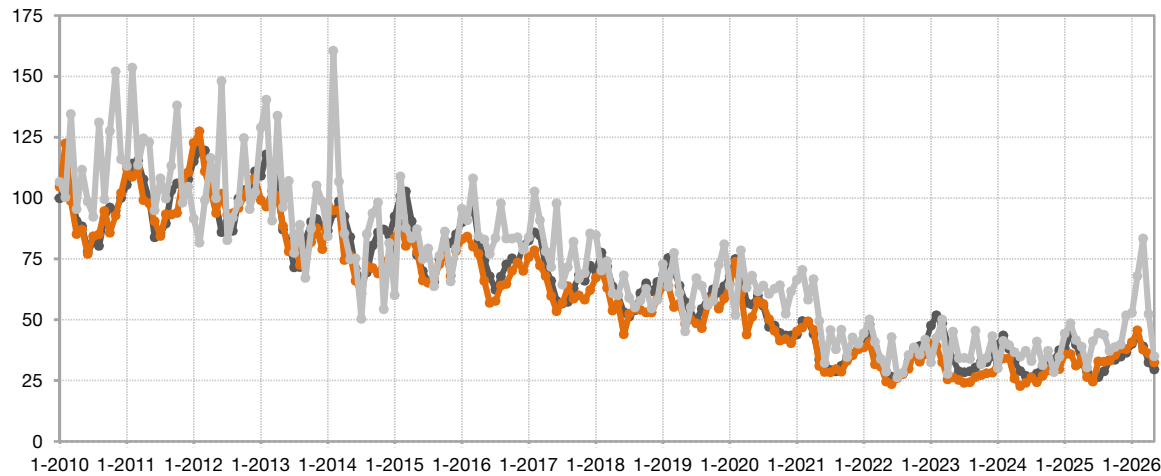


## Year to Date



## Historical Days on Market Until Sale by Month

— Single Family — 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.

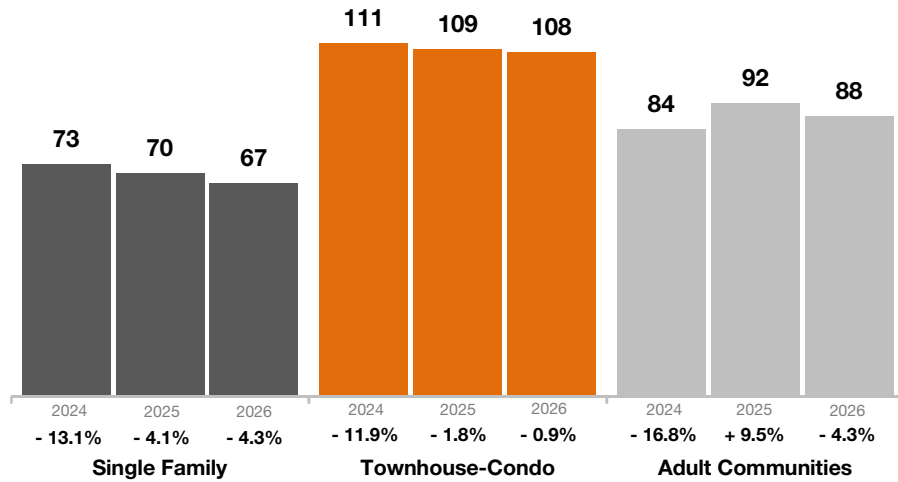
	Single Family	Townhouse-Condo	Adult Communities
June 2025	25	25	41
July 2025	26	33	44
August 2025	29	33	44
September 2025	33	33	37
October 2025	33	35	39
November 2025	35	38	40
December 2025	36	38	52
January 2026	40	41	53
February 2026	43	46	68
March 2026	39	38	83
April 2026	32	36	52
<b>May 2026</b>	<b>29</b>	<b>32</b>	<b>35</b>
12-Month Avg.*	32	35	47

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

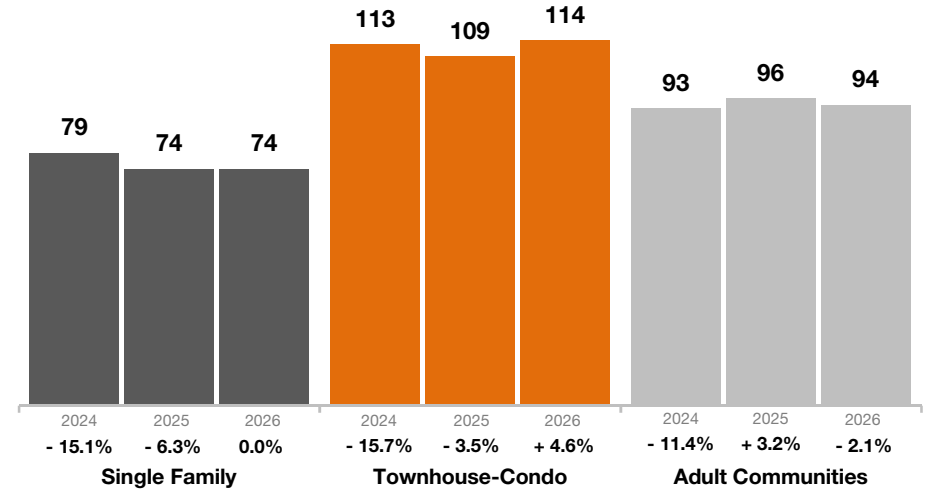
# Housing Affordability Index

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

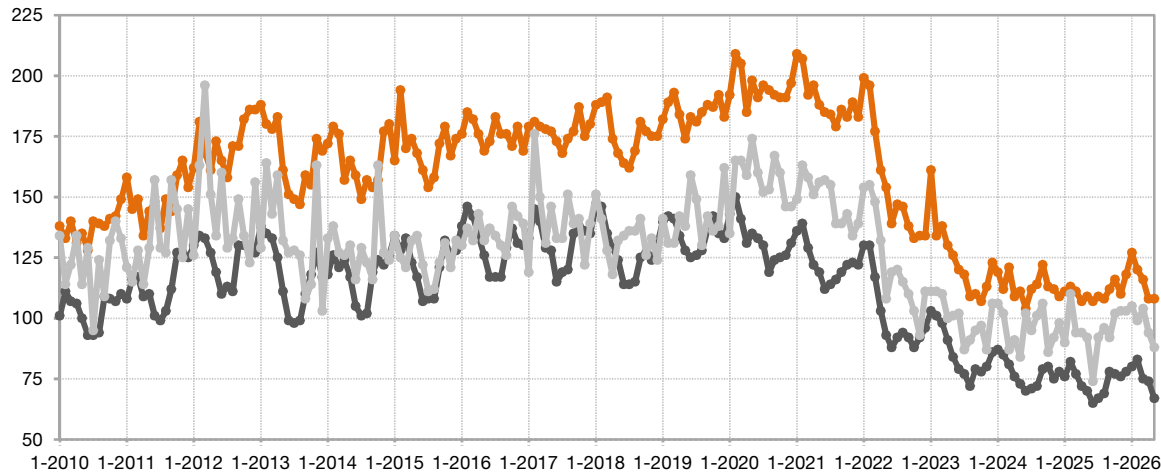


## Year to Date



## 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.

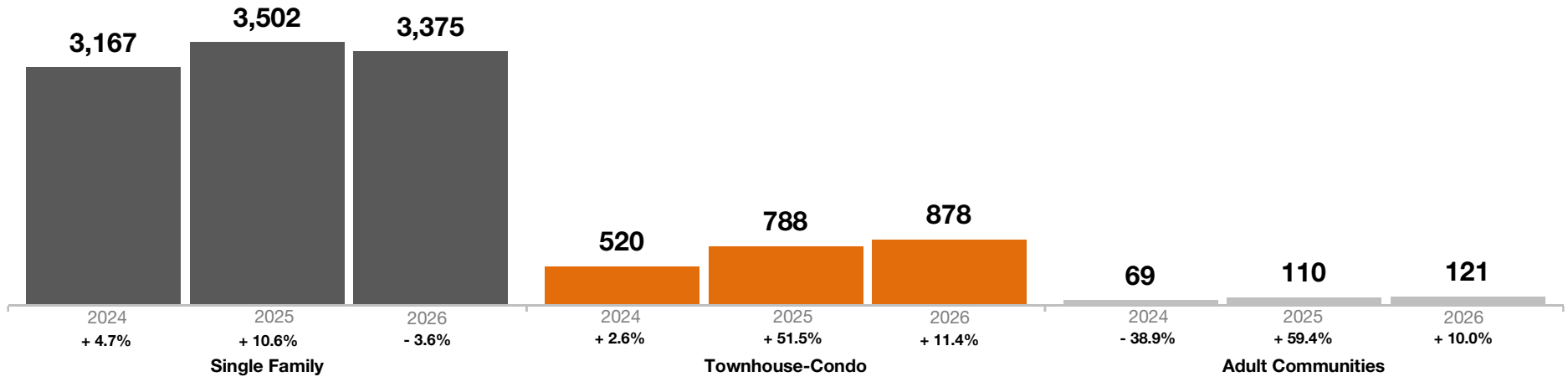
	Single Family	Townhouse-Condo	Adult Communities
June 2025	65	107	74
July 2025	67	109	92
August 2025	69	108	96
September 2025	78	112	92
October 2025	77	116	102
November 2025	76	110	103
December 2025	78	118	103
January 2026	80	127	105
February 2026	83	120	99
March 2026	75	116	104
April 2026	74	108	94
<b>May 2026</b>	<b>67</b>	<b>108</b>	<b>88</b>
12-Month Avg.*	74	113	96

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

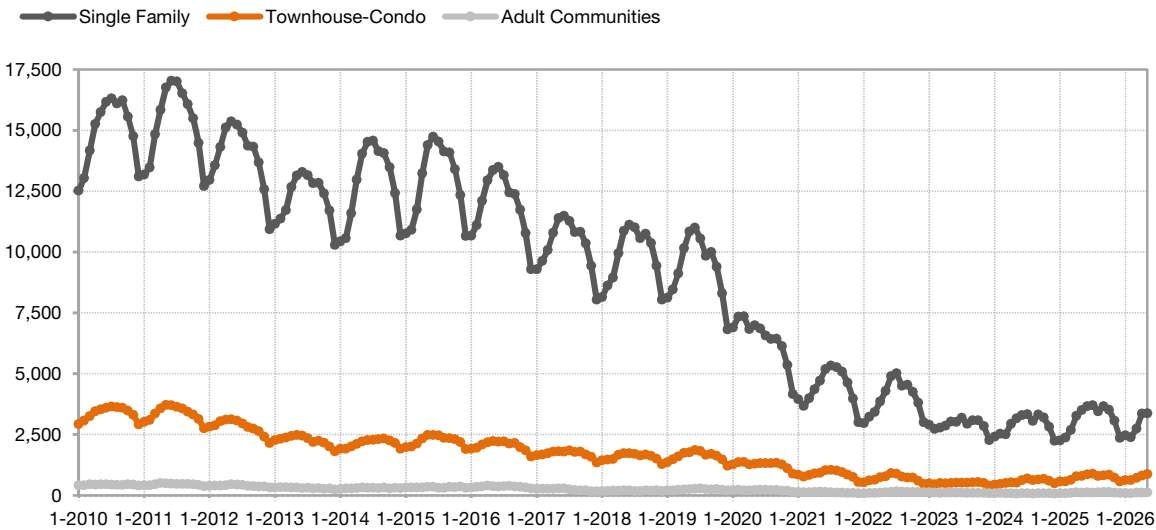
# Inventory of Homes for Sale

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



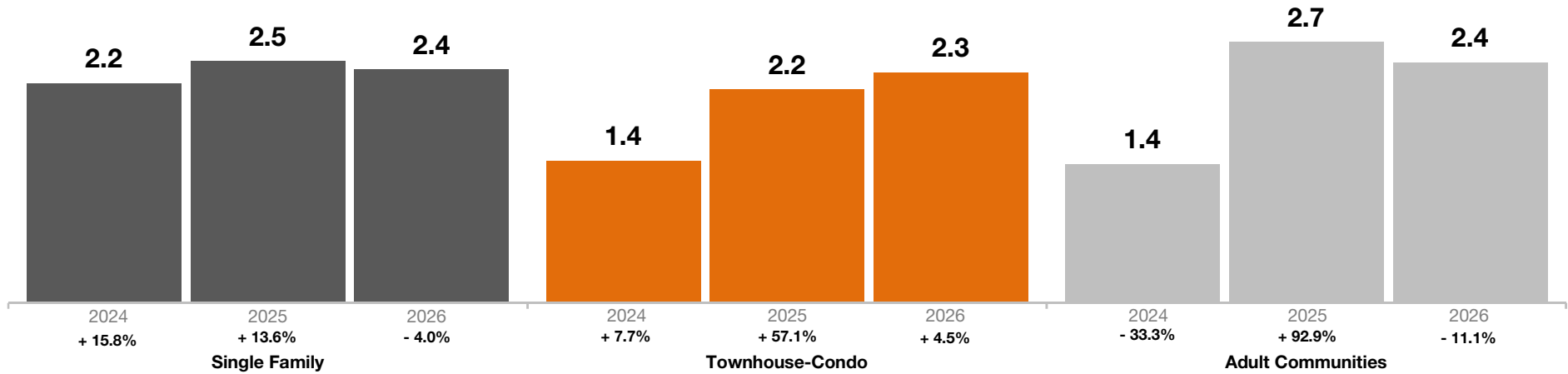
	Single Family	Townhouse-Condo	Adult Communities
June 2025	3,664	860	118
July 2025	3,695	892	116
August 2025	3,445	795	118
September 2025	3,658	821	141
October 2025	3,517	852	141
November 2025	3,064	732	117
December 2025	2,365	575	102
January 2026	2,459	626	97
February 2026	2,392	621	90
March 2026	2,740	715	113
April 2026	3,354	809	115
<b>May 2026</b>	<b>3,375</b>	<b>878</b>	<b>121</b>
12-Month Avg.	3,144	765	116

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

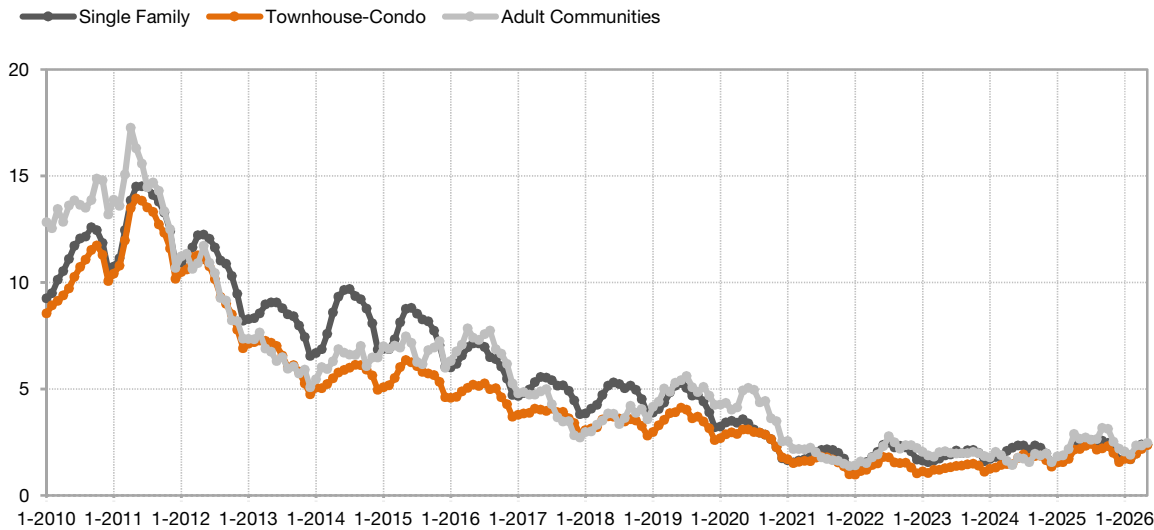
# Months Supply of Inventory

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	2.3	2.7
July 2025	2.6	2.4	2.6
August 2025	2.4	2.1	2.6
September 2025	2.6	2.2	3.2
October 2025	2.5	2.3	3.1
November 2025	2.1	2.0	2.5
December 2025	1.7	1.6	2.2
January 2026	1.7	1.7	2.1
February 2026	1.7	1.7	1.9
March 2026	2.0	1.9	2.3
April 2026	2.4	2.2	2.3
<b>May 2026</b>	<b>2.4</b>	<b>2.3</b>	<b>2.4</b>
12-Month Avg.*	2.2	2.1	2.5

\* 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
<b>New Listings</b>		3,203	<b>3,357</b>	+ 4.8%	12,887	<b>13,198</b>	+ 2.4%
<b>Pending Sales</b>		2,356	<b>2,528</b>	+ 7.3%	8,999	<b>8,944</b>	- 0.6%
<b>Closed Sales</b>		1,902	<b>1,813</b>	- 4.7%	7,587	<b>7,131</b>	- 6.0%
<b>Median Sales Price</b>		\$612,000	<b>\$645,000</b>	+ 5.4%	\$580,000	<b>\$600,000</b>	+ 3.4%
<b>Avg. Sales Price</b>		\$754,675	<b>\$810,195</b>	+ 7.4%	\$712,498	<b>\$734,601</b>	+ 3.1%
<b>Pct. of List Price Received</b>		106.5%	<b>105.9%</b>	- 0.6%	104.8%	<b>104.0%</b>	- 0.8%
<b>Days on Market</b>		28	<b>30</b>	+ 7.1%	35	<b>37</b>	+ 5.7%
<b>Affordability Index</b>		76	<b>75</b>	- 1.3%	81	<b>80</b>	- 1.2%
<b>Homes for Sale</b>		4,400	<b>4,374</b>	- 0.6%	--	--	--
<b>Months Supply</b>		2.4	<b>2.4</b>	0.0%	--	--	--