

Monthly Indicators



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 were up 8.4 percent to 1,884.
- Townhouse-Condo Closed Sales were up 3.0 percent to 447.
- Adult Communities Closed Sales were up 41.5 percent to 58.
- Single Family Median Sales Price increased 1.4 percent to \$735,000.
- Townhouse-Condo Median Sales Price increased 8.0 percent to \$475,000.
- Adult Communities Median Sales Price decreased 32.1 percent to \$434,500.

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

+ 8.0% **- 2.7%** **+ 2.3%**

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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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	6-2025	6-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		2,413	2,676	+ 10.9%	12,567	12,943	+ 3.0%
Pending Sales		1,742	2,021	+ 16.0%	8,745	8,830	+ 1.0%
Closed Sales		1,738	1,884	+ 8.4%	7,555	7,232	- 4.3%
Median Sales Price		\$725,000	\$735,000	+ 1.4%	\$650,000	\$675,000	+ 3.8%
Avg. Sales Price		\$884,254	\$920,601	+ 4.1%	\$806,197	\$844,429	+ 4.7%
Pct. of List Price Received		107.2%	106.6%	- 0.6%	105.8%	105.3%	- 0.5%
Days on Market		25	25	0.0%	33	33	0.0%
Affordability Index		65	66	+ 1.5%	73	72	- 1.4%
Homes for Sale		3,665	3,495	- 4.6%	--	--	--
Months Supply		2.6	2.4	- 7.7%	--	--	--

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		619	613	- 1.0%	3,051	3,243	+ 6.3%
Pending Sales		447	469	+ 4.9%	2,232	2,286	+ 2.4%
Closed Sales		434	447	+ 3.0%	2,014	2,039	+ 1.2%
Median Sales Price		\$440,000	\$475,000	+ 8.0%	\$430,000	\$440,000	+ 2.3%
Avg. Sales Price		\$494,787	\$532,470	+ 7.6%	\$480,370	\$493,584	+ 2.8%
Pct. of List Price Received		102.9%	102.8%	- 0.1%	103.1%	102.0%	- 1.1%
Days on Market		25	28	+ 12.0%	31	36	+ 16.1%
Affordability Index		107	102	- 4.7%	110	110	0.0%
Homes for Sale		860	895	+ 4.1%	--	--	--
Months Supply		2.3	2.4	+ 4.3%	--	--	--

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.

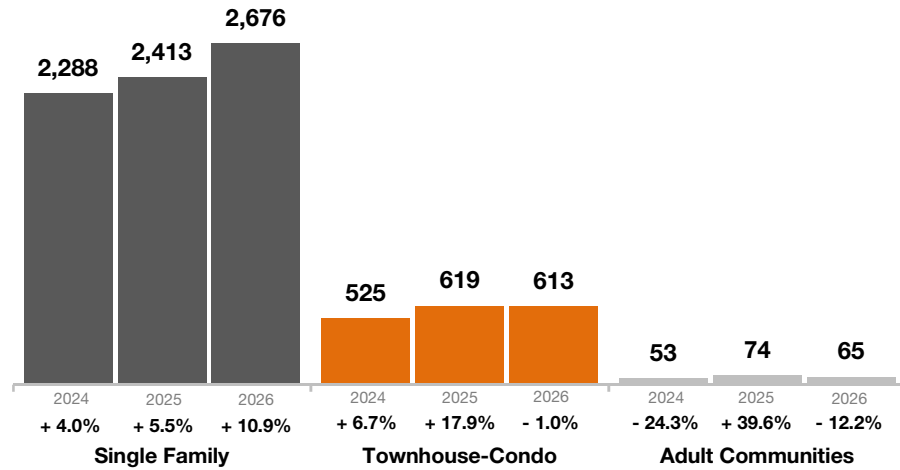


Key Metrics	Historical Sparklines	6-2025	6-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		74	65	- 12.2%	375	386	+ 2.9%
Pending Sales		56	49	- 12.5%	267	296	+ 10.9%
Closed Sales		41	58	+ 41.5%	231	262	+ 13.4%
Median Sales Price		\$640,000	\$434,500	- 32.1%	\$500,000	\$485,000	- 3.0%
Avg. Sales Price		\$640,953	\$510,902	- 20.3%	\$542,532	\$528,167	- 2.6%
Pct. of List Price Received		101.9%	100.6%	- 1.3%	100.4%	100.2%	- 0.2%
Days on Market		41	38	- 7.3%	40	51	+ 27.5%
Affordability Index		74	111	+ 50.0%	95	100	+ 5.3%
Homes for Sale		118	126	+ 6.8%	--	--	--
Months Supply		2.7	2.6	- 3.7%	--	--	--

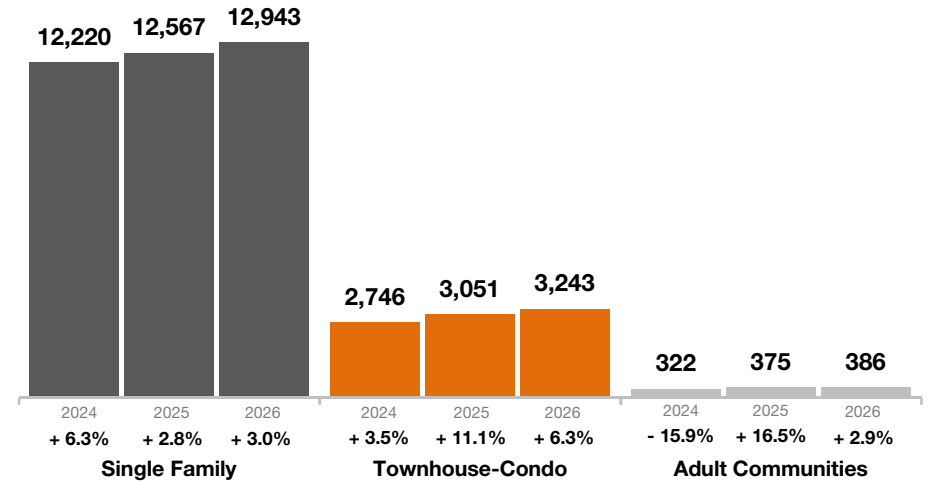
New Listings

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

June

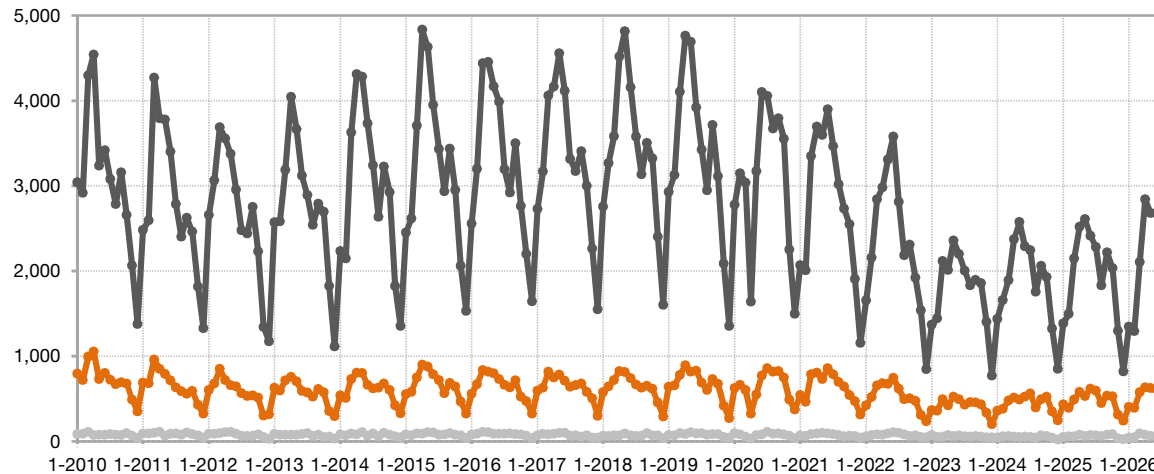


Year to Date



Historical New Listings by Month

— Single Family — Townhouse-Condo — Adult Communities



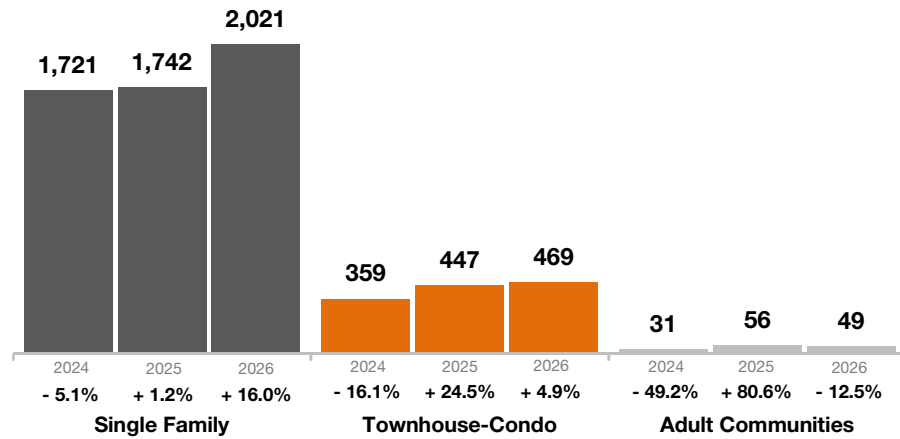
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
July 2025	2,283	595	69
August 2025	1,830	450	62
September 2025	2,220	534	78
October 2025	2,035	526	83
November 2025	1,298	315	34
December 2025	821	241	23
January 2026	1,345	404	44
February 2026	1,294	392	47
March 2026	2,106	578	90
April 2026	2,843	631	78
May 2026	2,679	625	62
June 2026	2,676	613	65
12-Month Avg.	1,953	492	61

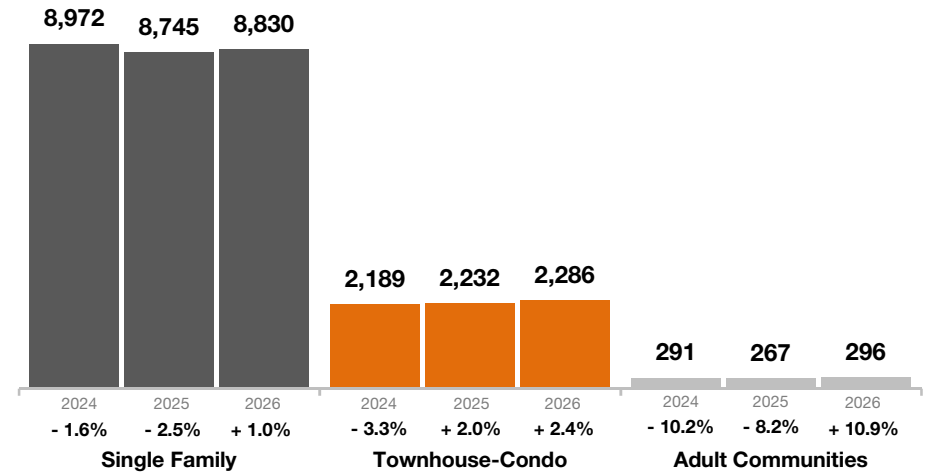
Pending Sales

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

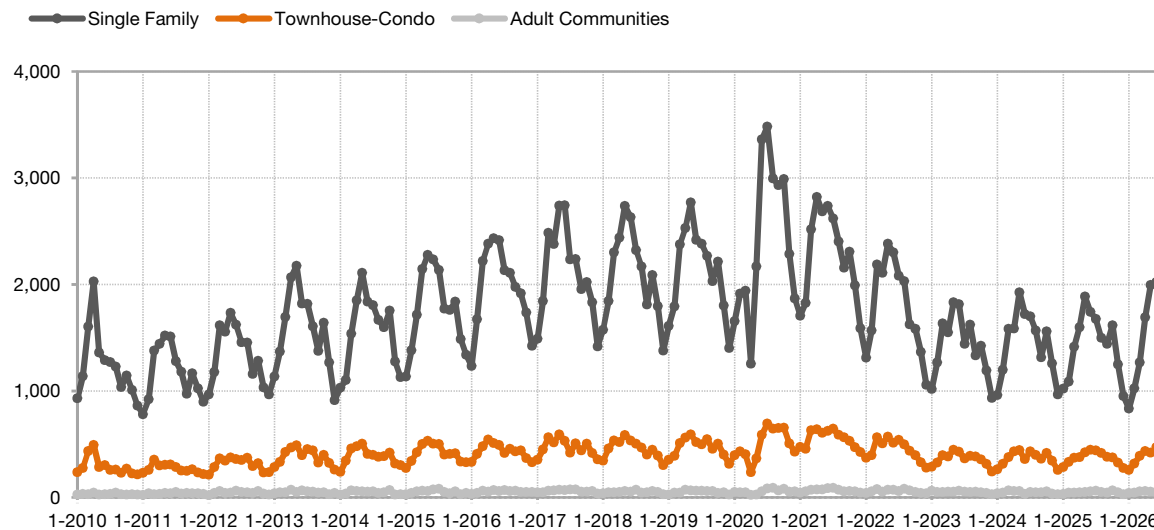
June



Year to Date



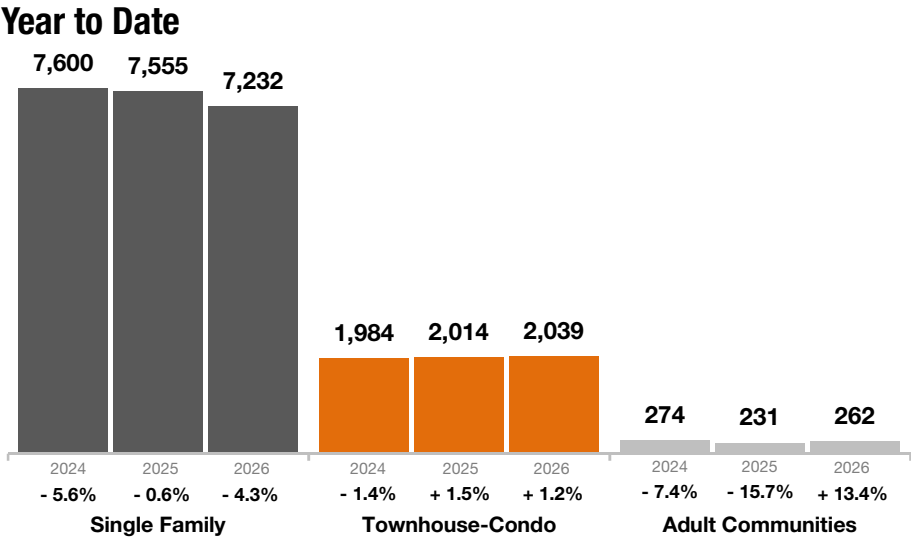
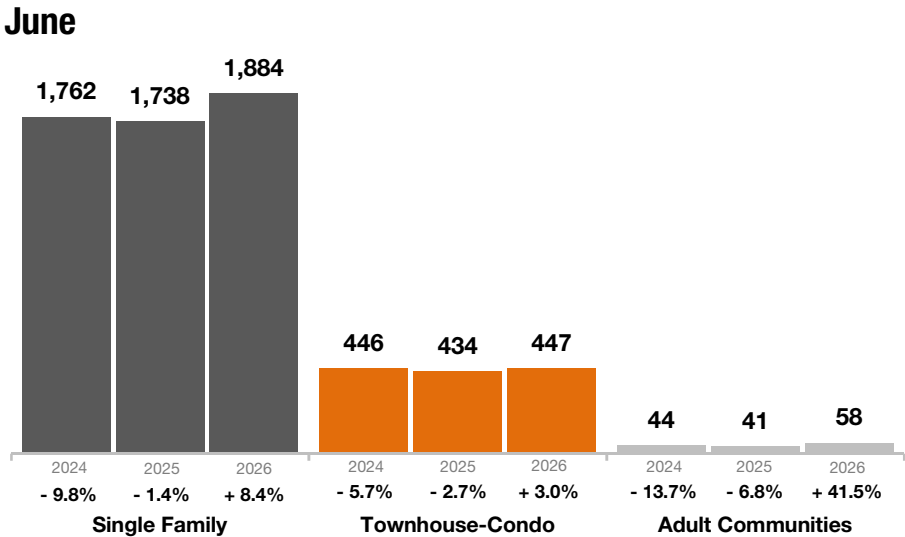
Historical Pending Sales by Month



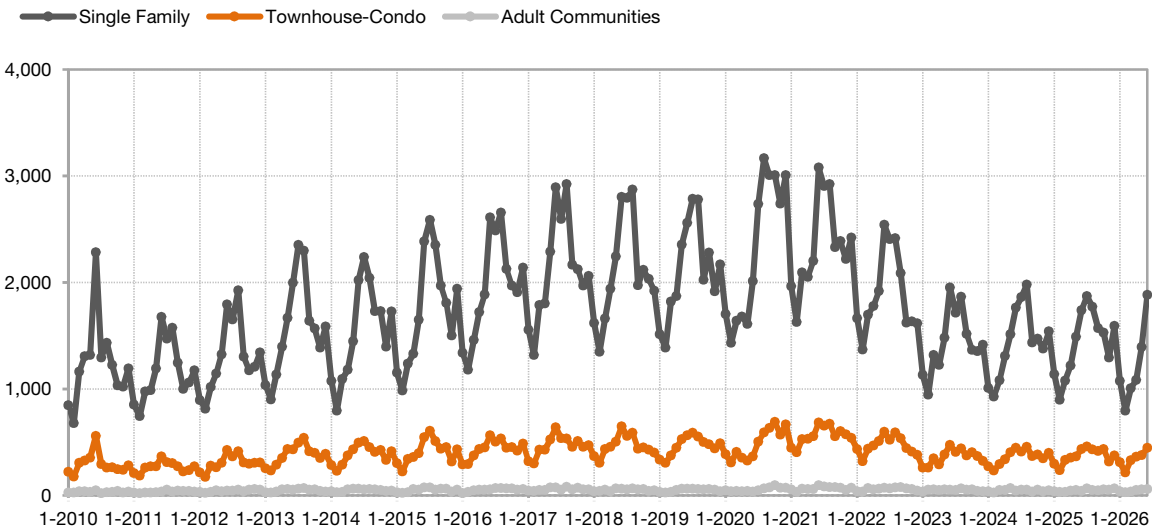
	Single Family	Townhouse-Condo	Adult Communities
July 2025	1,676	440	60
August 2025	1,497	417	48
September 2025	1,442	380	44
October 2025	1,615	375	64
November 2025	1,249	326	47
December 2025	951	274	29
January 2026	835	257	39
February 2026	1,023	317	43
March 2026	1,266	388	56
April 2026	1,690	435	58
May 2026	1,995	420	51
June 2026	2,021	469	49
12-Month Avg.	1,438	375	49

Closed Sales

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



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.

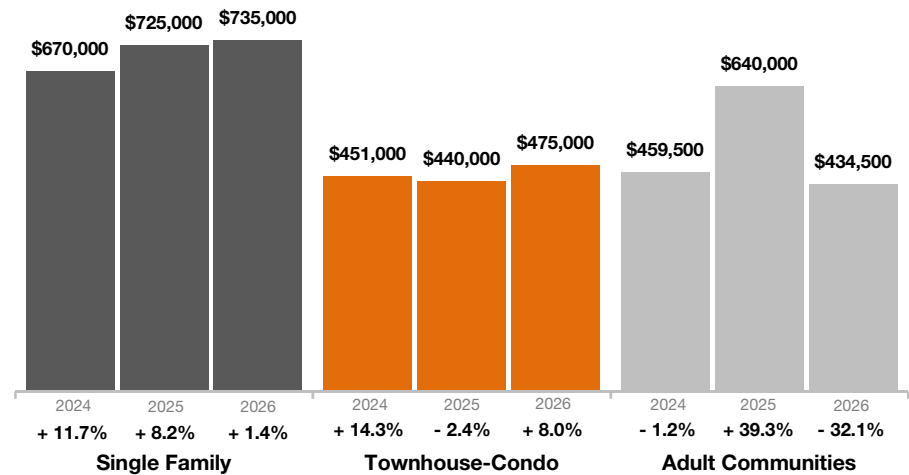
	Single Family	Townhouse-Condo	Adult Communities
July 2025	1,872	457	64
August 2025	1,772	431	50
September 2025	1,569	415	46
October 2025	1,528	433	55
November 2025	1,295	318	52
December 2025	1,590	374	64
January 2026	1,074	310	36
February 2026	794	216	28
March 2026	1,004	329	35
April 2026	1,083	361	50
May 2026	1,393	376	55
June 2026	1,884	447	58
12-Month Avg.	1,405	372	49

Median Sales Price

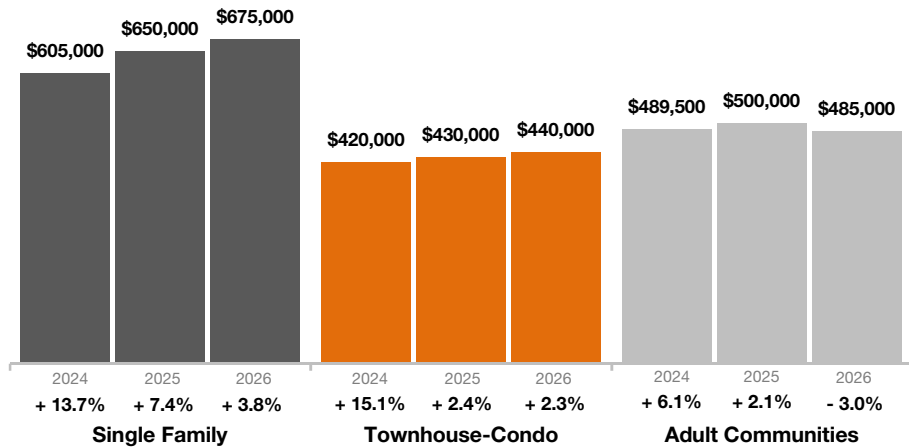
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



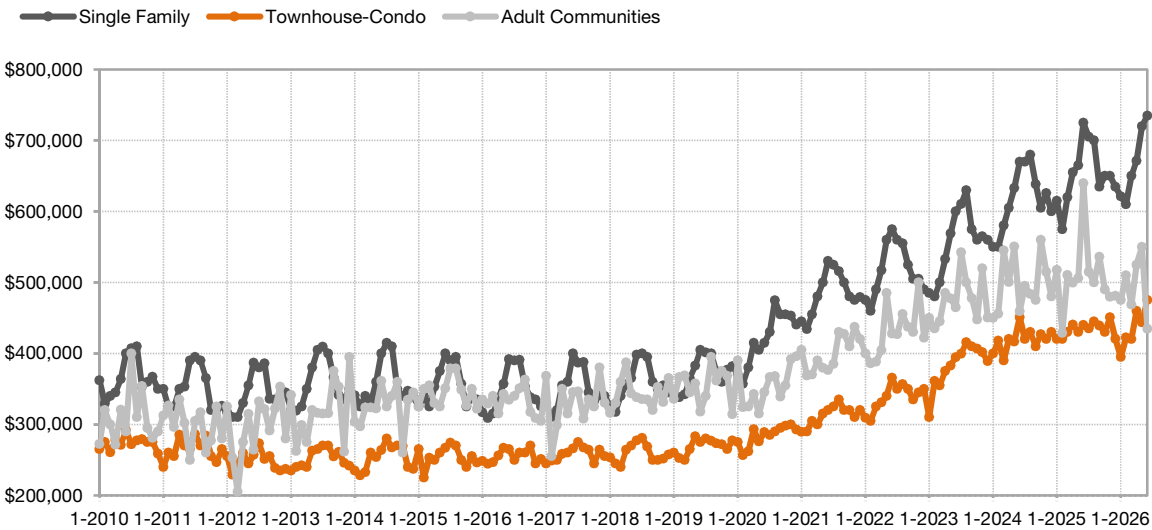
June



Year to Date



Historical Median Sales Price by Month



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

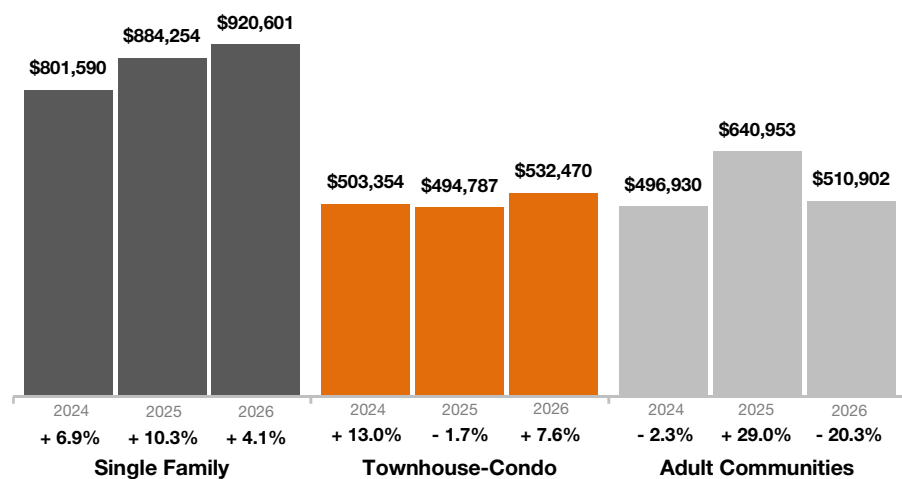
	Single Family	Townhouse-Condo	Adult Communities
July 2025	\$705,000	\$435,000	\$515,000
August 2025	\$700,000	\$445,000	\$500,000
September 2025	\$635,000	\$439,000	\$536,250
October 2025	\$650,000	\$430,000	\$490,000
November 2025	\$650,000	\$450,750	\$479,750
December 2025	\$635,000	\$420,500	\$481,000
January 2026	\$621,500	\$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
May 2026	\$720,000	\$443,500	\$550,000
June 2026	\$735,000	\$475,000	\$434,500
12-Month Med.*	\$671,500	\$440,000	\$490,000

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

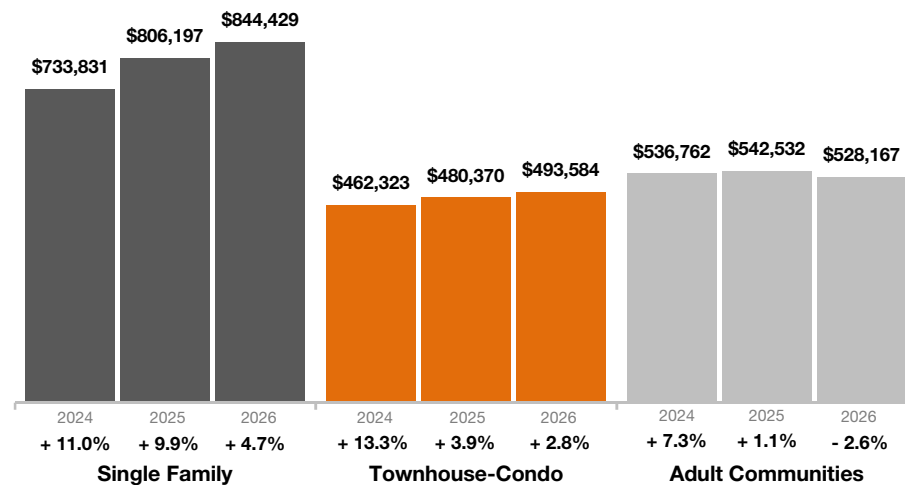
Average Sales Price

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

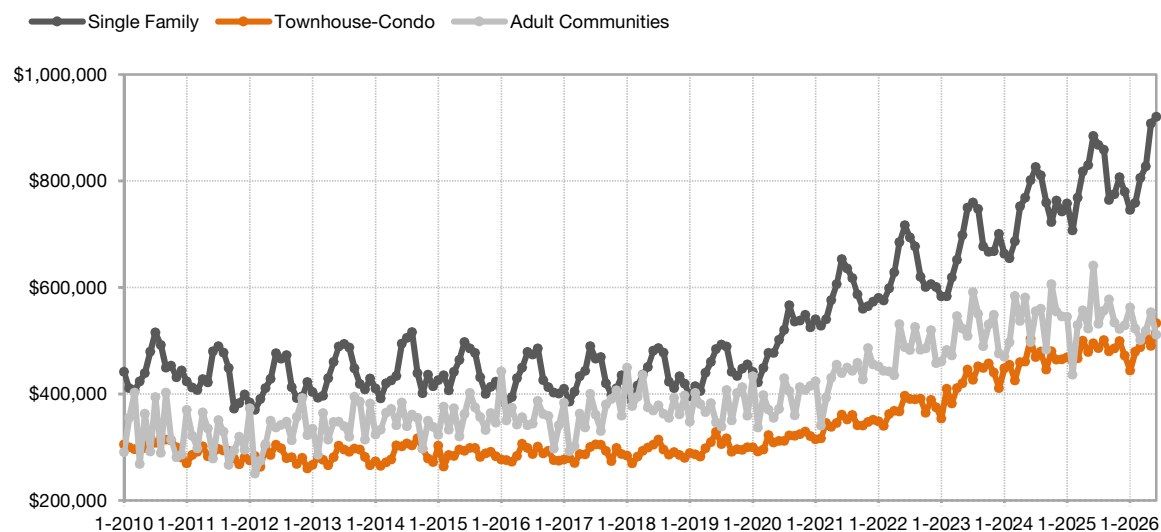
June



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.

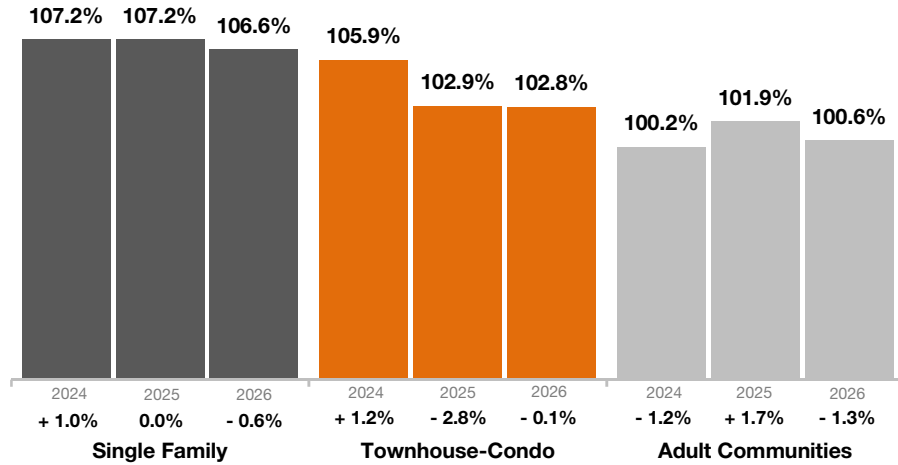
	Single Family	Townhouse-Condo	Adult Communities
July 2025	\$867,299	\$485,561	\$531,607
August 2025	\$858,461	\$500,703	\$555,856
September 2025	\$763,848	\$479,669	\$576,889
October 2025	\$775,250	\$485,386	\$534,148
November 2025	\$806,649	\$498,941	\$522,145
December 2025	\$779,815	\$471,854	\$528,520
January 2026	\$745,617	\$443,478	\$562,411
February 2026	\$758,639	\$479,230	\$522,707
March 2026	\$805,487	\$487,633	\$501,029
April 2026	\$827,470	\$506,221	\$517,982
May 2026	\$907,787	\$489,989	\$553,268
June 2026	\$920,601	\$532,470	\$510,902
12-Month Avg.*	\$825,674	\$489,925	\$534,717

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

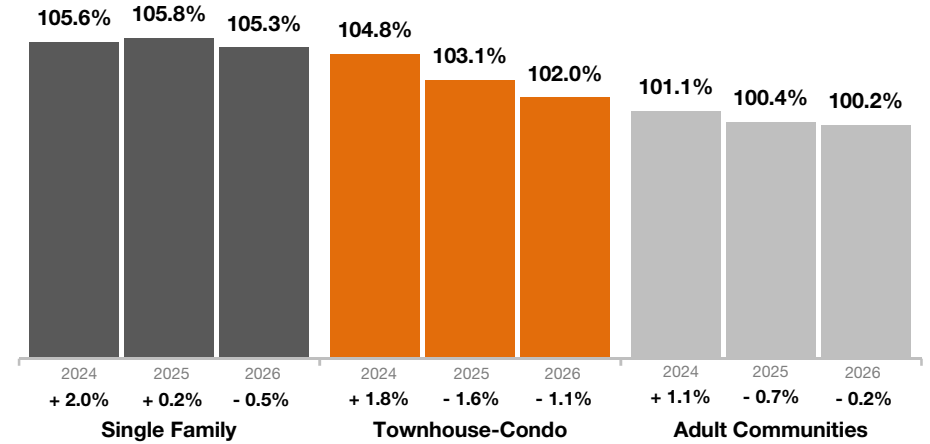
Percent of List Price Received

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.

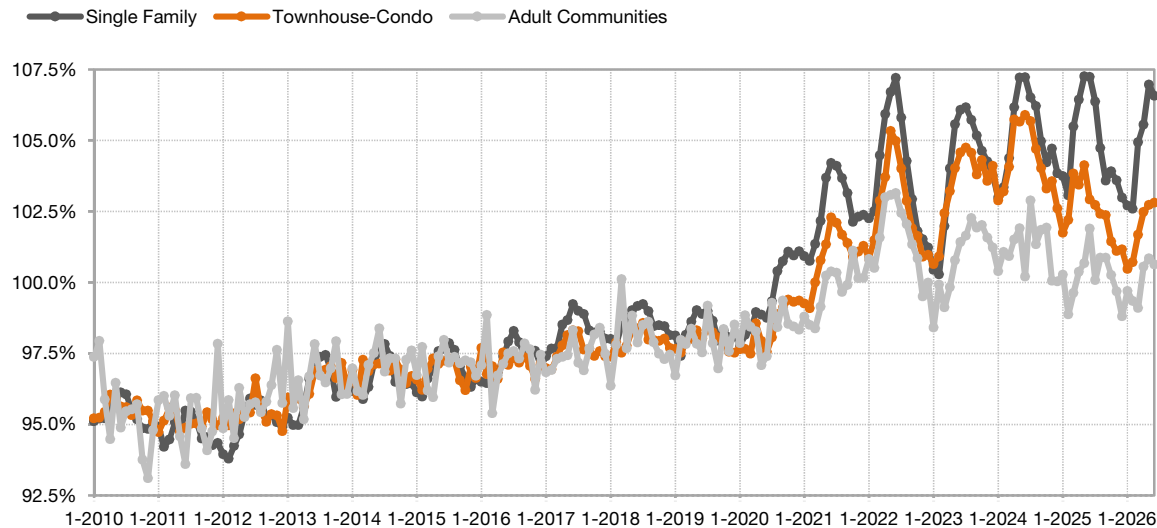
June



Year to Date



Historical Percent of List Price Received by Month



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

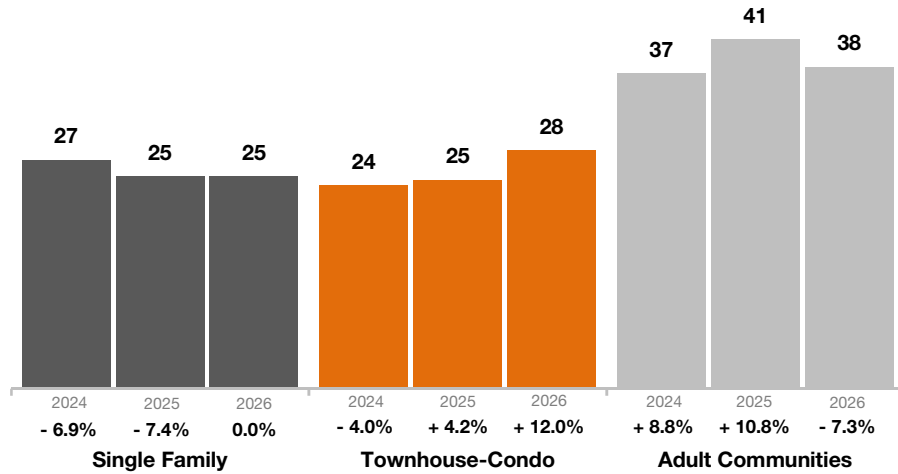
	Single Family	Townhouse-Condo	Adult Communities
July 2025	106.4%	102.7%	100.1%
August 2025	104.7%	102.4%	100.9%
September 2025	103.6%	102.4%	100.9%
October 2025	103.9%	101.4%	100.3%
November 2025	103.6%	101.1%	99.7%
December 2025	103.0%	101.2%	98.8%
January 2026	102.7%	100.5%	99.7%
February 2026	102.6%	100.7%	99.3%
March 2026	104.9%	101.7%	99.1%
April 2026	105.6%	102.5%	100.5%
May 2026	107.0%	102.7%	100.8%
June 2026	106.6%	102.8%	100.6%
12-Month Avg.*	104.7%	101.9%	100.1%

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

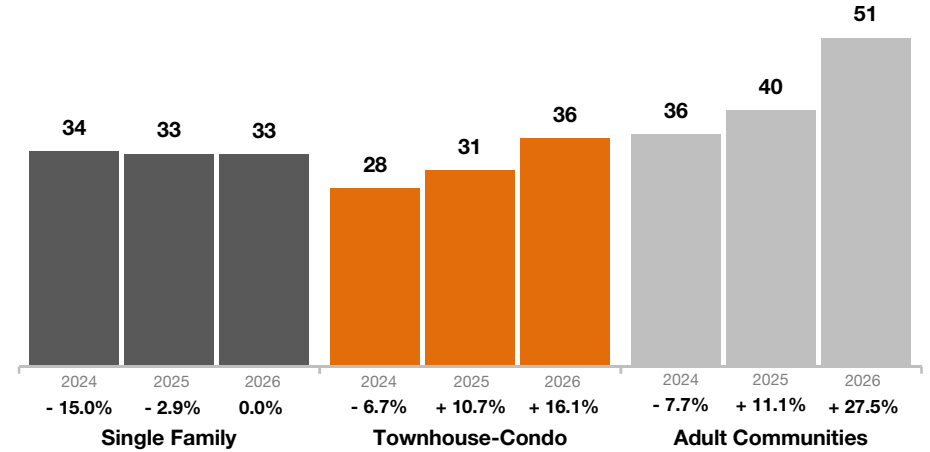
Days on Market Until Sale

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

June

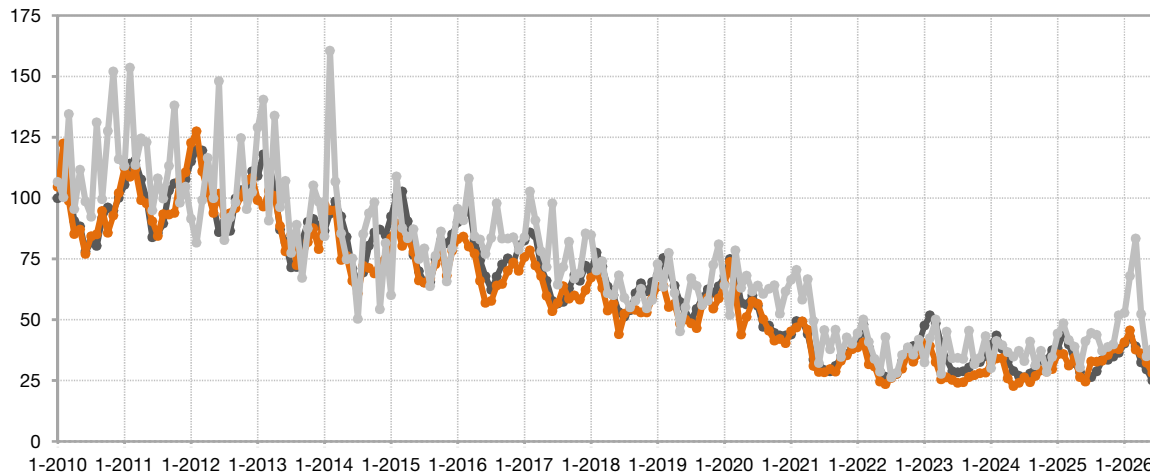


Year to Date



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	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
May 2026	30	32	35
June 2026	25	28	38
12-Month Avg.*	32	35	47

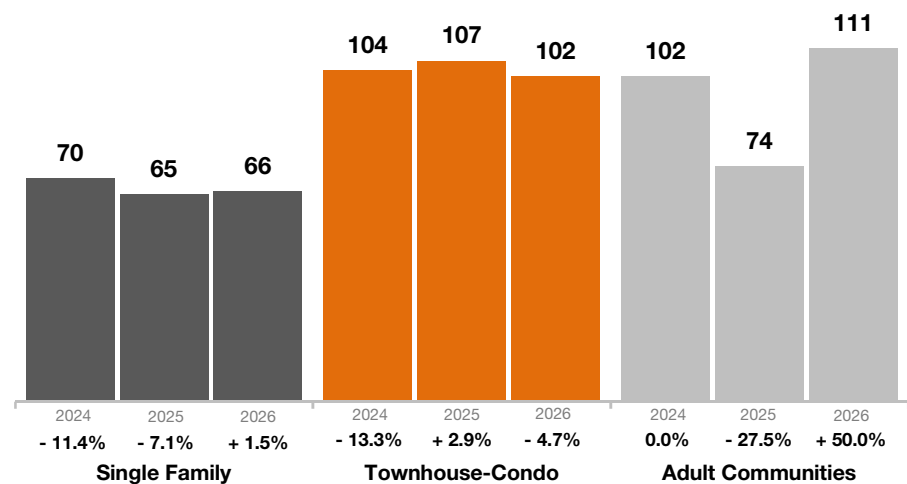
* Days on Market for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Housing Affordability Index

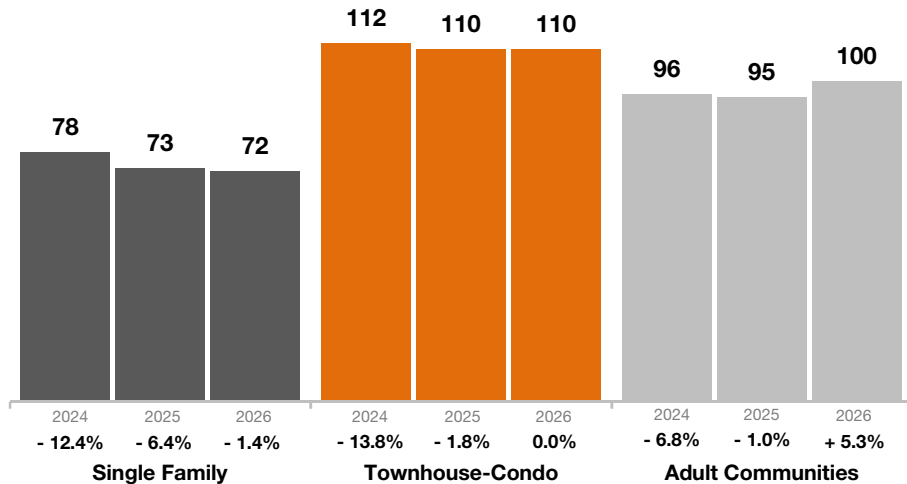
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



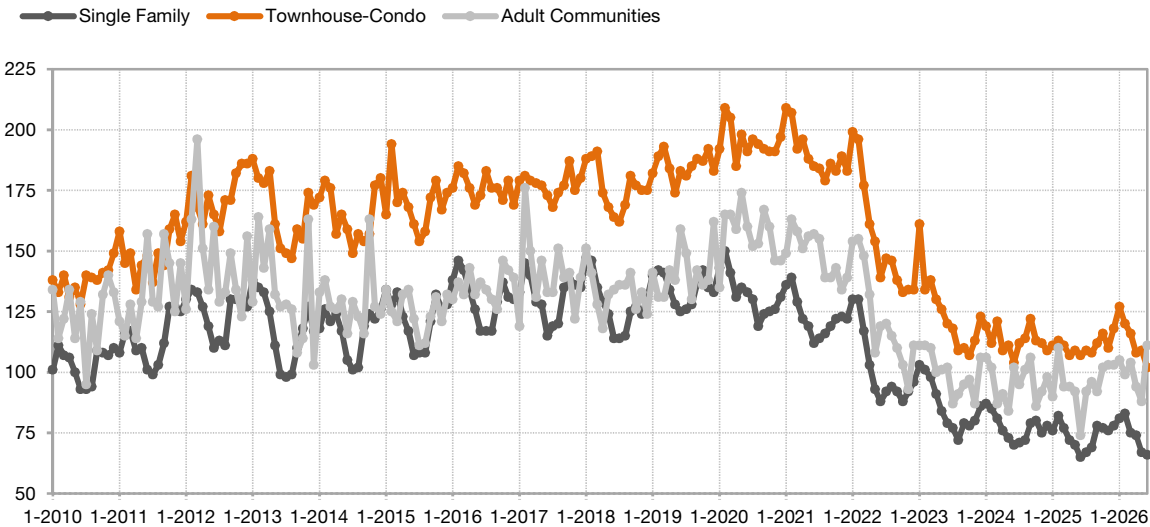
June



Year to Date



Historical Housing Affordability Index by Month



	Single Family	Townhouse-Condo	Adult Communities
July 2025	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	81	127	105
February 2026	83	120	99
March 2026	75	116	104
April 2026	74	108	94
May 2026	67	109	88
June 2026	66	102	111
12-Month Avg.*	74	113	99

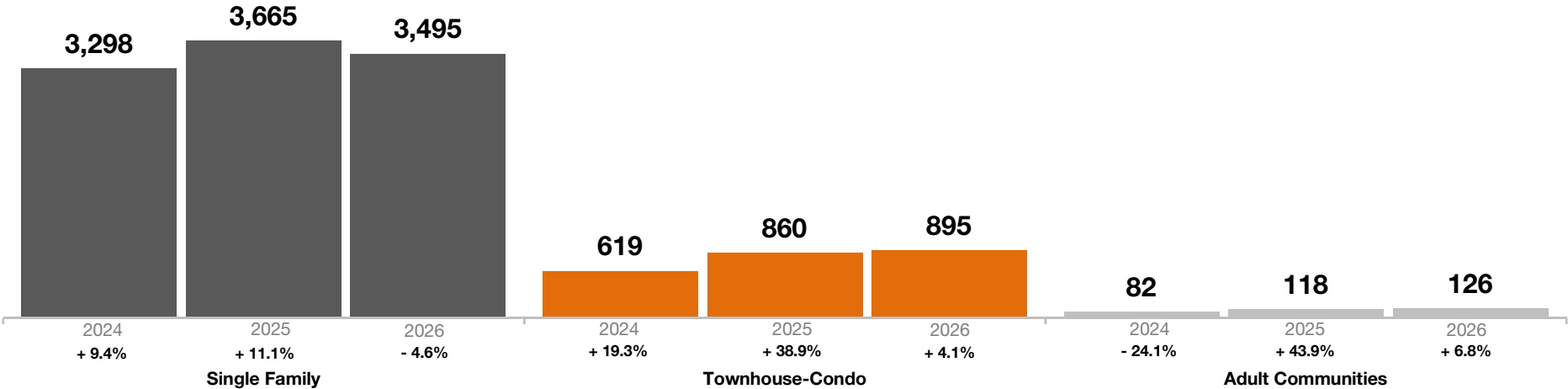
* Affordability Index for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Inventory of Homes for Sale

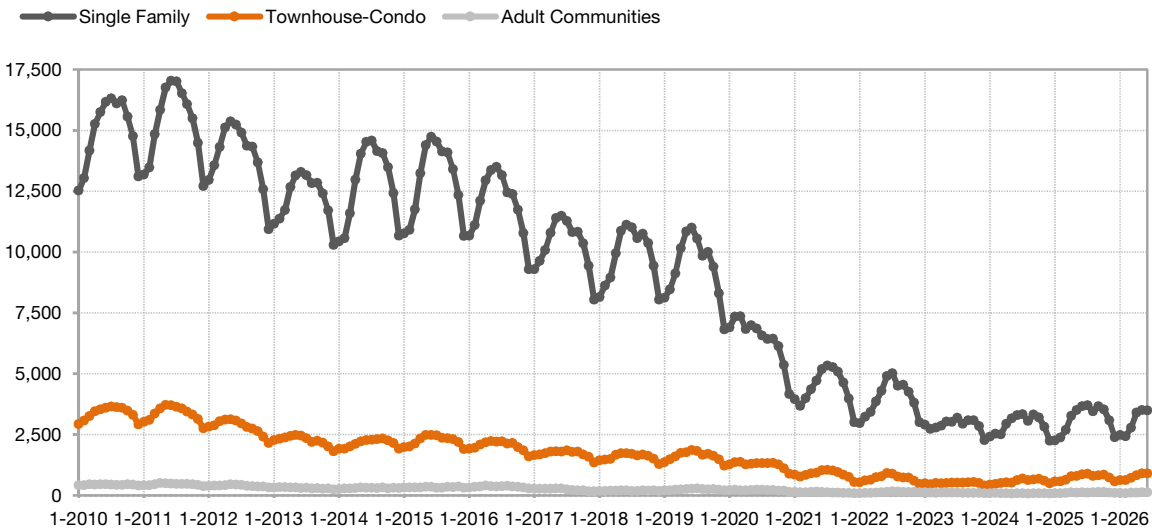
The number of properties available for sale in active status at the end of a given month.



June



Historical Inventory of Homes for Sale by Month

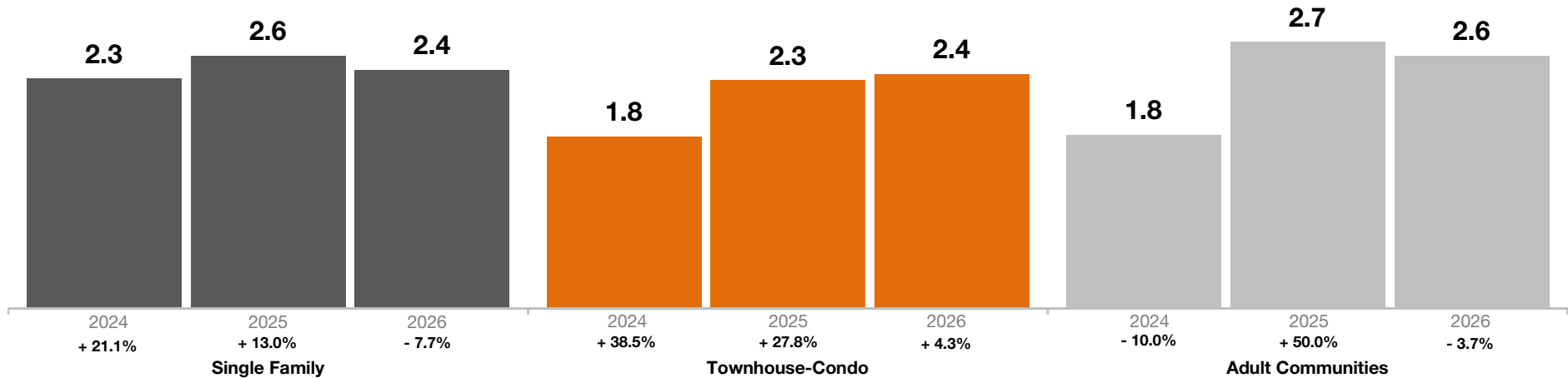


	Single Family	Townhouse-Condo	Adult Communities
July 2025	3,701	892	116
August 2025	3,453	795	118
September 2025	3,667	821	141
October 2025	3,528	852	141
November 2025	3,076	732	117
December 2025	2,380	577	102
January 2026	2,480	628	97
February 2026	2,423	624	90
March 2026	2,776	720	115
April 2026	3,400	819	116
May 2026	3,503	898	122
June 2026	3,495	895	126
12-Month Avg.	3,157	771	117

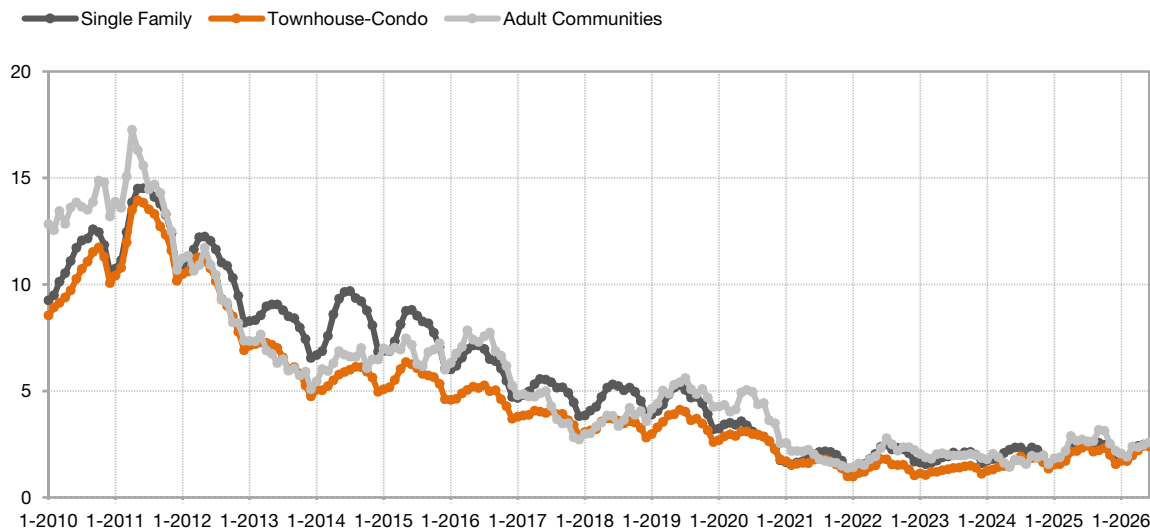
Months Supply of Inventory

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



	Single Family	Townhouse-Condo	Adult Communities
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	1.8	1.7	2.1
February 2026	1.7	1.7	1.9
March 2026	2.0	2.0	2.4
April 2026	2.4	2.2	2.3
May 2026	2.5	2.4	2.5
June 2026	2.4	2.4	2.6
12-Month Avg.*	2.2	2.1	2.5

* 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		3,106	3,354	+ 8.0%	15,993	16,572	+ 3.6%
Pending Sales		2,245	2,539	+ 13.1%	11,244	11,412	+ 1.5%
Closed Sales		2,213	2,389	+ 8.0%	9,800	9,533	- 2.7%
Median Sales Price		\$660,000	\$675,000	+ 2.3%	\$600,000	\$615,000	+ 2.5%
Avg. Sales Price		\$803,506	\$837,997	+ 4.3%	\$733,050	\$760,678	+ 3.8%
Pct. of List Price Received		106.3%	105.7%	- 0.6%	105.2%	104.4%	- 0.8%
Days on Market		25	26	+ 4.0%	33	34	+ 3.0%
Affordability Index		72	72	0.0%	79	79	0.0%
Homes for Sale		4,643	4,516	- 2.7%	--	--	--
Months Supply		2.5	2.4	- 4.0%	--	--	--