

Monthly Indicators



July 2026

U.S. existing-home sales declined 2.4% from the previous month to a seasonally adjusted annual rate of 4.09 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast but declined in the West, South, and Midwest. Compared to a year earlier, existing-home sales rose 2.8%, with gains in the Midwest, South, and West while remaining unchanged in the Northeast.

- Single Family Closed Sales were up 6.0 percent to 1,985.
- Townhouse-Condo Closed Sales were up 1.8 percent to 465.
- Adult Communities Closed Sales were down 15.6 percent to 54.
- Single Family Median Sales Price increased 7.1 percent to \$755,000.
- Townhouse-Condo Median Sales Price increased 10.3 percent to \$480,000.
- Adult Communities Median Sales Price increased 5.8 percent to \$545,000.

Nationally, the median existing-home price hit a new record of \$440,600, a 1.8% increase from a year earlier, NAR reported. Home prices have now increased on an annual basis for 36 consecutive months, reflecting continued demand despite inventory remaining below historically balanced levels. Heading into July, there were 1.56 million properties for sale, down 0.6% month-over-month but up 1.3% from the same period last year, representing a 4.6-month supply at the current sales pace. Homes spent a median of 28 days on the market, with first-time homebuyers accounting for 33% of home purchases.

Monthly Snapshot

+ 4.6%

- 1.8%

+ 4.6%

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	7-2025	7-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		2,283	2,363	+ 3.5%	14,850	15,322	+ 3.2%
Pending Sales		1,675	1,715	+ 2.4%	10,418	10,430	+ 0.1%
Closed Sales		1,872	1,985	+ 6.0%	9,427	9,227	- 2.1%
Median Sales Price		\$705,000	\$755,000	+ 7.1%	\$660,000	\$690,000	+ 4.5%
Avg. Sales Price		\$867,299	\$915,021	+ 5.5%	\$818,329	\$860,153	+ 5.1%
Pct. of List Price Received		106.4%	106.2%	- 0.2%	105.9%	105.5%	- 0.4%
Days on Market		26	28	+ 7.7%	32	32	0.0%
Affordability Index		67	63	- 6.0%	72	69	- 4.2%
Homes for Sale		3,708	3,577	- 3.5%	--	--	--
Months Supply		2.6	2.5	- 3.8%	--	--	--

Townhouse-Condo Market Overview

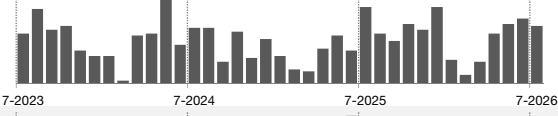
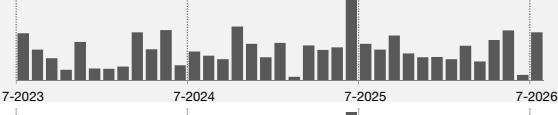
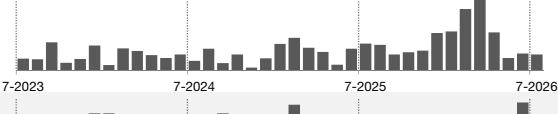
Key metrics for **Townhouses and Condominiums Only** for the report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparklines	7-2025	7-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		595	634	+ 6.6%	3,646	3,876	+ 6.3%
Pending Sales		440	430	- 2.3%	2,672	2,712	+ 1.5%
Closed Sales		457	465	+ 1.8%	2,471	2,508	+ 1.5%
Median Sales Price		\$435,000	\$480,000	+ 10.3%	\$430,000	\$450,000	+ 4.7%
Avg. Sales Price		\$485,561	\$517,763	+ 6.6%	\$481,331	\$498,178	+ 3.5%
Pct. of List Price Received		102.7%	101.5%	- 1.2%	103.0%	101.9%	- 1.1%
Days on Market		33	35	+ 6.1%	31	35	+ 12.9%
Affordability Index		109	99	- 9.2%	110	106	- 3.6%
Homes for Sale		892	932	+ 4.5%	--	--	--
Months Supply		2.4	2.5	+ 4.2%	--	--	--

Adult Community Market Overview

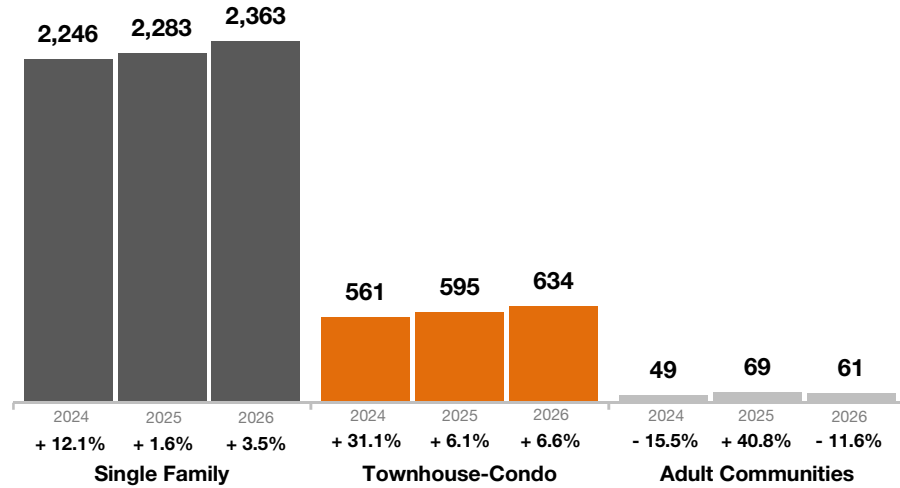
Key metrics for properties in **Adult Communities Only** for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	7-2025	7-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		69	61	- 11.6%	444	451	+ 1.6%
Pending Sales		60	62	+ 3.3%	327	360	+ 10.1%
Closed Sales		64	54	- 15.6%	295	316	+ 7.1%
Median Sales Price		\$515,000	\$545,000	+ 5.8%	\$500,000	\$504,500	+ 0.9%
Avg. Sales Price		\$531,607	\$587,522	+ 10.5%	\$540,162	\$538,310	- 0.3%
Pct. of List Price Received		100.1%	100.6%	+ 0.5%	100.3%	100.3%	0.0%
Days on Market		44	37	- 15.9%	41	49	+ 19.5%
Affordability Index		92	88	- 4.3%	95	95	0.0%
Homes for Sale		116	121	+ 4.3%	--	--	--
Months Supply		2.6	2.5	- 3.8%	--	--	--

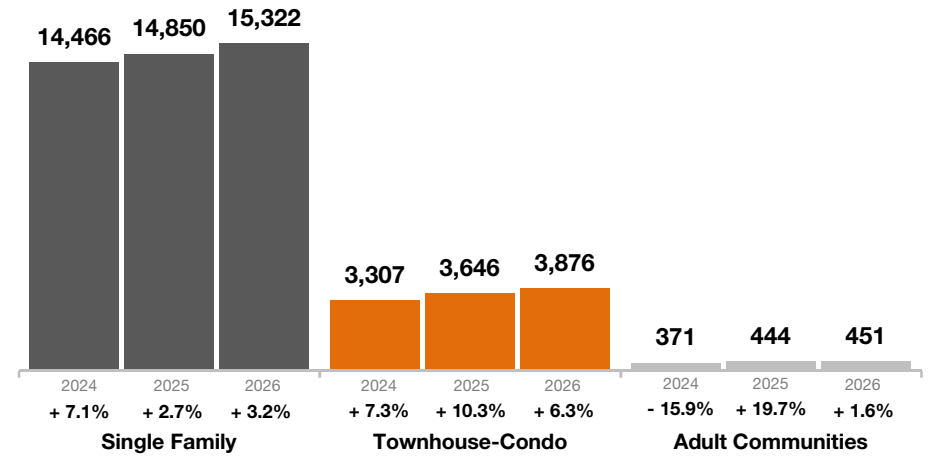
New Listings

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

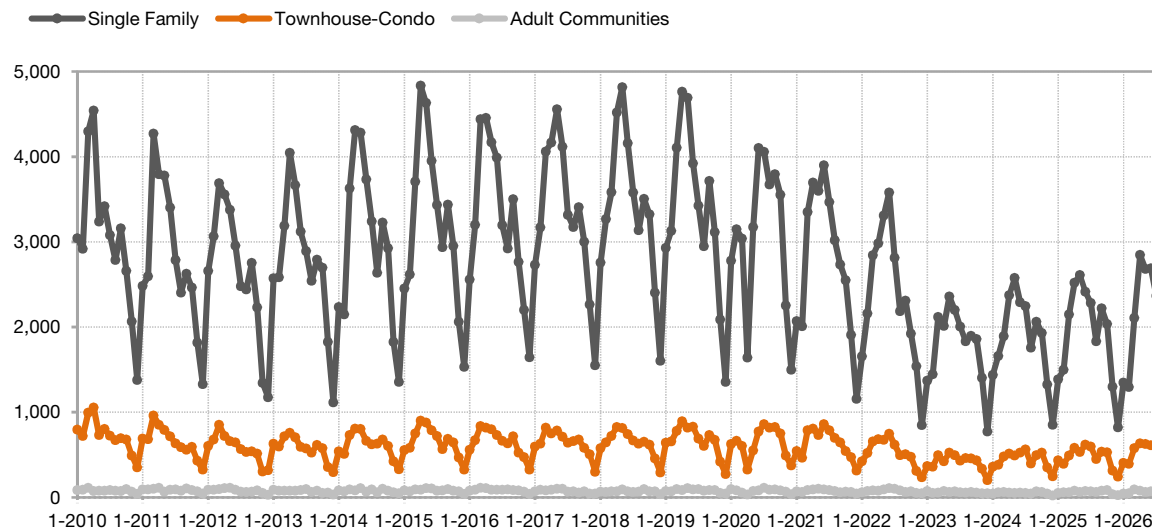
July



Year to Date



Historical New Listings by Month



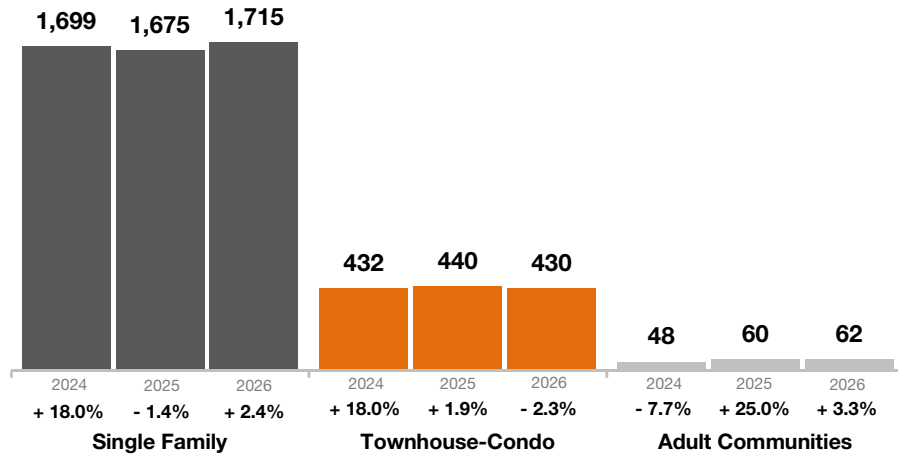
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
August 2025	1,830	450	62
September 2025	2,220	534	78
October 2025	2,036	526	83
November 2025	1,298	315	34
December 2025	821	241	23
January 2026	1,345	404	44
February 2026	1,295	392	47
March 2026	2,107	578	90
April 2026	2,844	633	78
May 2026	2,681	625	62
June 2026	2,687	610	69
July 2026	2,363	634	61
12-Month Avg.	1,961	495	61

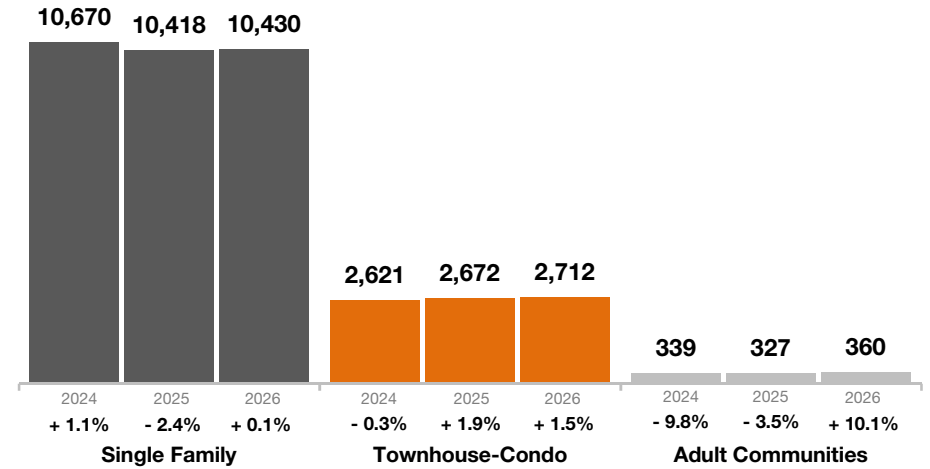
Pending Sales

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

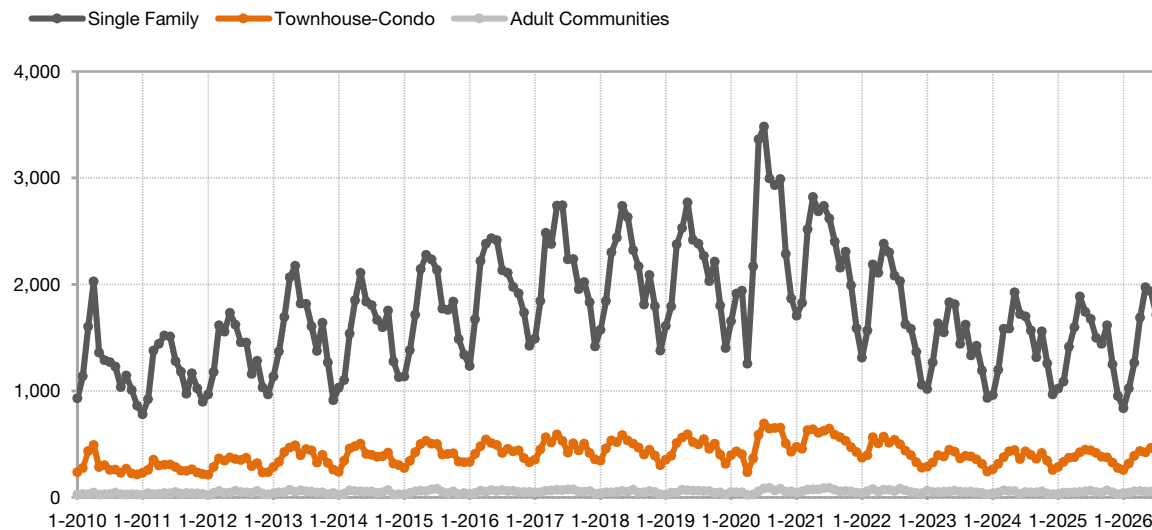
July



Year to Date



Historical Pending 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.

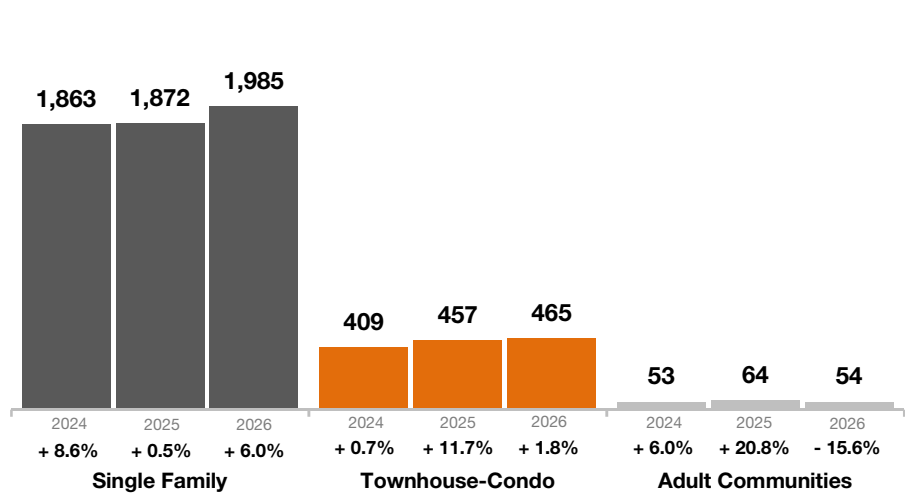
	Single Family	Townhouse-Condo	Adult Communities
August 2025	1,497	417	48
September 2025	1,442	380	44
October 2025	1,614	375	64
November 2025	1,248	326	47
December 2025	951	274	28
January 2026	836	257	39
February 2026	1,022	317	43
March 2026	1,264	388	56
April 2026	1,687	435	58
May 2026	1,972	421	51
June 2026	1,934	464	51
July 2026	1,715	430	62
12-Month Avg.	1,432	374	49

Closed Sales

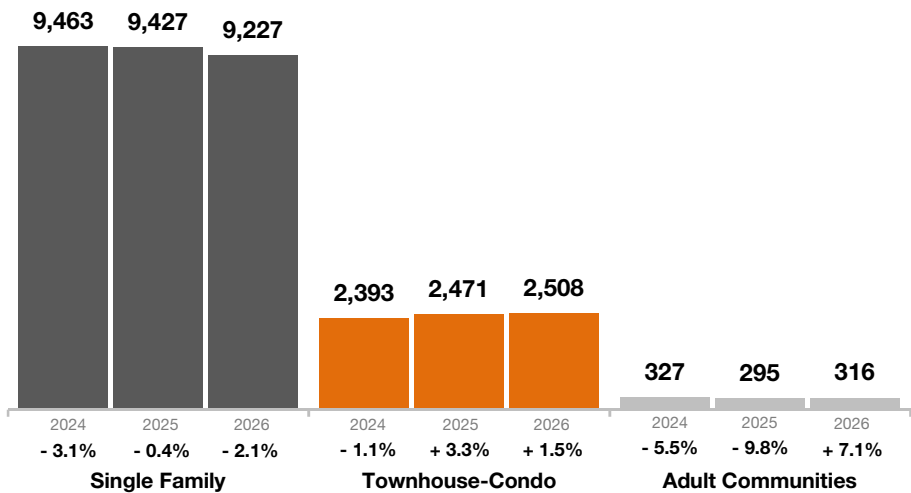
A count of the actual sales that closed in a given month.



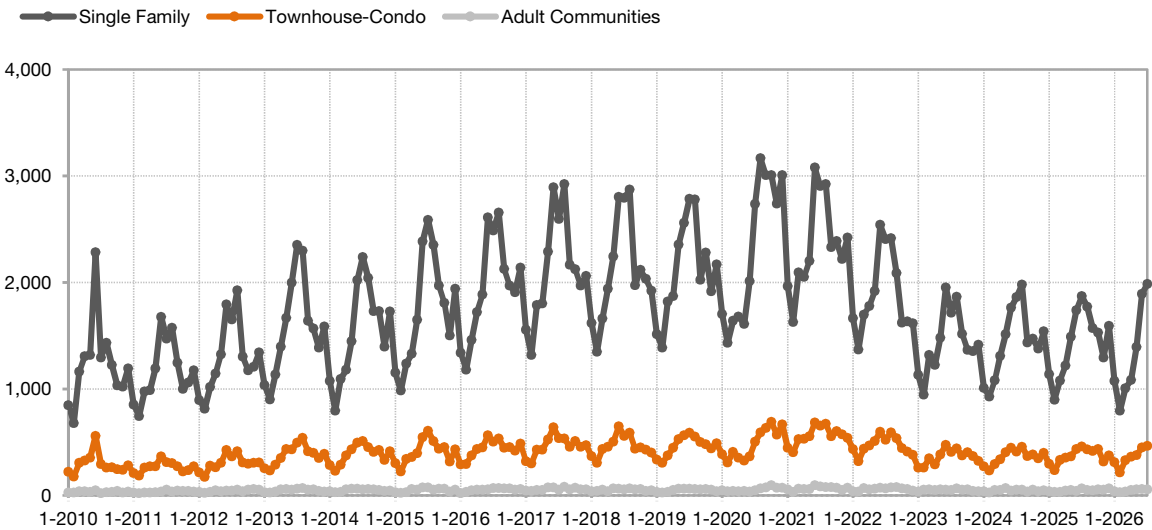
July



Year to Date



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.

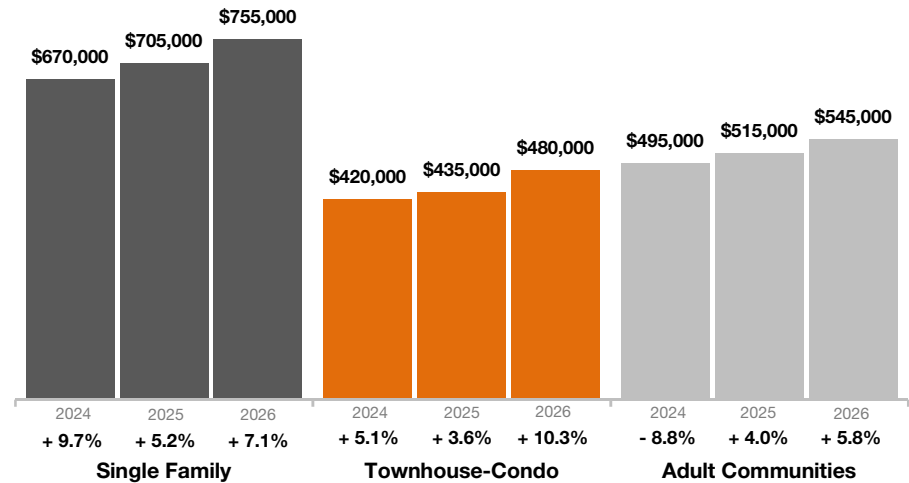
	Single Family	Townhouse-Condo	Adult Communities
August 2025	1,772	431	50
September 2025	1,569	415	46
October 2025	1,528	433	55
November 2025	1,295	318	52
December 2025	1,590	374	64
January 2026	1,074	311	36
February 2026	794	216	28
March 2026	1,004	329	35
April 2026	1,084	361	50
May 2026	1,394	376	55
June 2026	1,892	450	58
July 2026	1,985	465	54
12-Month Avg.	1,415	373	49

Median Sales Price

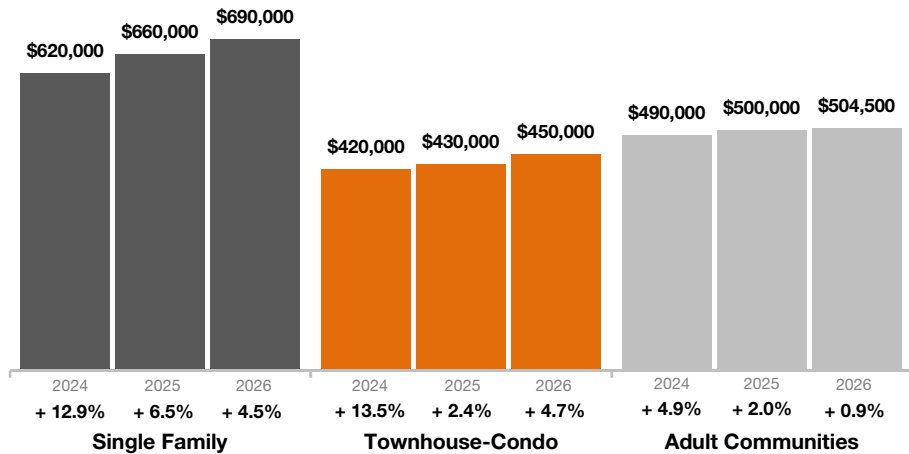
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



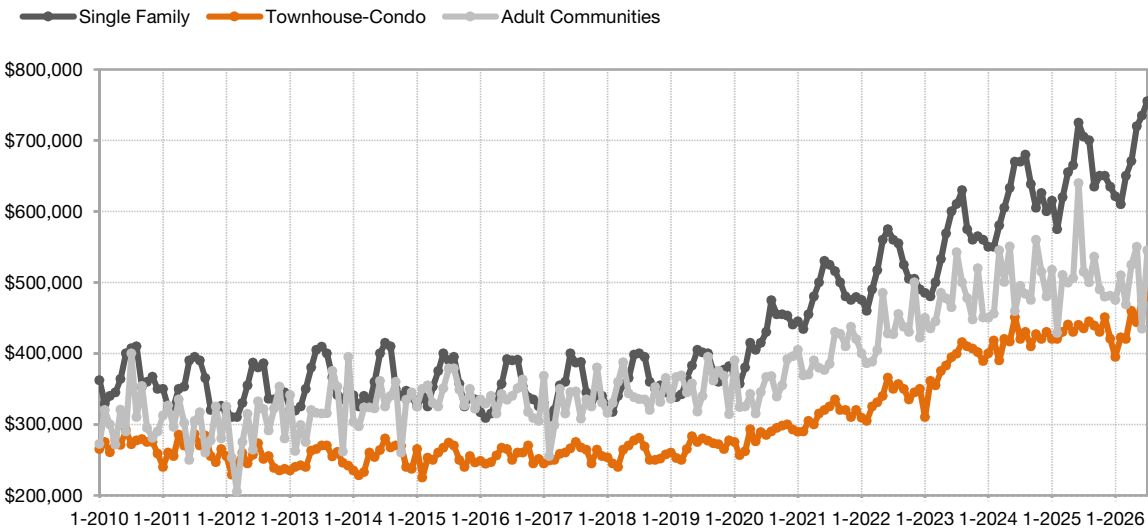
July



Year to Date



Historical Median Sales Price by Month



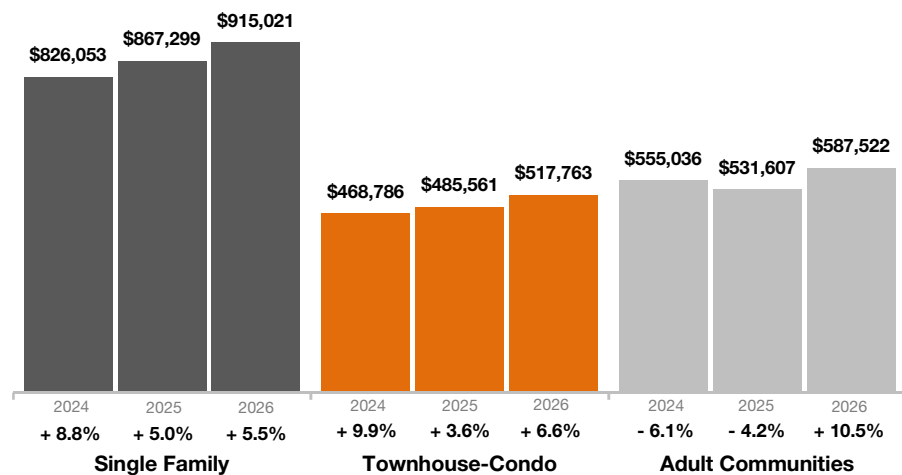
	Single Family	Townhouse-Condo	Adult Communities
August 2025	\$700,000	\$445,000	\$500,000
September 2025	\$635,000	\$439,000	\$536,250
October 2025	\$650,000	\$430,000	\$490,000
November 2025	\$650,000	\$450,750	\$479,750
December 2025	\$635,000	\$420,500	\$481,000
January 2026	\$621,500	\$395,000	\$475,000
February 2026	\$610,000	\$422,500	\$509,750
March 2026	\$650,000	\$420,000	\$469,000
April 2026	\$671,000	\$460,000	\$525,000
May 2026	\$720,000	\$443,500	\$550,000
June 2026	\$735,000	\$475,000	\$434,500
July 2026	\$755,000	\$480,000	\$545,000
12-Month Med.*	\$675,000	\$442,000	\$499,000

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

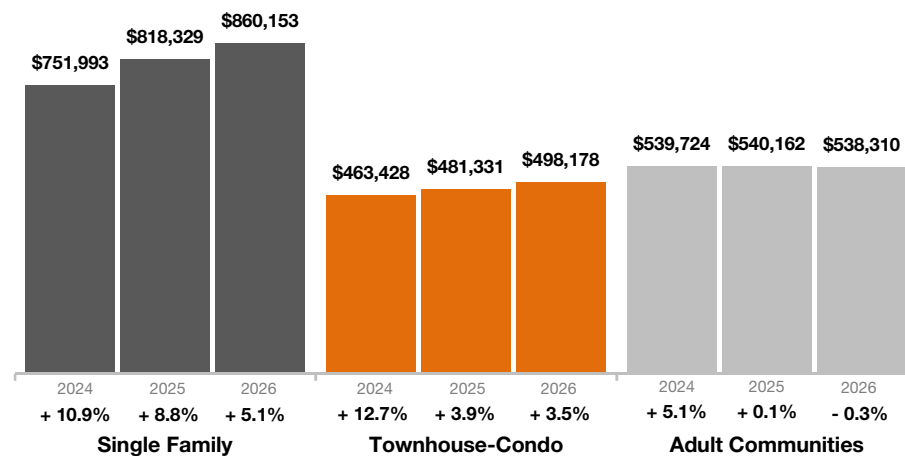
Average Sales Price

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

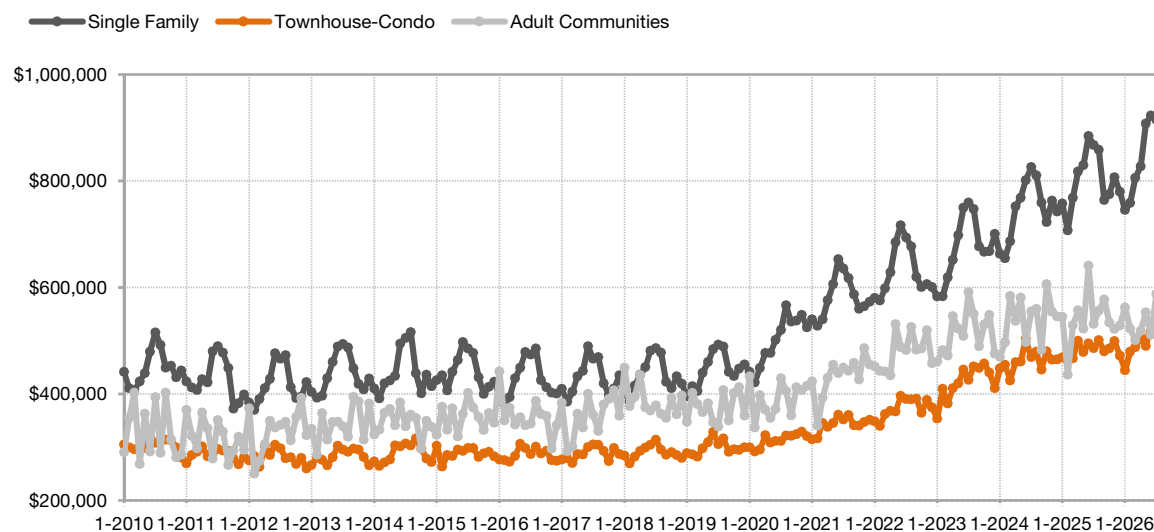
July



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.

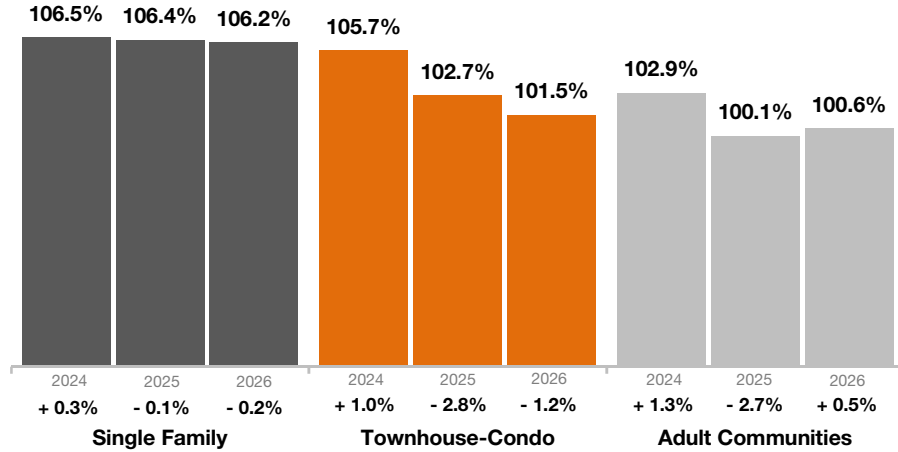
	Single Family	Townhouse-Condo	Adult Communities
August 2025	\$858,461	\$500,703	\$555,856
September 2025	\$763,848	\$479,669	\$576,889
October 2025	\$775,250	\$485,386	\$534,148
November 2025	\$806,649	\$498,941	\$522,145
December 2025	\$779,815	\$471,854	\$528,520
January 2026	\$745,617	\$444,195	\$562,411
February 2026	\$758,639	\$479,230	\$522,707
March 2026	\$805,487	\$487,633	\$501,029
April 2026	\$827,306	\$506,221	\$517,982
May 2026	\$908,109	\$489,989	\$553,268
June 2026	\$922,745	\$532,442	\$510,902
July 2026	\$915,021	\$517,763	\$587,522
12-Month Avg.*	\$831,833	\$493,326	\$539,950

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

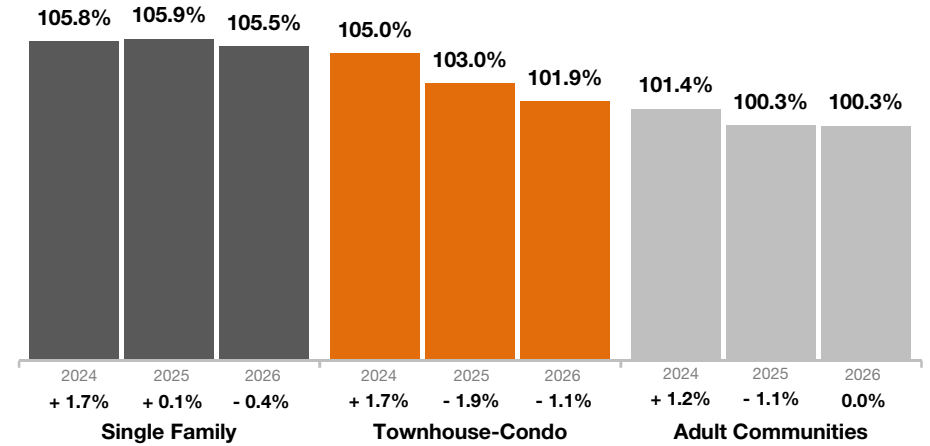
Percent of List Price Received

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.

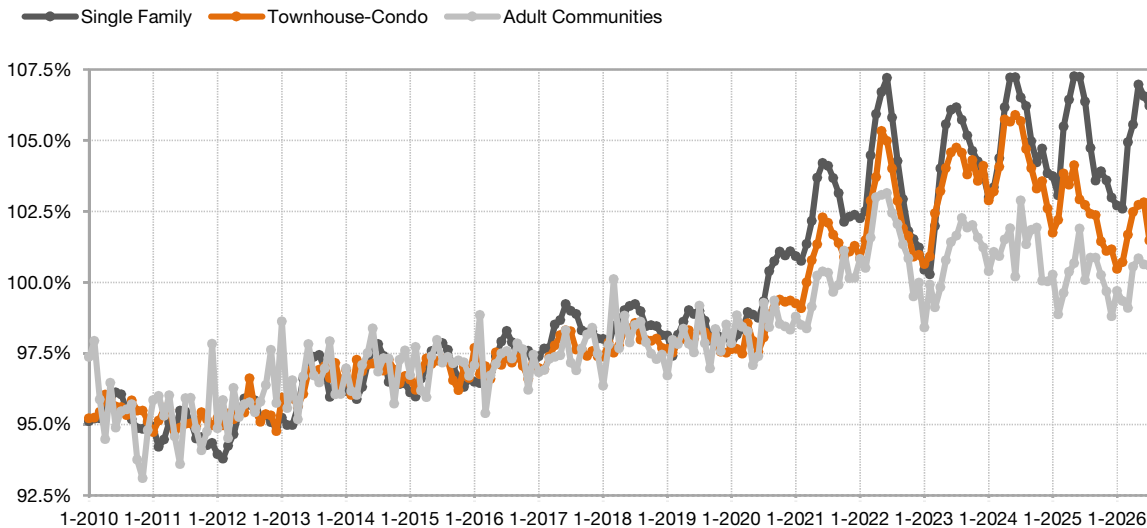
July



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.

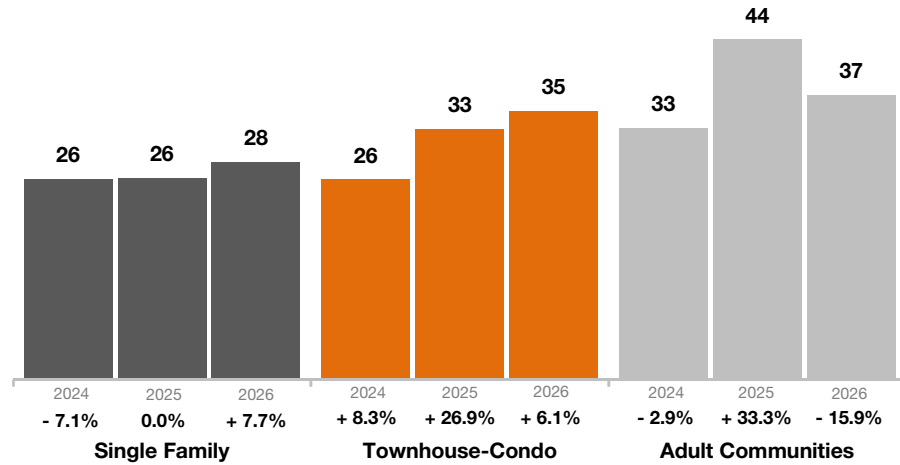
	Single Family	Townhouse-Condo	Adult Communities
August 2025	104.7%	102.4%	100.9%
September 2025	103.6%	102.4%	100.9%
October 2025	103.9%	101.4%	100.3%
November 2025	103.6%	101.1%	99.7%
December 2025	103.0%	101.2%	98.8%
January 2026	102.7%	100.5%	99.7%
February 2026	102.6%	100.7%	99.3%
March 2026	104.9%	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%
July 2026	106.2%	101.5%	100.6%
12-Month Avg.*	104.7%	101.8%	100.1%

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

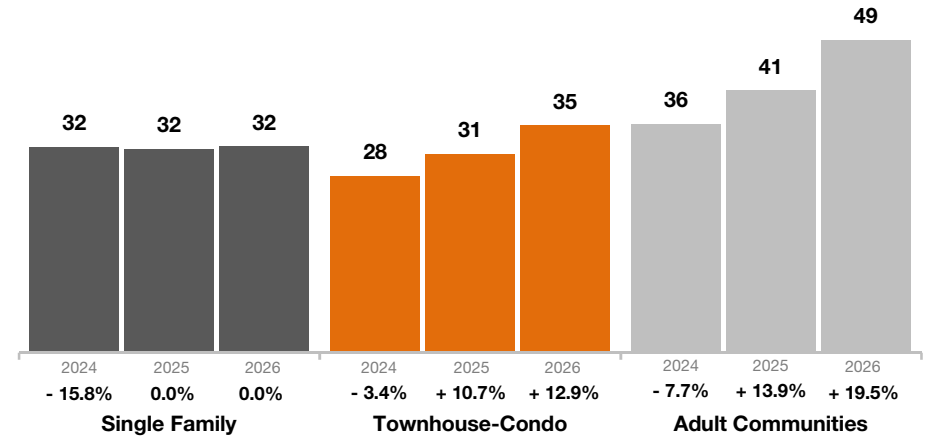
Days on Market Until Sale

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

July

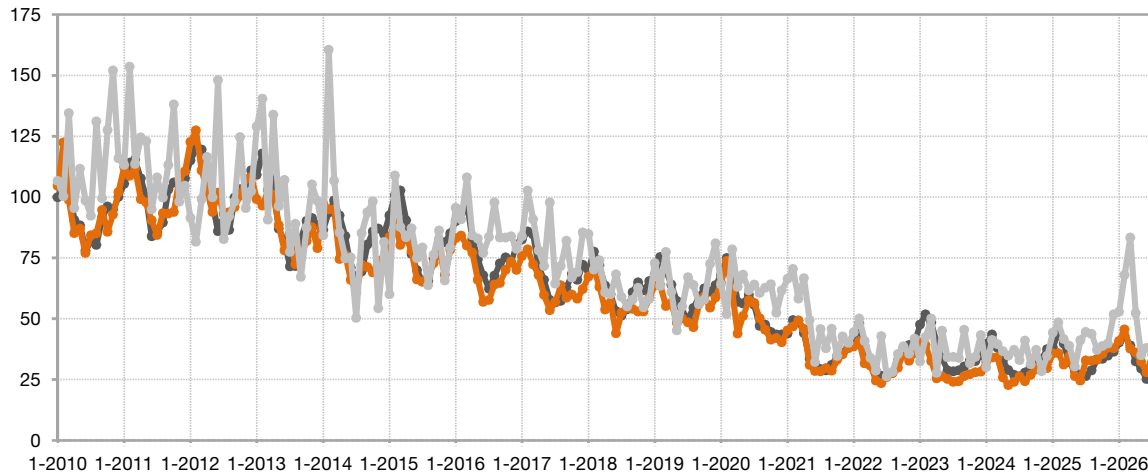


Year to Date



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.

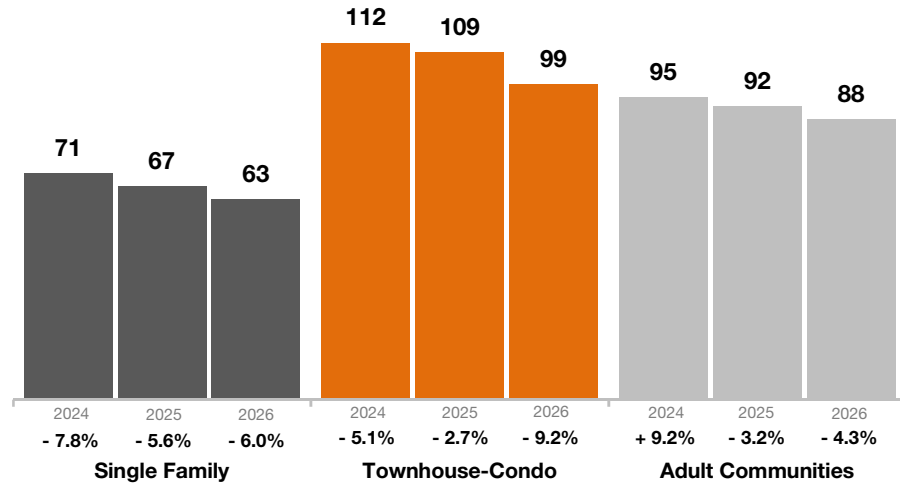
	Single Family	Townhouse-Condo	Adult Communities
August 2025	29	33	44
September 2025	33	33	37
October 2025	33	35	39
November 2025	35	38	40
December 2025	36	38	52
January 2026	40	41	53
February 2026	43	46	68
March 2026	39	38	83
April 2026	32	36	52
May 2026	30	32	35
June 2026	25	28	38
July 2026	28	35	37
12-Month Avg.*	33	35	46

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

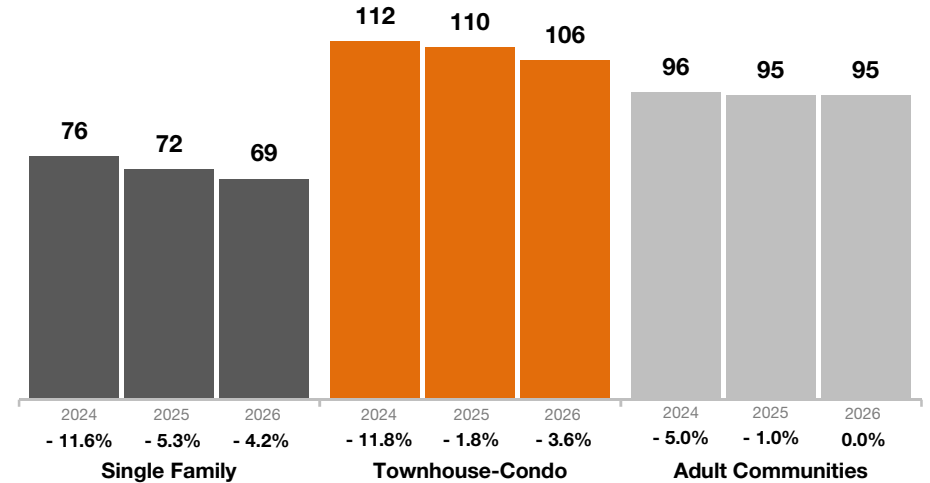
Housing Affordability Index

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.

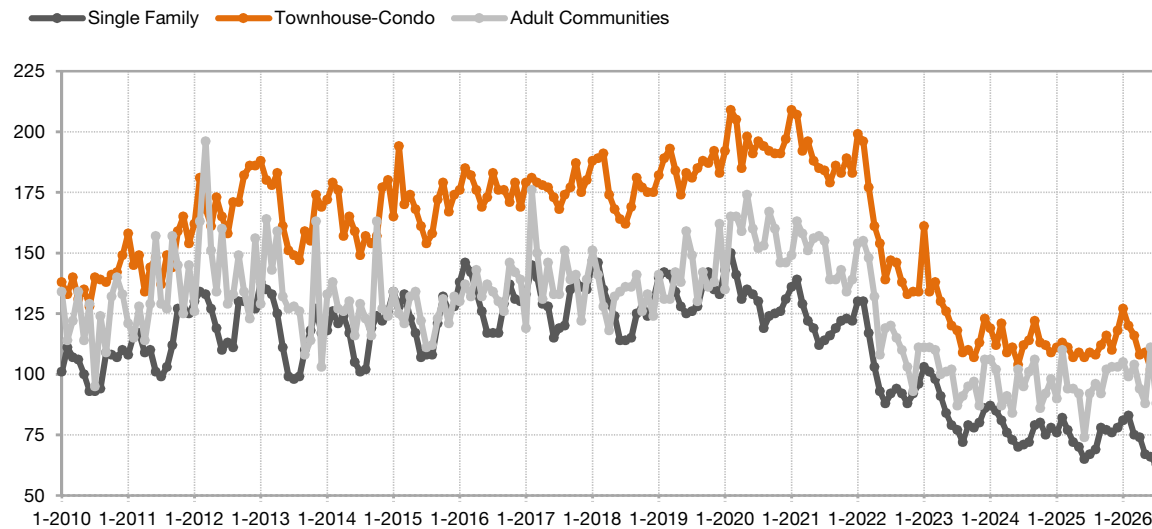
July



Year to Date



Historical Housing Affordability Index 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
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
July 2026	63	99	88
12-Month Avg.*	74	112	99

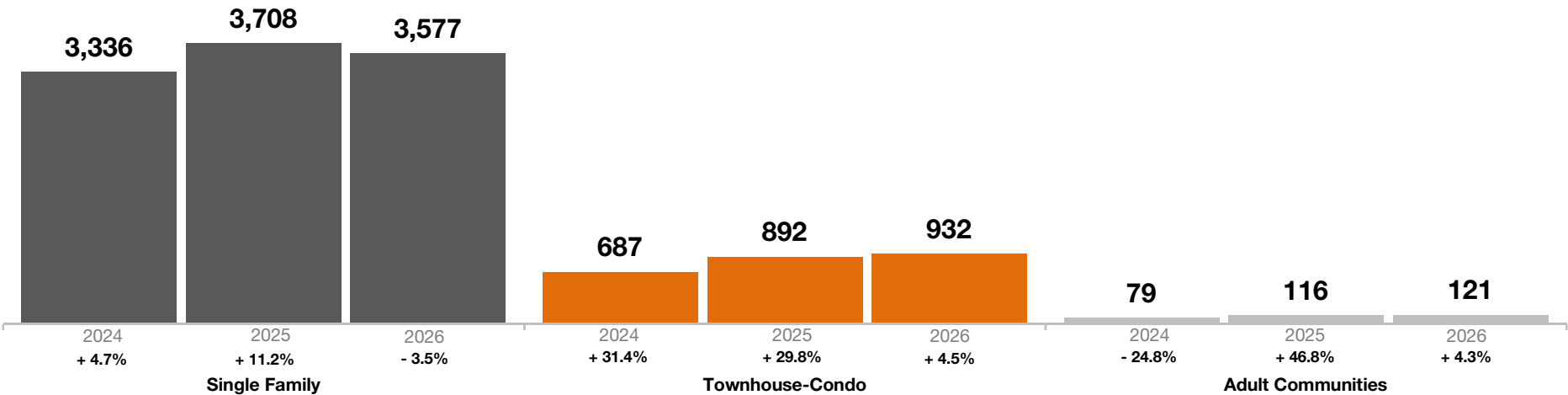
* Affordability Index for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

Inventory of Homes for Sale

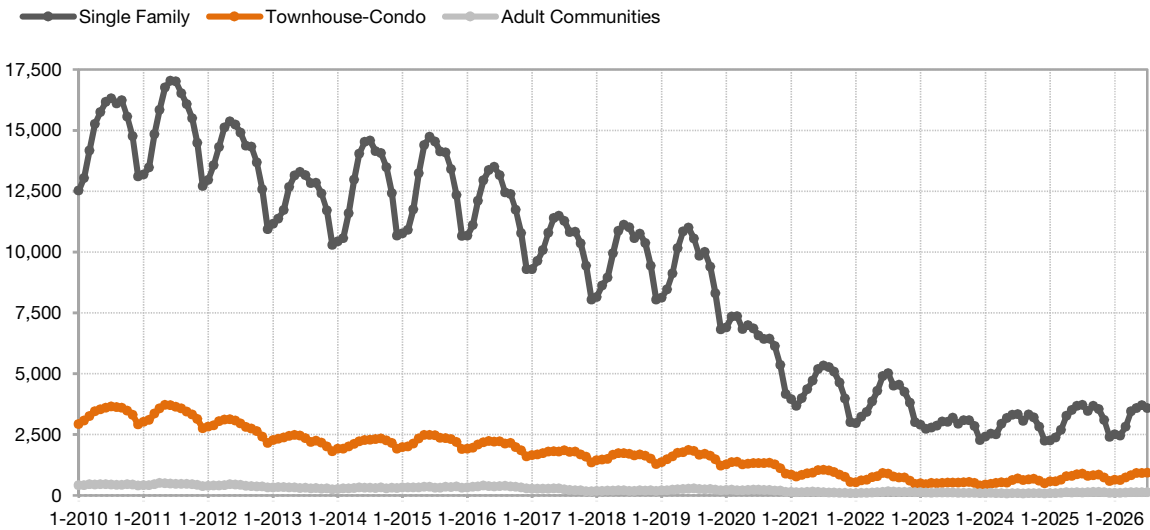
The number of properties available for sale in active status at the end of a given month.



July



Historical Inventory of Homes for Sale by Month

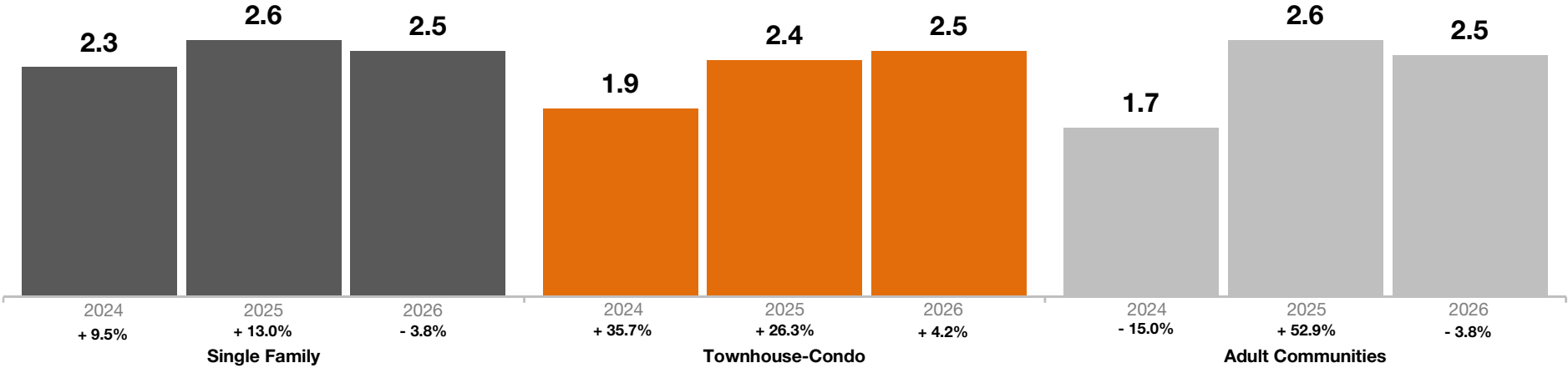


	Single Family	Townhouse-Condo	Adult Communities
August 2025	3,462	795	118
September 2025	3,675	821	141
October 2025	3,539	852	142
November 2025	3,092	733	118
December 2025	2,400	578	104
January 2026	2,501	631	99
February 2026	2,450	630	92
March 2026	2,815	726	117
April 2026	3,451	827	118
May 2026	3,585	908	124
June 2026	3,698	909	130
July 2026	3,577	932	121
12-Month Avg.	3,187	779	119

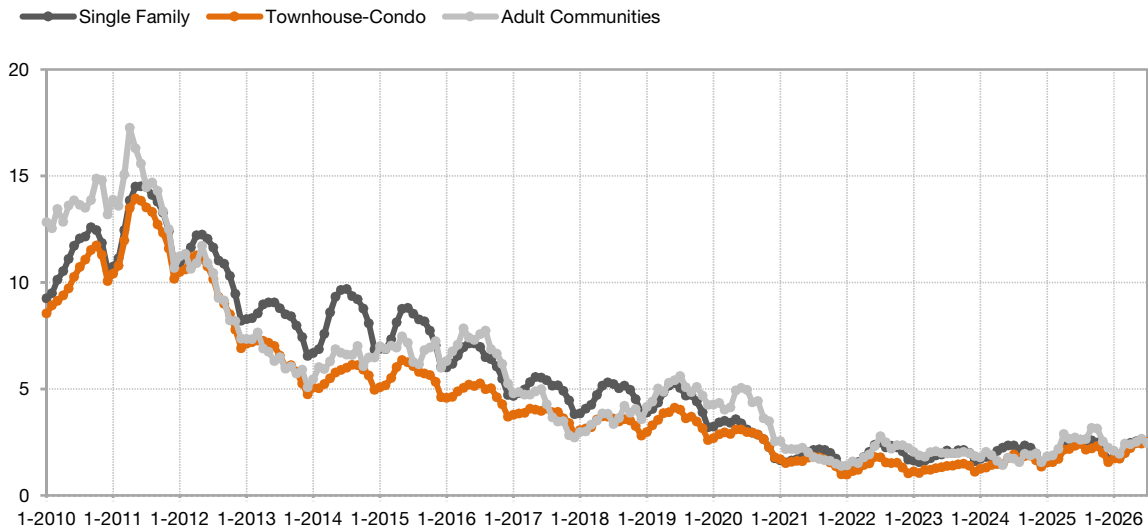
Months Supply of Inventory

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.

July



Historical Months Supply of Inventory by Month



	Single Family	Townhouse-Condo	Adult Communities
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	2.2	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	2.5	2.2	2.4
May 2026	2.5	2.4	2.5
June 2026	2.6	2.4	2.6
July 2026	2.5	2.5	2.5
12-Month Avg.*	2.2	2.1	2.5

* Months Supply for all properties from August 2025 through July 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	7-2025	7-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		2,947	3,058	+ 3.8%	18,940	19,649	+ 3.7%
Pending Sales		2,175	2,207	+ 1.5%	13,417	13,502	+ 0.6%
Closed Sales		2,393	2,504	+ 4.6%	12,193	12,051	- 1.2%
Median Sales Price		\$650,000	\$680,000	+ 4.6%	\$606,000	\$630,000	+ 4.0%
Avg. Sales Price		\$785,385	\$834,154	+ 6.2%	\$743,322	\$776,360	+ 4.4%
Pct. of List Price Received		105.5%	105.2%	- 0.3%	105.2%	104.6%	- 0.6%
Days on Market		28	30	+ 7.1%	32	33	+ 3.1%
Affordability Index		73	70	- 4.1%	78	76	- 2.6%
Homes for Sale		4,716	4,630	- 1.8%	--	--	--
Months Supply		2.6	2.5	- 3.8%	--	--	--