

Monthly Indicators



August 2026

U.S. existing-home sales edged down 1.7% from the previous month to a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast, held steady in the West, and declined in the Midwest and South. On a year-over-year basis, sales rose in the Midwest and West while remaining flat in the Northeast and South.

- Single Family Closed Sales were up 1.4 percent to 1,796.
- Townhouse-Condo Closed Sales were down 0.2 percent to 430.
- Adult Communities Closed Sales remained flat at 50.
- Single Family Median Sales Price increased 4.3 percent to \$730,000.
- Townhouse-Condo Median Sales Price increased 0.3 percent to \$446,250.
- Adult Communities Median Sales Price decreased 3.5 percent to \$482,450.

Nationally, the median existing-home sales price climbed to \$431,400, as inventory remained at a 4.6-month supply at the current sales pace, NAR reported. Year-to-date sales are up 2.4%, reflecting stable demand even amid elevated mortgage rates. Homes are sitting on the market longer and fewer buyers are bidding above asking price compared to a year earlier, though local market conditions vary widely.

Monthly Snapshot

+ 1.0%

One-Year Change in
Closed Sales
All Properties

+ 3.8%

One-Year Change in
Homes for Sale
All Properties

+ 2.3%

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.

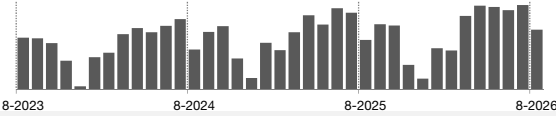
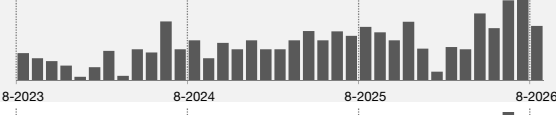
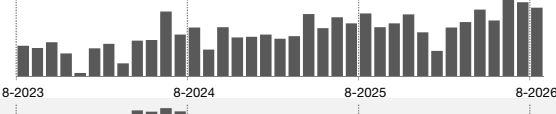
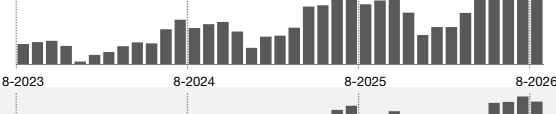


Key Metrics	Historical Sparklines	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		1,830	1,997	+ 9.1%	16,680	17,335	+ 3.9%
Pending Sales		1,497	1,498	+ 0.1%	11,914	11,825	- 0.7%
Closed Sales		1,772	1,796	+ 1.4%	11,199	11,036	- 1.5%
Median Sales Price		\$700,000	\$730,000	+ 4.3%	\$665,000	\$700,000	+ 5.3%
Avg. Sales Price		\$858,461	\$902,059	+ 5.1%	\$824,678	\$867,138	+ 5.1%
Pct. of List Price Received		104.7%	105.0%	+ 0.3%	105.8%	105.4%	- 0.4%
Days on Market		29	31	+ 6.9%	31	32	+ 3.2%
Affordability Index		69	65	- 5.8%	72	68	- 5.6%
Homes for Sale		3,465	3,507	+ 1.2%	--	--	--
Months Supply		2.4	2.5	+ 4.2%	--	--	--

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.

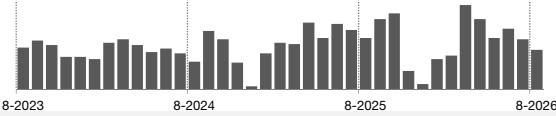
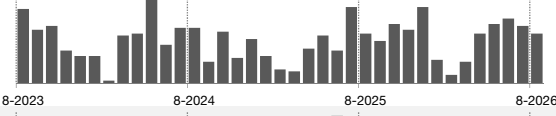
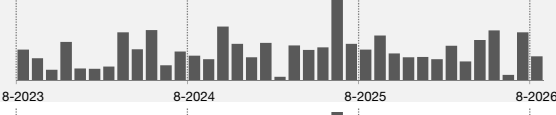
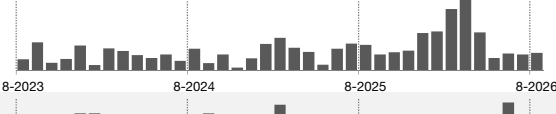
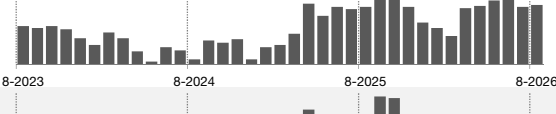


Key Metrics	Historical Sparklines	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		450	504	+ 12.0%	4,096	4,383	+ 7.0%
Pending Sales		417	375	- 10.1%	3,089	3,076	- 0.4%
Closed Sales		431	430	- 0.2%	2,902	2,941	+ 1.3%
Median Sales Price		\$445,000	\$446,250	+ 0.3%	\$435,000	\$450,000	+ 3.4%
Avg. Sales Price		\$500,703	\$509,298	+ 1.7%	\$484,210	\$499,861	+ 3.2%
Pct. of List Price Received		102.4%	102.4%	0.0%	103.0%	101.9%	- 1.1%
Days on Market		33	32	- 3.0%	31	35	+ 12.9%
Affordability Index		108	107	- 0.9%	111	106	- 4.5%
Homes for Sale		795	917	+ 15.3%	--	--	--
Months Supply		2.1	2.5	+ 19.0%	--	--	--

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.

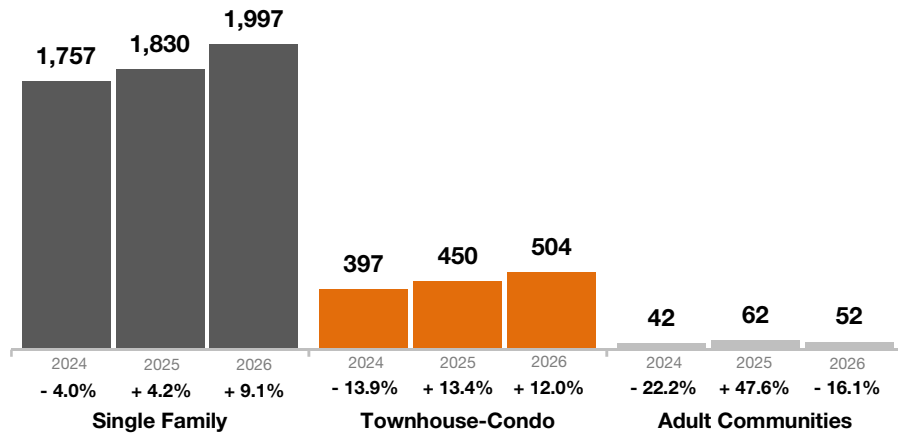


Key Metrics	Historical Sparklines	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		62	52	- 16.1%	506	504	- 0.4%
Pending Sales		48	39	- 18.8%	375	404	+ 7.7%
Closed Sales		50	50	0.0%	345	366	+ 6.1%
Median Sales Price		\$500,000	\$482,450	- 3.5%	\$500,000	\$500,000	0.0%
Avg. Sales Price		\$555,856	\$527,210	- 5.2%	\$542,436	\$536,794	- 1.0%
Pct. of List Price Received		100.9%	102.2%	+ 1.3%	100.4%	100.5%	+ 0.1%
Days on Market		44	38	- 13.6%	41	47	+ 14.6%
Affordability Index		96	99	+ 3.1%	96	95	- 1.0%
Homes for Sale		118	120	+ 1.7%	--	--	--
Months Supply		2.6	2.5	- 3.8%	--	--	--

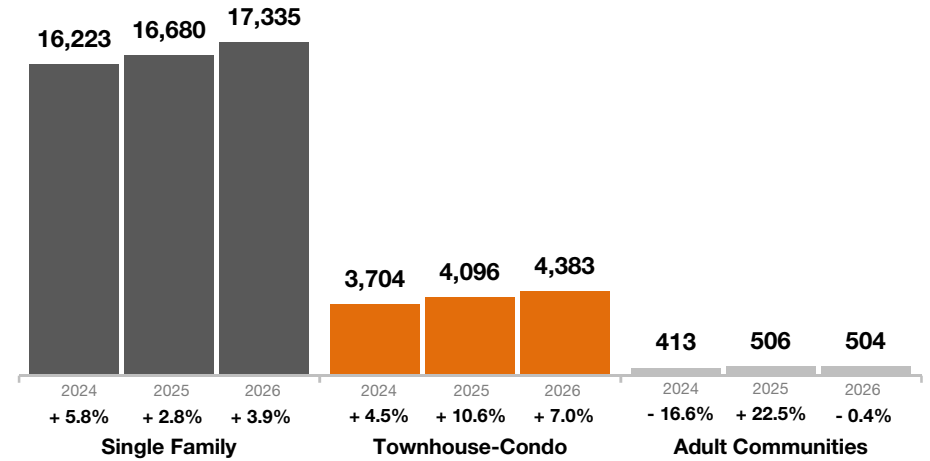
New Listings

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

August

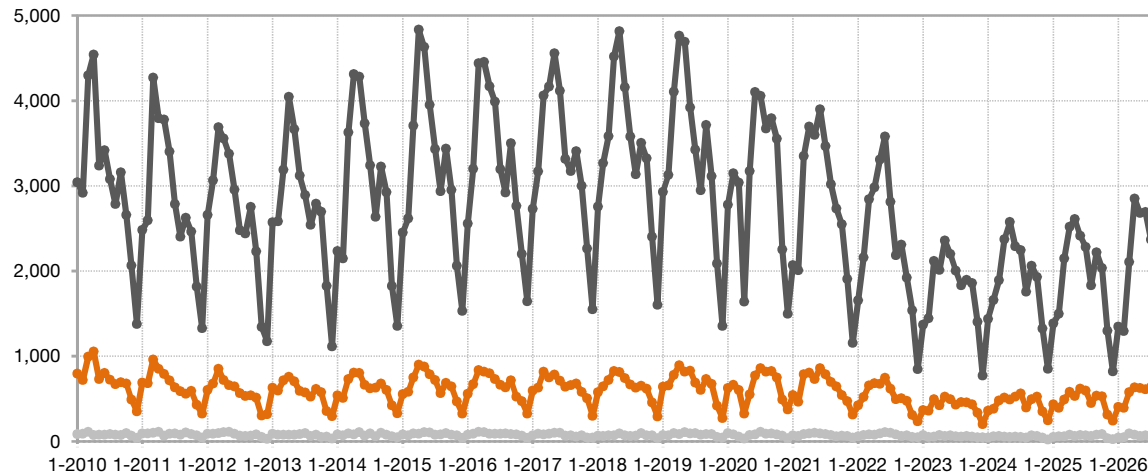


Year to Date



Historical New Listings by Month

— Single Family — Townhouse-Condo — Adult Communities



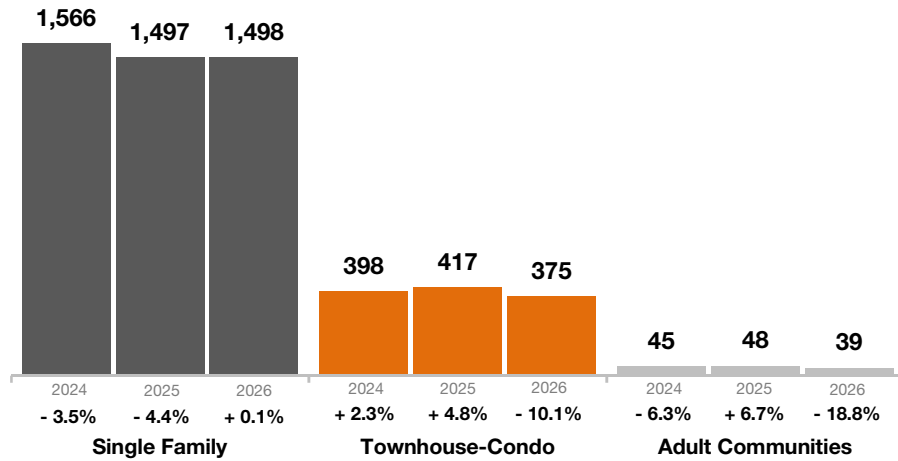
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
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	1,346	405	44
February 2026	1,295	392	47
March 2026	2,107	578	90
April 2026	2,848	633	78
May 2026	2,682	626	62
June 2026	2,691	609	70
July 2026	2,369	636	61
August 2026	1,997	504	52
12-Month Avg.	1,976	500	60

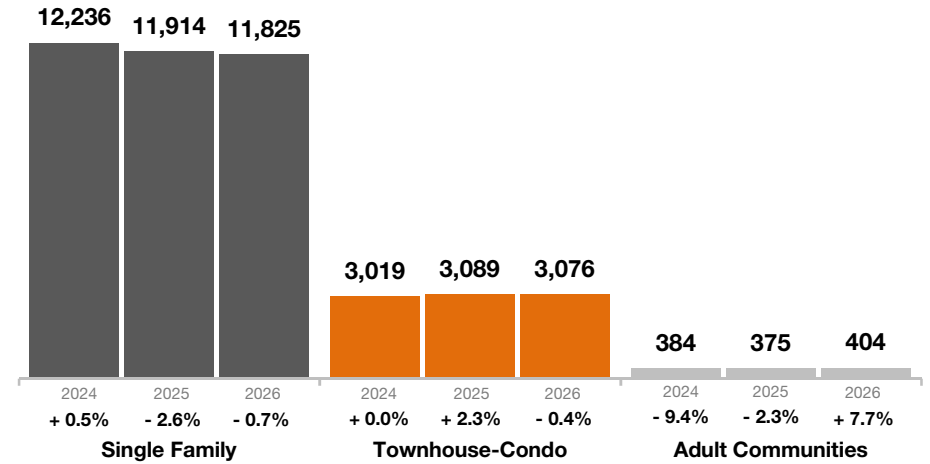
Pending Sales

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

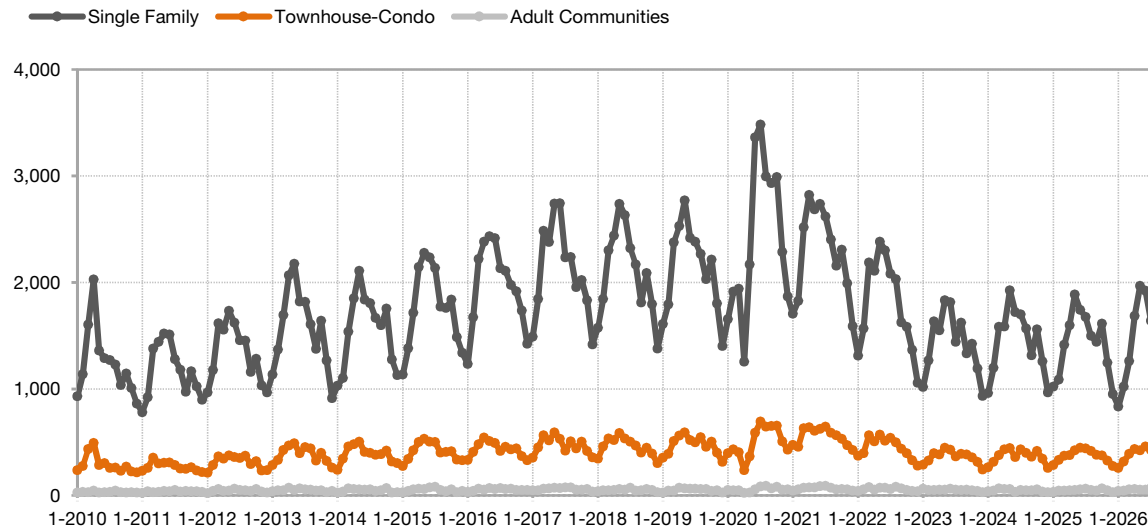
August



Year to Date



Historical Pending Sales by Month



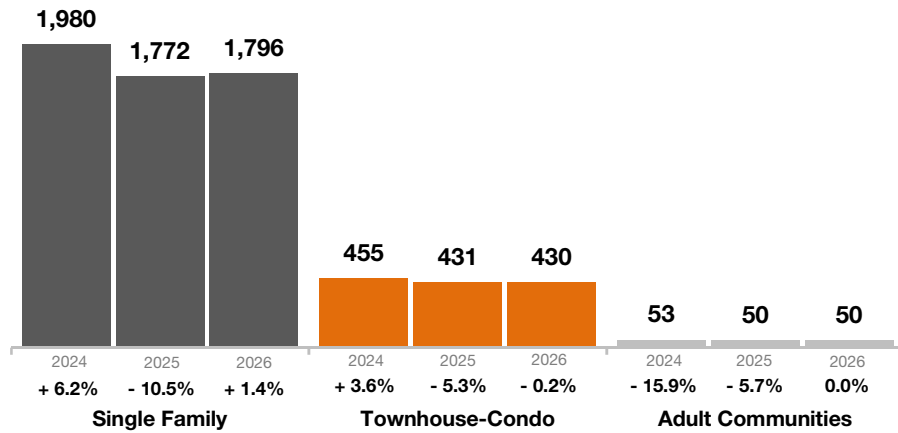
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
September 2025	1,442	380	44
October 2025	1,613	375	64
November 2025	1,246	326	47
December 2025	951	274	28
January 2026	834	257	39
February 2026	1,020	317	43
March 2026	1,260	389	56
April 2026	1,684	435	58
May 2026	1,968	421	52
June 2026	1,922	458	51
July 2026	1,639	424	66
August 2026	1,498	375	39
12-Month Avg.	1,423	369	49

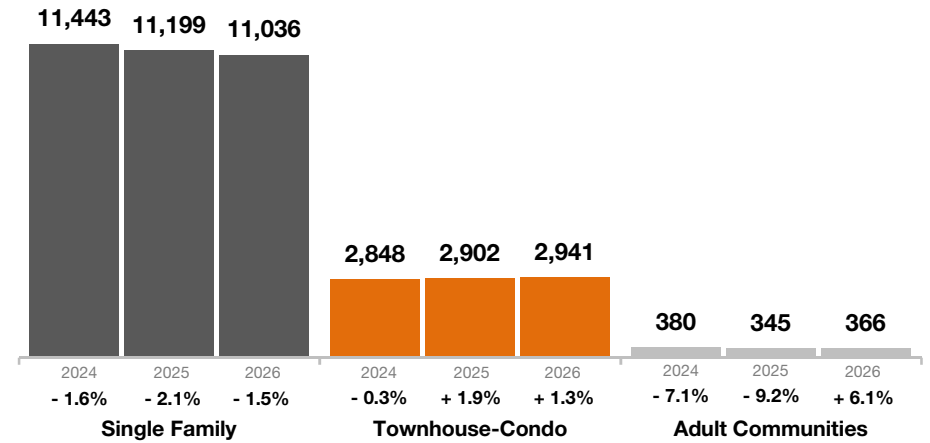
Closed Sales

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

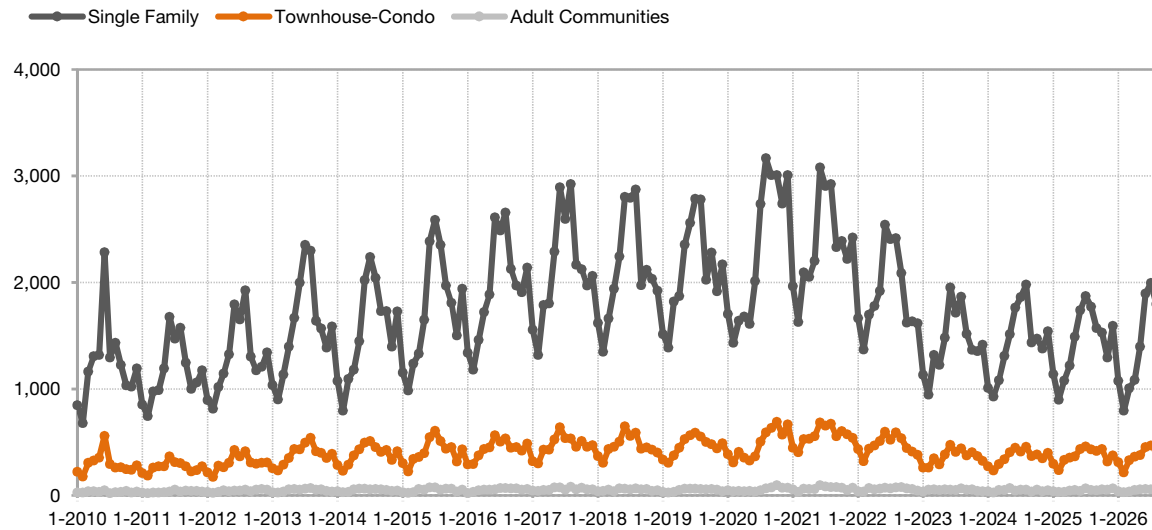
August



Year to Date



Historical Closed Sales by Month



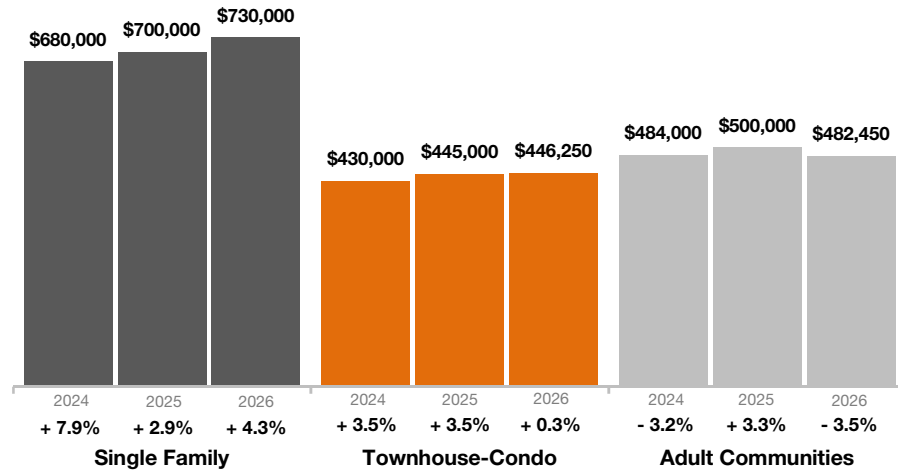
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
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	1,395	376	55
June 2026	1,894	451	58
July 2026	1,995	467	54
August 2026	1,796	430	50
12-Month Avg.	1,418	373	49

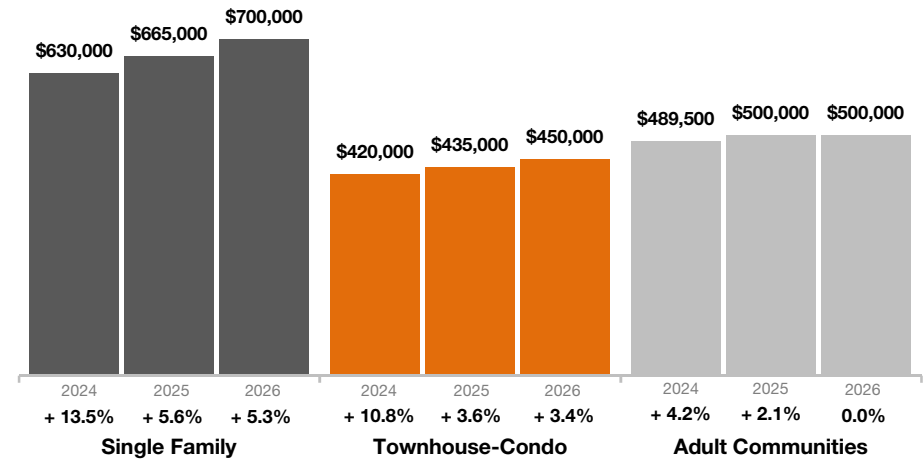
Median Sales Price

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

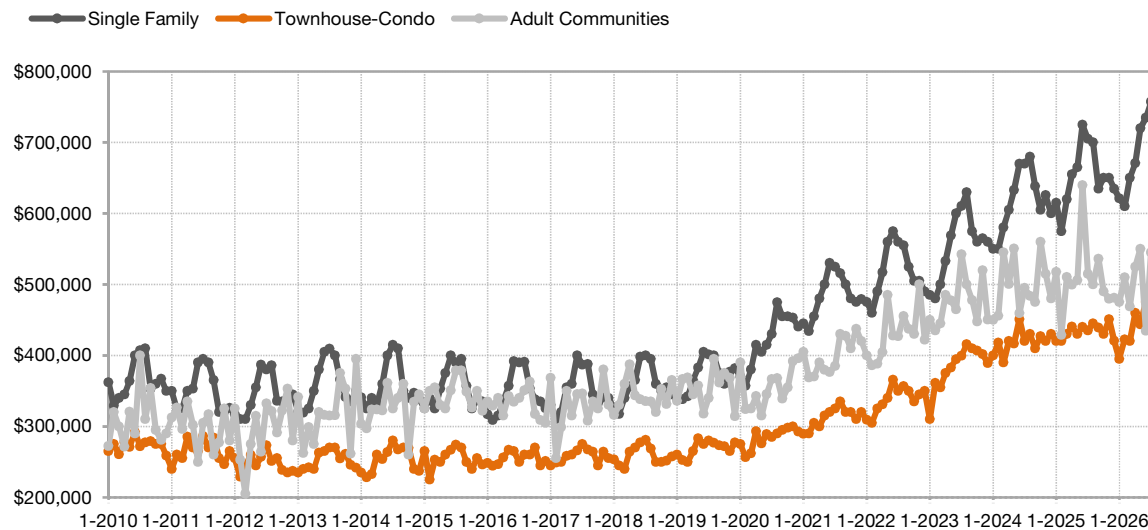
August



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.

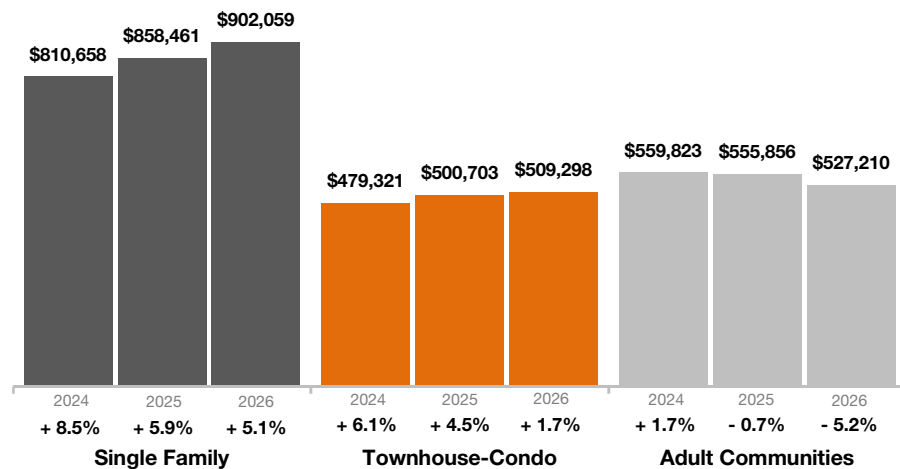
	Single Family	Townhouse-Condo	Adult Communities
September 2025	\$635,000	\$439,000	\$536,250
October 2025	\$650,000	\$430,000	\$490,000
November 2025	\$650,000	\$450,750	\$479,750
December 2025	\$635,000	\$420,500	\$481,000
January 2026	\$621,500	\$395,000	\$475,000
February 2026	\$610,000	\$422,500	\$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	\$757,500	\$480,000	\$545,000
August 2026	\$730,000	\$446,250	\$482,450
12-Month Med.*	\$676,000	\$441,000	\$499,000

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

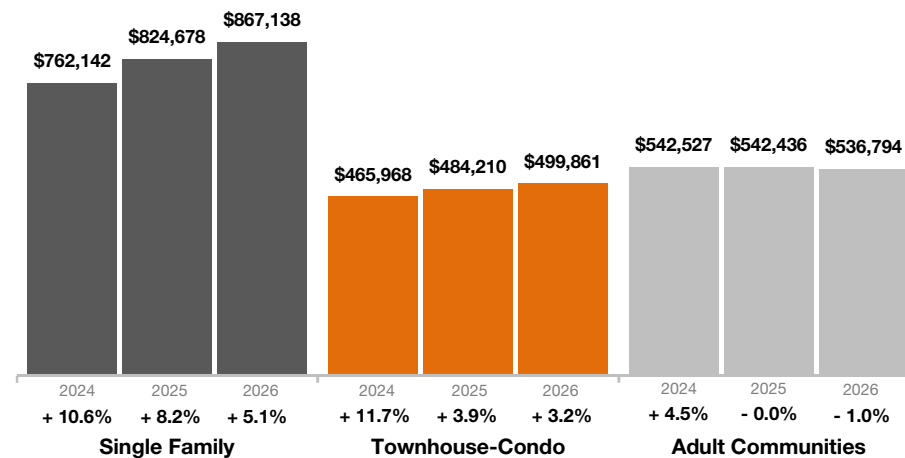
Average Sales Price

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

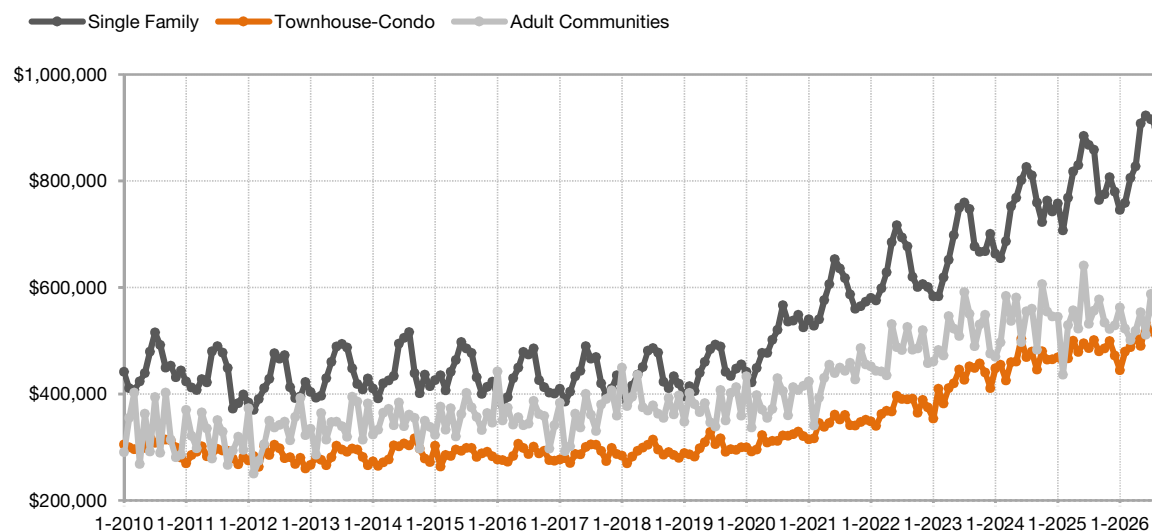
August



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.

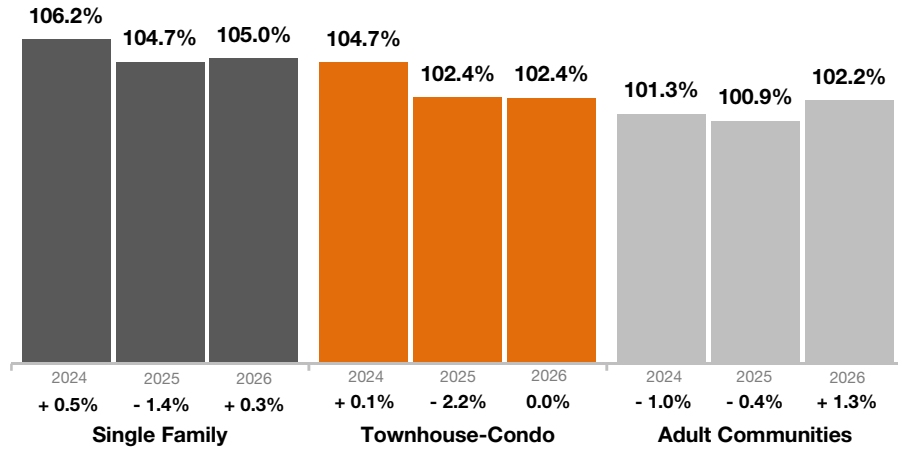
	Single Family	Townhouse-Condo	Adult Communities
September 2025	\$763,848	\$479,669	\$576,889
October 2025	\$775,250	\$485,386	\$534,148
November 2025	\$806,649	\$498,941	\$522,145
December 2025	\$779,815	\$471,854	\$528,520
January 2026	\$745,617	\$444,195	\$562,411
February 2026	\$758,639	\$479,230	\$522,707
March 2026	\$805,487	\$487,633	\$501,029
April 2026	\$827,306	\$506,221	\$517,982
May 2026	\$907,902	\$489,989	\$553,268
June 2026	\$922,999	\$533,075	\$510,902
July 2026	\$915,470	\$517,355	\$587,522
August 2026	\$902,059	\$509,298	\$527,210
12-Month Avg.*	\$836,603	\$494,190	\$537,493

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

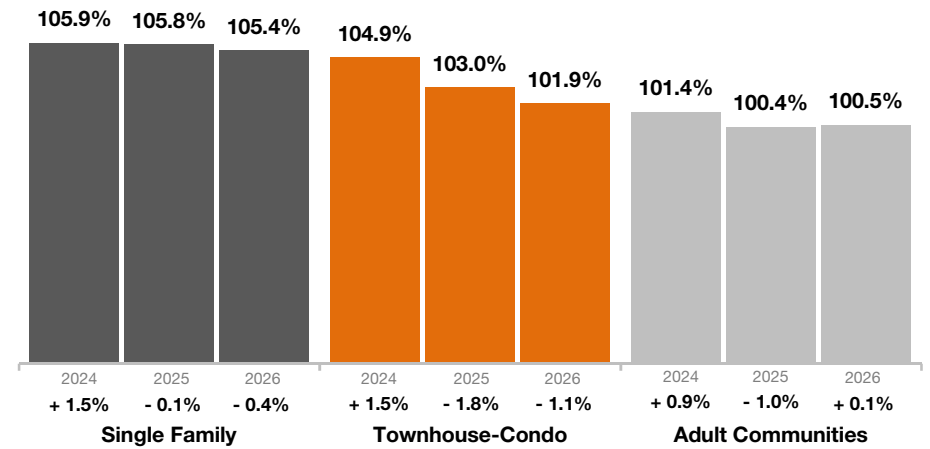
Percent of List Price Received

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.

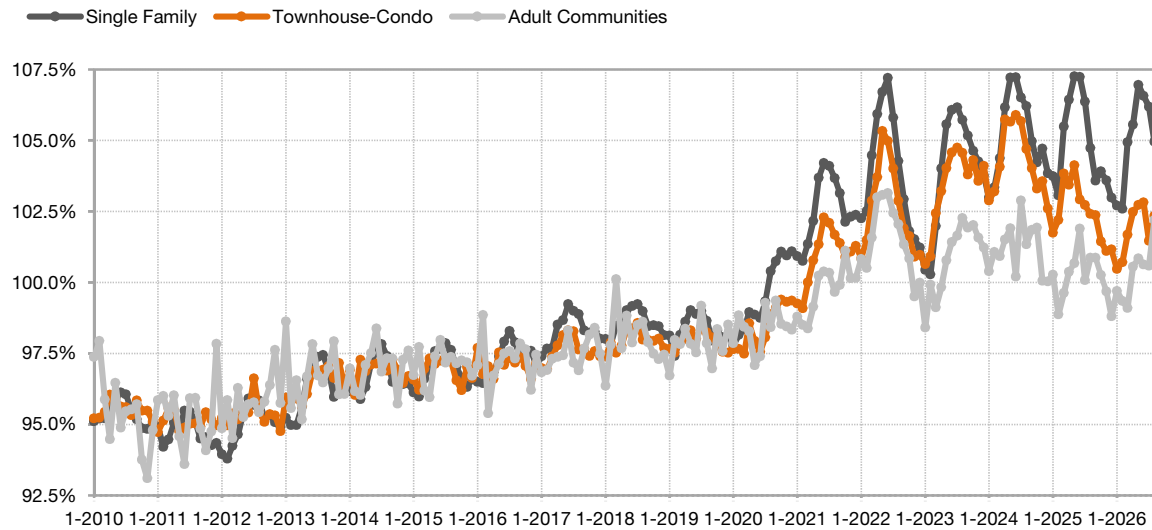
August



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.

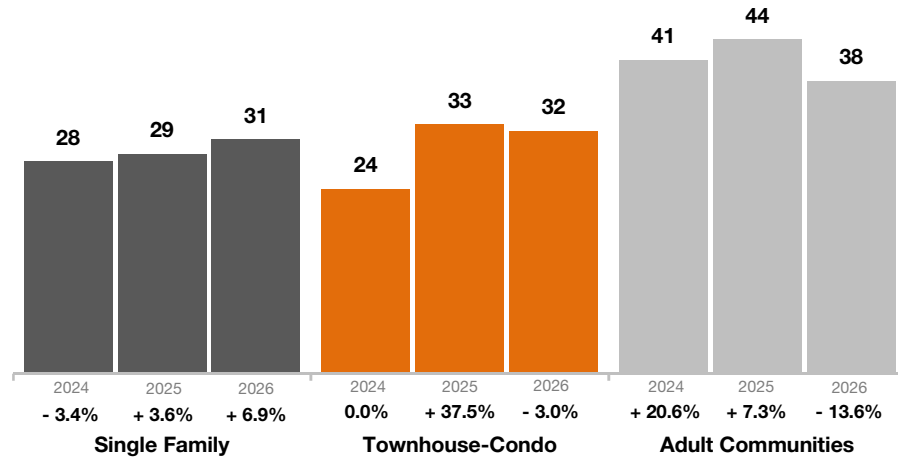
	Single Family	Townhouse-Condo	Adult Communities
September 2025	103.6%	102.4%	100.9%
October 2025	103.9%	101.4%	100.3%
November 2025	103.6%	101.1%	99.7%
December 2025	103.0%	101.2%	98.8%
January 2026	102.7%	100.5%	99.7%
February 2026	102.6%	100.7%	99.3%
March 2026	104.9%	101.7%	99.1%
April 2026	105.6%	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%
August 2026	105.0%	102.4%	102.2%
12-Month Avg.*	104.7%	101.8%	100.3%

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

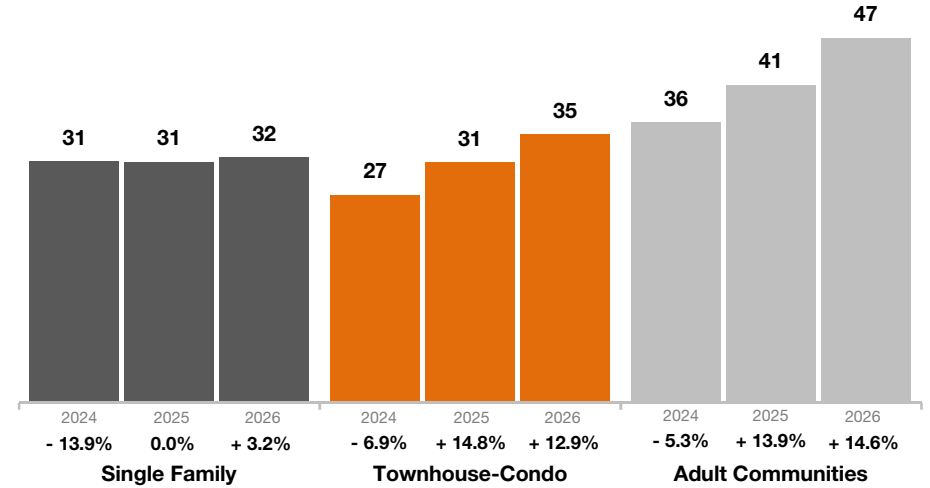
Days on Market Until Sale

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

August

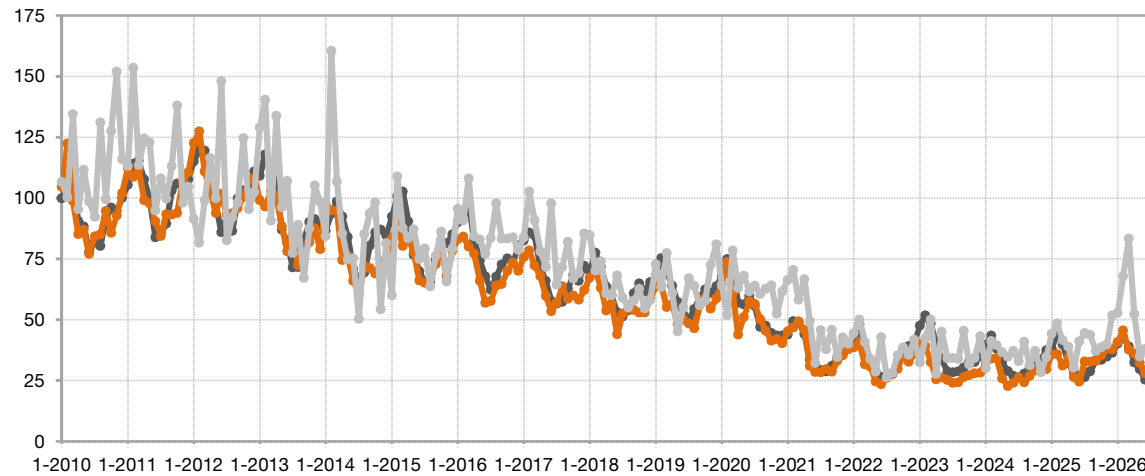


Year to Date



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
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
August 2026	31	32	38
12-Month Avg.*	33	35	46

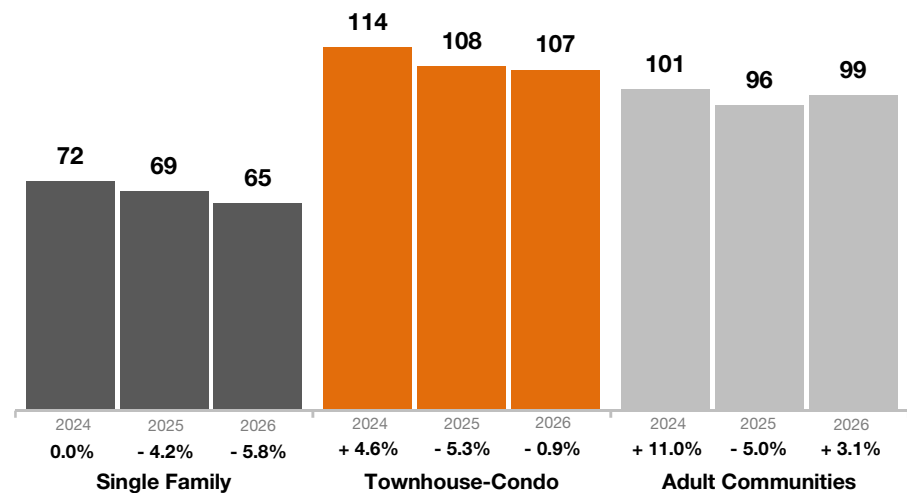
* Days on Market for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

Housing Affordability Index

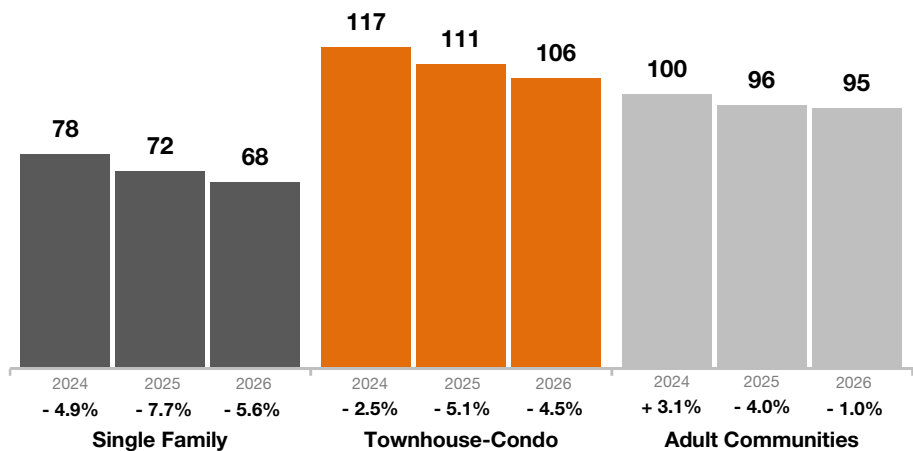
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



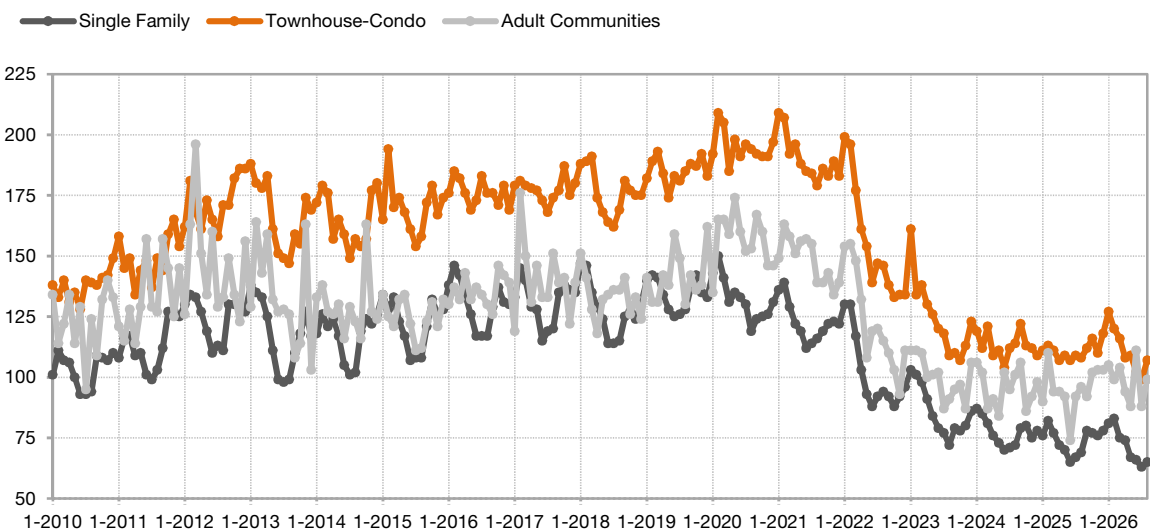
August



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.

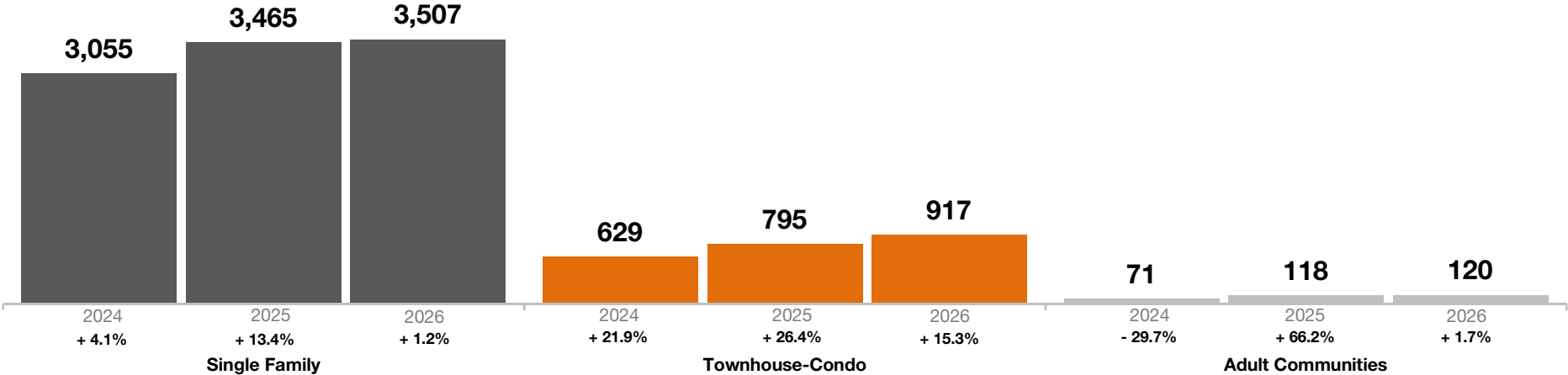
	Single Family	Townhouse-Condo	Adult Communities
September 2025	78	112	92
October 2025	77	116	102
November 2025	76	110	103
December 2025	78	118	103
January 2026	81	127	105
February 2026	83	120	99
March 2026	75	116	104
April 2026	74	108	94
May 2026	67	109	88
June 2026	66	102	111
July 2026	63	99	88
August 2026	65	107	99
12-Month Avg.*	74	112	99

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

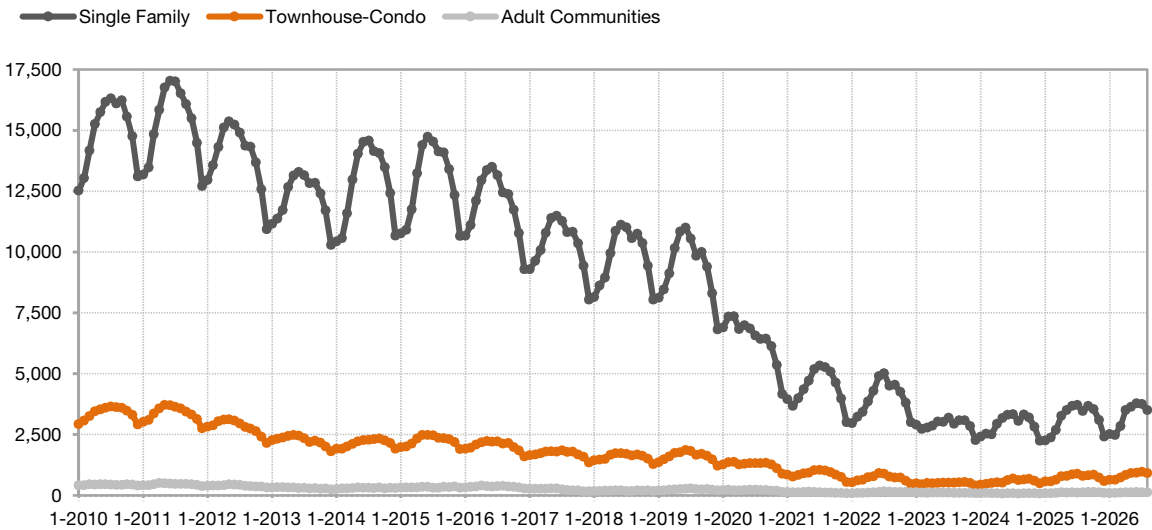
Inventory of Homes for Sale

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

August



Historical Inventory of Homes for Sale by Month



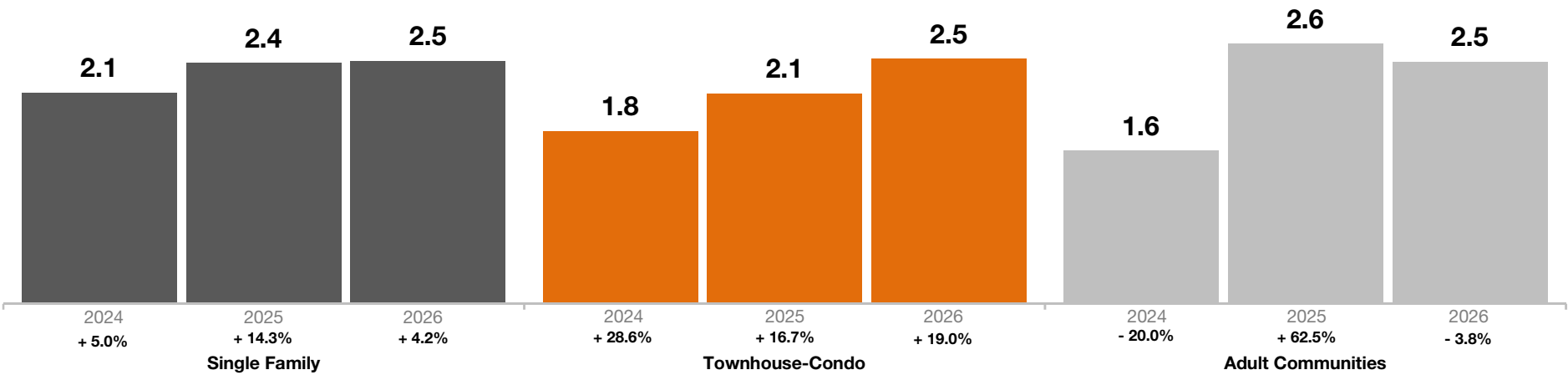
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
September 2025	3,679	821	141
October 2025	3,545	853	142
November 2025	3,102	735	118
December 2025	2,414	580	104
January 2026	2,519	635	99
February 2026	2,472	635	92
March 2026	2,845	733	117
April 2026	3,497	834	119
May 2026	3,640	917	124
June 2026	3,775	927	131
July 2026	3,751	962	118
August 2026	3,507	917	120
12-Month Avg.	3,229	796	119

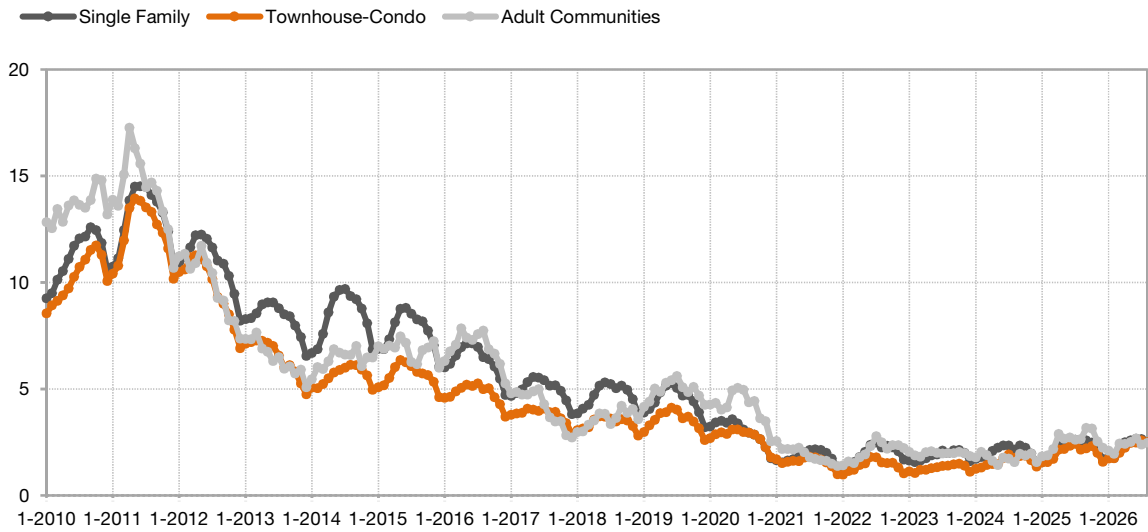
Months Supply of Inventory

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.

August



Historical Months Supply of Inventory by Month

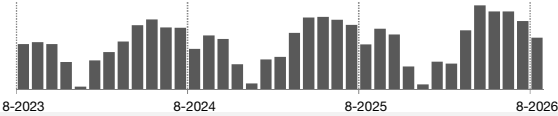
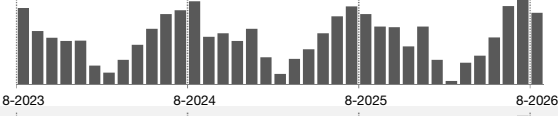
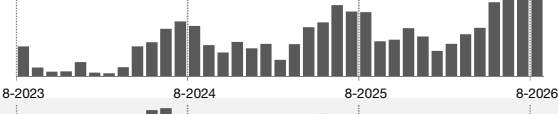
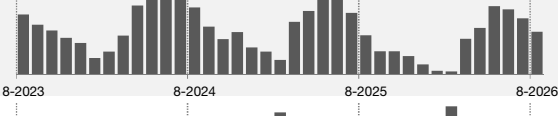
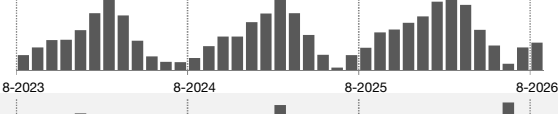


	Single Family	Townhouse-Condo	Adult Communities
September 2025	2.6	2.2	3.2
October 2025	2.5	2.3	3.1
November 2025	2.2	2.0	2.5
December 2025	1.7	1.6	2.2
January 2026	1.8	1.7	2.1
February 2026	1.8	1.7	1.9
March 2026	2.0	2.0	2.4
April 2026	2.5	2.2	2.4
May 2026	2.6	2.5	2.5
June 2026	2.6	2.5	2.7
July 2026	2.6	2.6	2.4
August 2026	2.5	2.5	2.5
12-Month Avg.*	2.3	2.1	2.5

* Months Supply for all properties from September 2025 through August 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	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		2,342	2,553	+ 9.0%	21,282	22,222	+ 4.4%
Pending Sales		1,962	1,912	- 2.5%	15,378	15,305	- 0.5%
Closed Sales		2,253	2,276	+ 1.0%	14,446	14,343	- 0.7%
Median Sales Price		\$640,000	\$655,000	+ 2.3%	\$615,000	\$635,000	+ 3.3%
Avg. Sales Price		\$783,273	\$819,621	+ 4.6%	\$749,553	\$783,382	+ 4.5%
Pct. of List Price Received		104.2%	104.4%	+ 0.2%	105.1%	104.6%	- 0.5%
Days on Market		30	31	+ 3.3%	32	33	+ 3.1%
Affordability Index		75	73	- 2.7%	78	75	- 3.8%
Homes for Sale		4,378	4,544	+ 3.8%	--	--	--
Months Supply		2.4	2.5	+ 4.2%	--	--	--