

Monthly Indicators



September 2026

U.S. existing-home sales fell 2.0% from the previous month and 1.2% from a year earlier to a seasonally adjusted annual rate of 3.98 million, the first reading below 4 million since June 2025, according to the National Association of REALTORS® (NAR). Sales held steady in the West and declined in the Northeast, Midwest, and South. Compared with a year earlier, sales were unchanged in the South and declined in the Northeast, Midwest, and West.

- Single Family Closed Sales were down 7.2 percent to 1,456.
- Townhouse-Condo Closed Sales were down 9.9 percent to 374.
- Adult Communities Closed Sales were up 13.0 percent to 52.
- Single Family Median Sales Price increased 4.1 percent to \$661,000.
- Townhouse-Condo Median Sales Price decreased 5.5 percent to \$415,000.
- Adult Communities Median Sales Price decreased 7.3 percent to \$497,000.

Heading into September, there were 1.62 million homes listed for sale, up 3.2% from the previous month and 5.9% from a year earlier, the first time inventory has exceeded 1.6 million units since November 2019, NAR reported. That represents a 4.9-month supply at the current sales pace, up from 4.6 months a month earlier and the highest level in over ten years, according to NAR Chief Economist Lawrence Yun. The median existing-home sales price rose 1.6% year-over-year to \$429,100, marking 38 consecutive months of annual gains, and year-to-date sales are up 1.6%. The Federal Reserve raised its benchmark rate by a quarter point on September 16 to a range of 3.75% to 4%, its first increase since July 2023, and the 30-year fixed-rate mortgage moved above 7% in late September, up from an August average of 6.67%, according to Freddie Mac.

Monthly Snapshot

- 7.3% **+ 9.5%** **+ 2.8%**

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	9-2025	9-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		2,220	2,480	+ 11.7%	18,901	19,831	+ 4.9%
Pending Sales		1,441	1,394	- 3.3%	13,354	13,129	- 1.7%
Closed Sales		1,569	1,456	- 7.2%	12,768	12,509	- 2.0%
Median Sales Price		\$635,000	\$661,000	+ 4.1%	\$660,000	\$695,000	+ 5.3%
Avg. Sales Price		\$763,848	\$800,997	+ 4.9%	\$817,200	\$859,561	+ 5.2%
Pct. of List Price Received		103.6%	103.7%	+ 0.1%	105.5%	105.2%	- 0.3%
Days on Market		33	31	- 6.1%	32	32	0.0%
Affordability Index		78	70	- 10.3%	75	67	- 10.7%
Homes for Sale		3,683	3,947	+ 7.2%	--	--	--
Months Supply		2.6	2.8	+ 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.

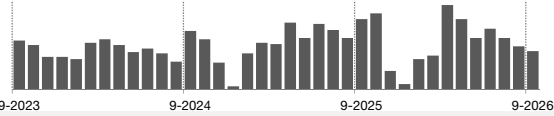
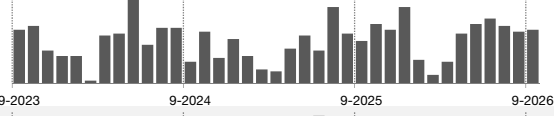
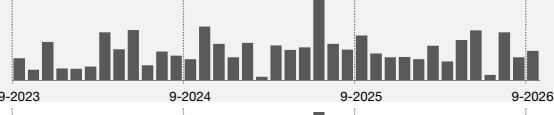
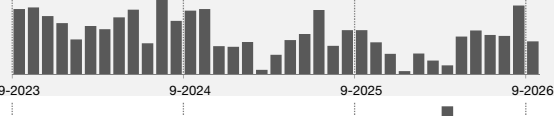
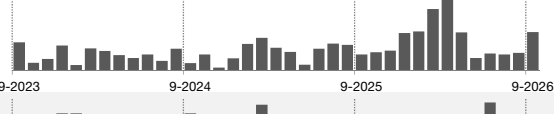
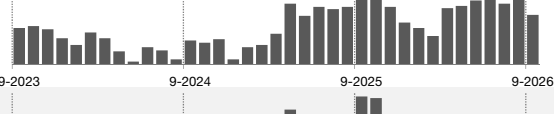


Key Metrics	Historical Sparklines	9-2025	9-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		534	633	+ 18.5%	4,630	5,013	+ 8.3%
Pending Sales		380	349	- 8.2%	3,469	3,401	- 2.0%
Closed Sales		415	374	- 9.9%	3,317	3,318	+ 0.0%
Median Sales Price		\$439,000	\$415,000	- 5.5%	\$435,000	\$443,250	+ 1.9%
Avg. Sales Price		\$479,669	\$476,822	- 0.6%	\$483,641	\$497,315	+ 2.8%
Pct. of List Price Received		102.4%	100.8%	- 1.6%	102.9%	101.8%	- 1.1%
Days on Market		33	37	+ 12.1%	31	35	+ 12.9%
Affordability Index		112	111	- 0.9%	113	104	- 8.0%
Homes for Sale		821	1,028	+ 25.2%	--	--	--
Months Supply		2.2	2.8	+ 27.3%	--	--	--

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.

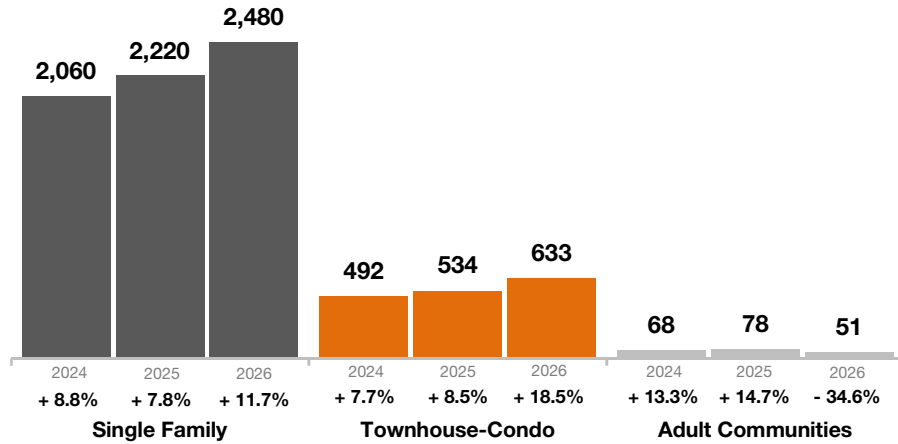


Key Metrics	Historical Sparklines	9-2025	9-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		78	51	- 34.6%	584	559	- 4.3%
Pending Sales		44	51	+ 15.9%	419	454	+ 8.4%
Closed Sales		46	52	+ 13.0%	391	419	+ 7.2%
Median Sales Price		\$536,250	\$497,000	- 7.3%	\$505,000	\$500,000	- 1.0%
Avg. Sales Price		\$576,889	\$533,702	- 7.5%	\$546,490	\$536,227	- 1.9%
Pct. of List Price Received		100.9%	100.3%	- 0.6%	100.5%	100.5%	0.0%
Days on Market		37	52	+ 40.5%	41	48	+ 17.1%
Affordability Index		92	93	+ 1.1%	97	93	- 4.1%
Homes for Sale		141	111	- 21.3%	--	--	--
Months Supply		3.2	2.2	- 31.3%	--	--	--

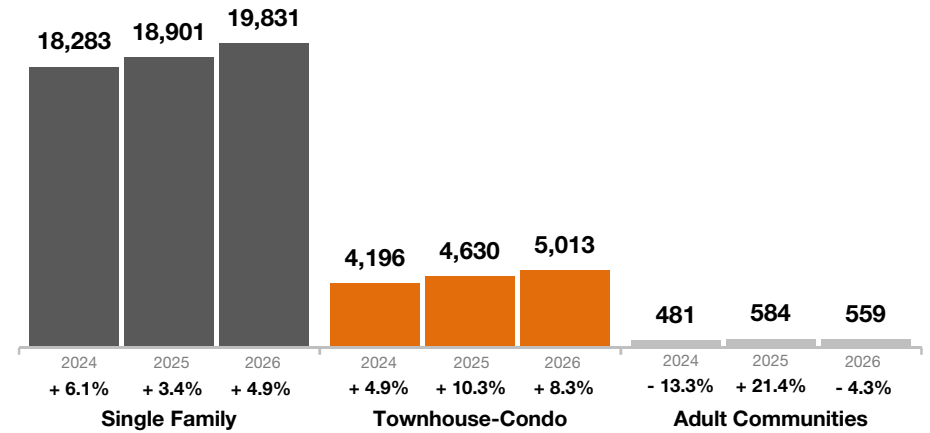
New Listings

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

September

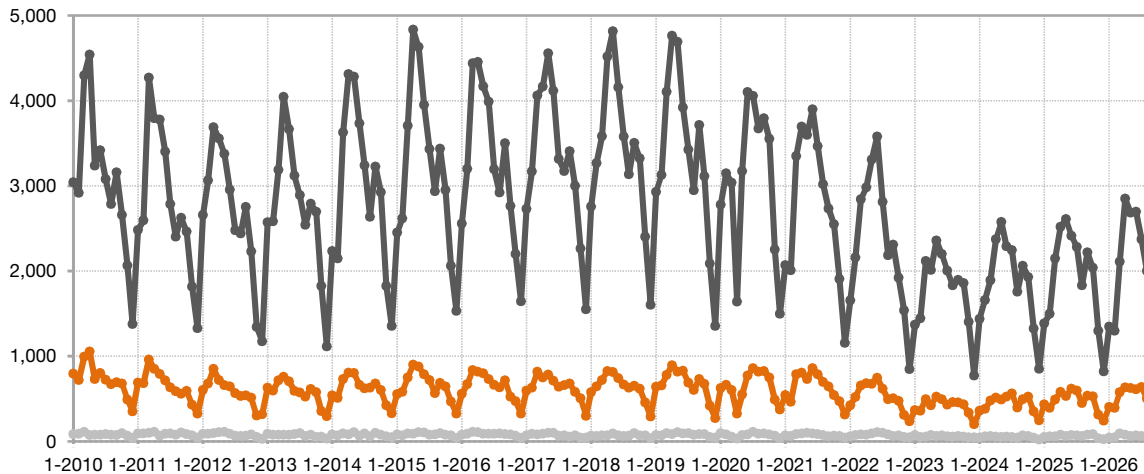


Year to Date



Historical New Listings by Month

— Single Family — Townhouse-Condo — Adult Communities



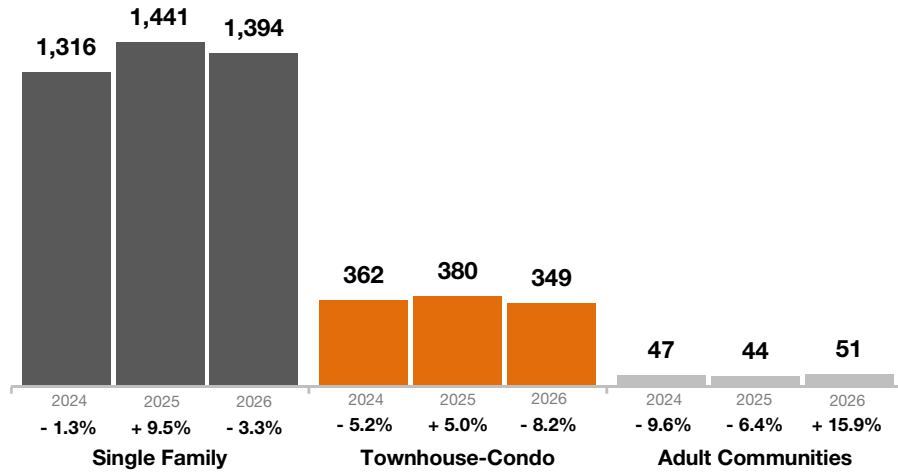
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
October 2025	2,037	526	83
November 2025	1,299	315	34
December 2025	821	241	23
January 2026	1,346	405	44
February 2026	1,296	392	47
March 2026	2,108	578	90
April 2026	2,850	633	78
May 2026	2,683	626	62
June 2026	2,696	610	70
July 2026	2,371	635	62
August 2026	2,001	501	55
September 2026	2,480	633	51
12-Month Avg.	1,999	508	58

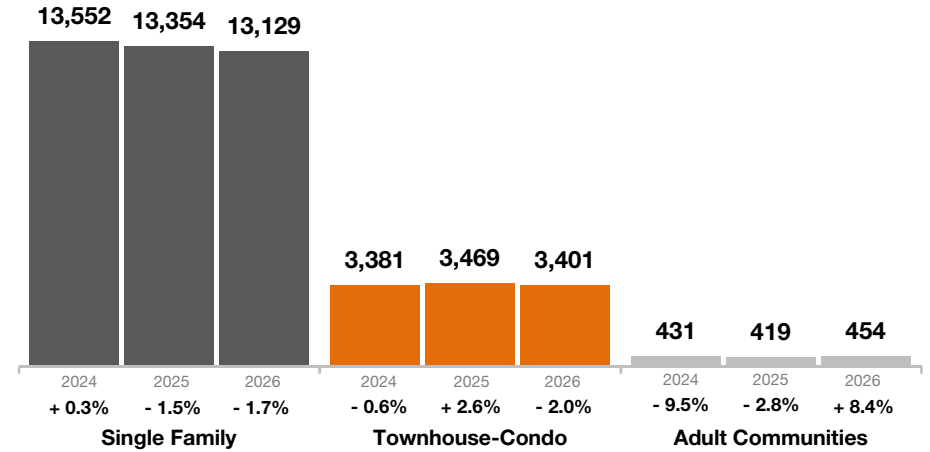
Pending Sales

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

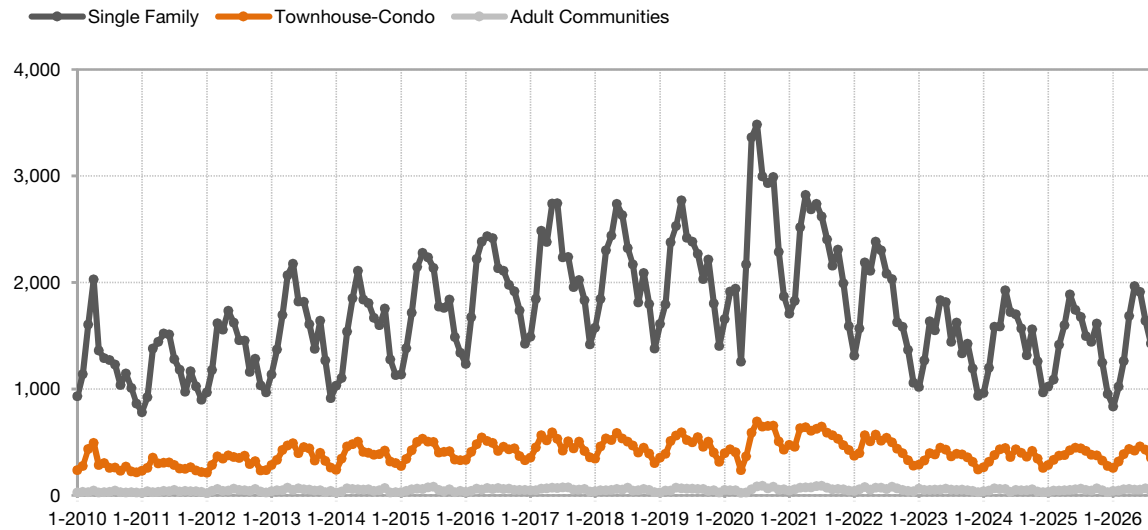
September



Year to Date



Historical Pending Sales by Month

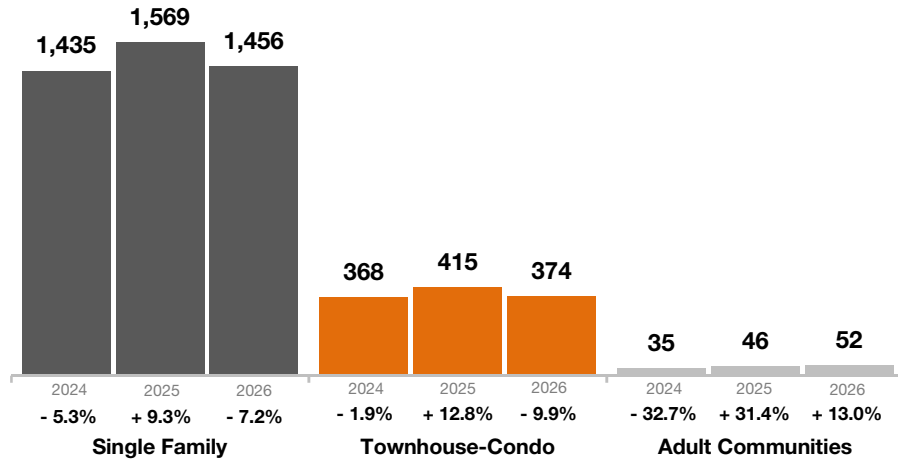


	Single Family	Townhouse-Condo	Adult Communities
October 2025	1,611	375	64
November 2025	1,246	326	47
December 2025	951	274	28
January 2026	834	257	39
February 2026	1,019	317	43
March 2026	1,260	387	56
April 2026	1,683	435	58
May 2026	1,965	420	52
June 2026	1,910	457	51
July 2026	1,638	427	65
August 2026	1,426	352	39
September 2026	1,394	349	51
12-Month Avg.	1,411	365	49

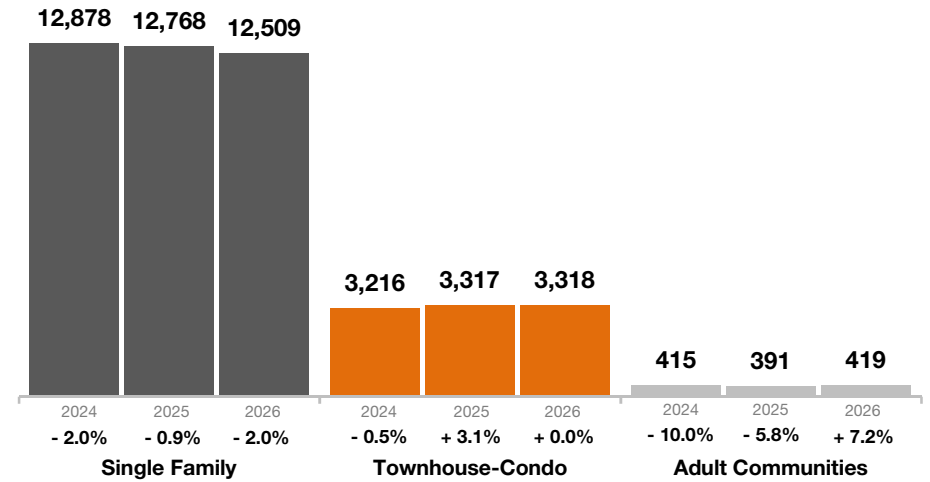
Closed Sales

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

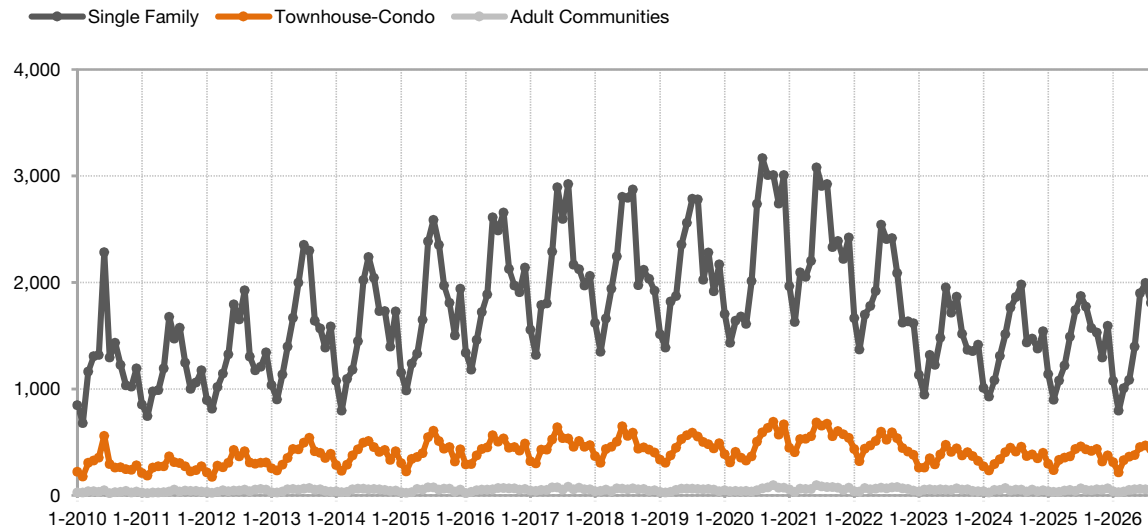
September



Year to Date



Historical Closed Sales by Month



	Single Family	Townhouse-Condo	Adult Communities
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	1,005	329	35
April 2026	1,084	361	50
May 2026	1,395	376	55
June 2026	1,898	451	58
July 2026	1,995	467	54
August 2026	1,808	433	51
September 2026	1,456	374	52
12-Month Avg.	1,410	370	49

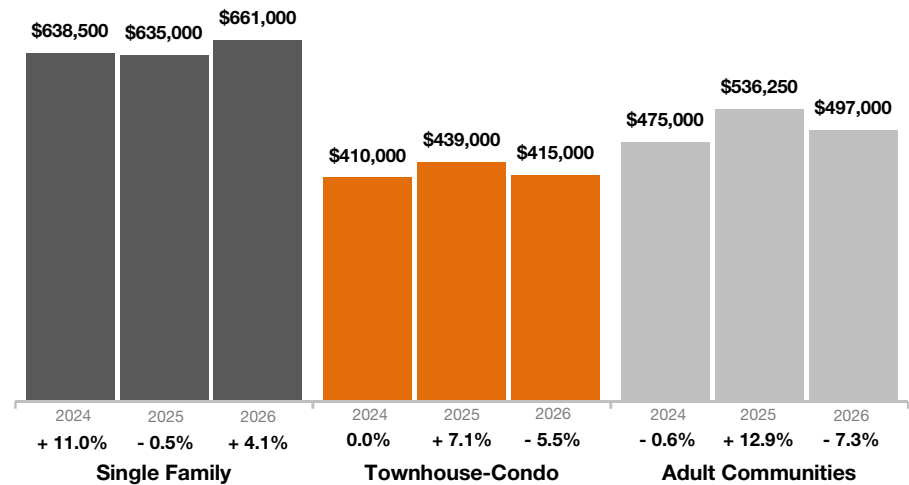
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

Median Sales Price

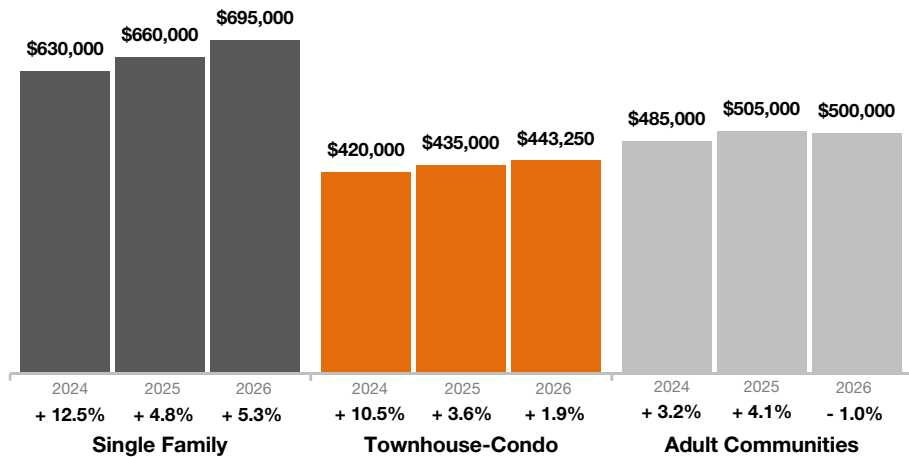
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



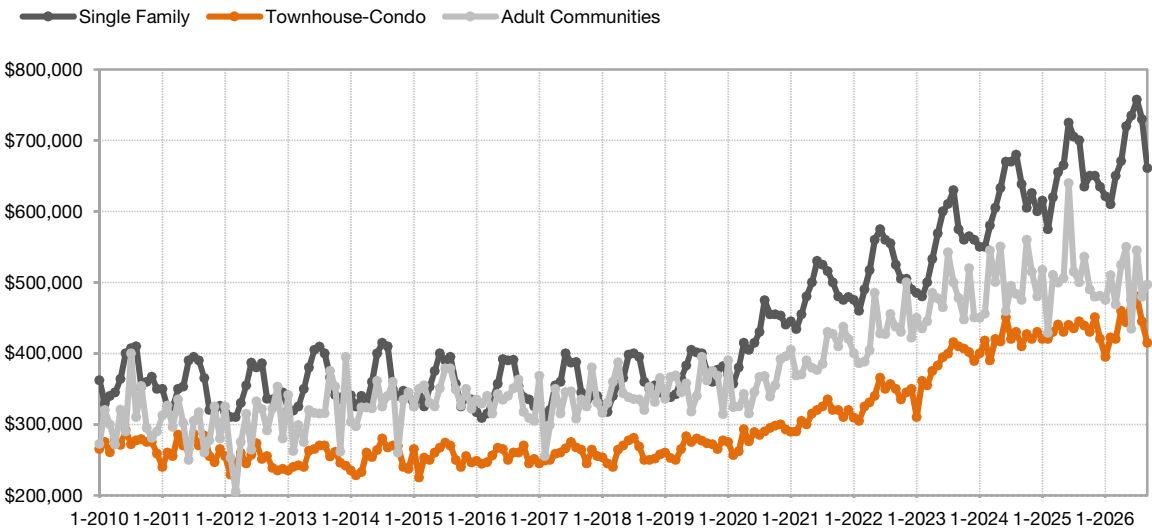
September



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.

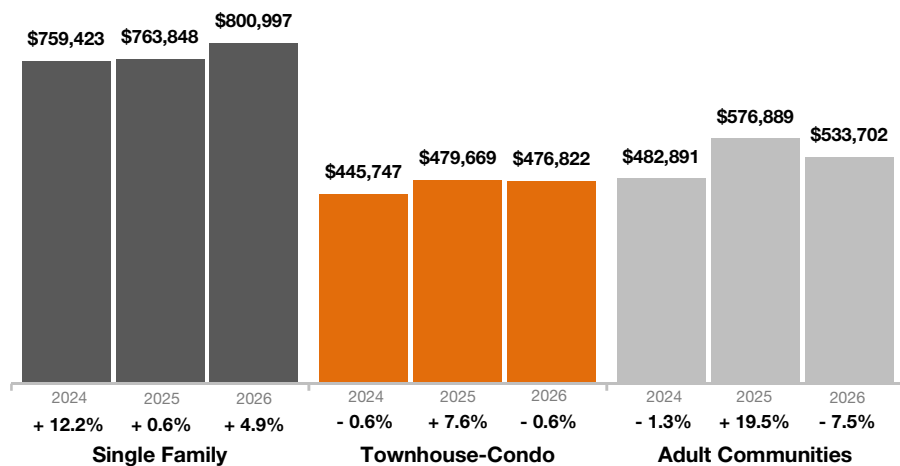
	Single Family	Townhouse-Condo	Adult Communities
October 2025	\$650,000	\$430,000	\$490,000
November 2025	\$650,000	\$450,750	\$479,750
December 2025	\$635,000	\$420,500	\$481,000
January 2026	\$621,500	\$395,000	\$475,000
February 2026	\$610,000	\$422,500	\$509,750
March 2026	\$650,000	\$420,000	\$469,000
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	\$445,000	\$479,900
September 2026	\$661,000	\$415,000	\$497,000
12-Month Med.*	\$680,000	\$440,000	\$490,000

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

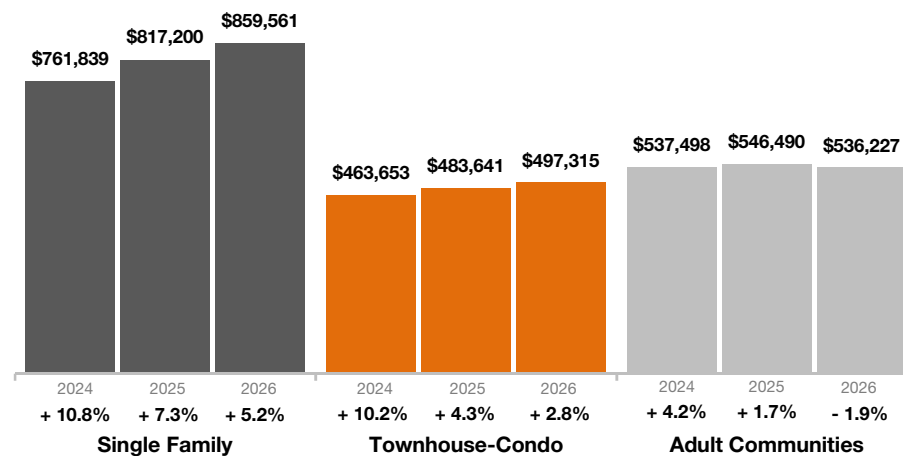
Average Sales Price

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

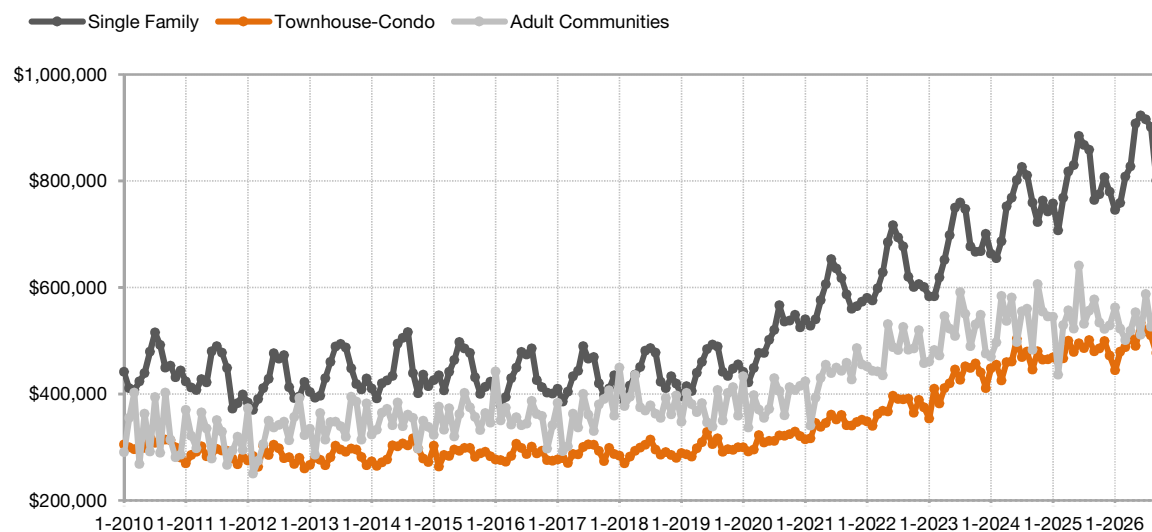
September



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.

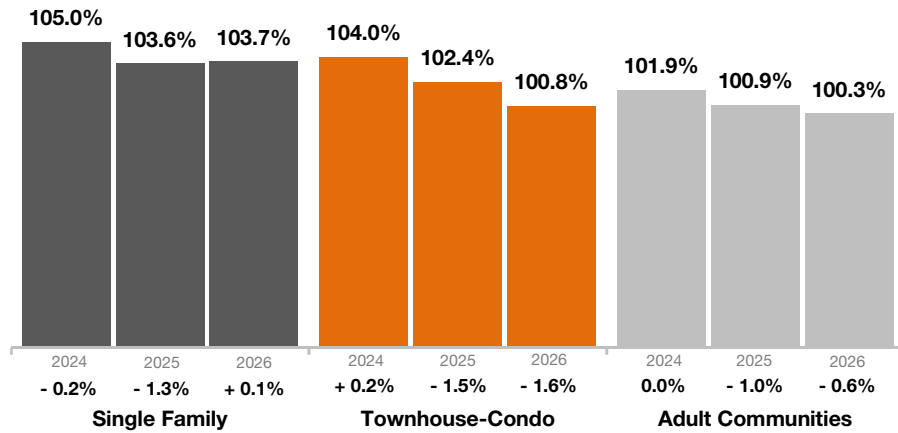
	Single Family	Townhouse-Condo	Adult Communities
October 2025	\$775,250	\$485,386	\$534,148
November 2025	\$806,649	\$498,941	\$522,145
December 2025	\$779,815	\$471,854	\$528,520
January 2026	\$745,617	\$444,195	\$562,411
February 2026	\$758,639	\$479,230	\$522,707
March 2026	\$808,168	\$487,633	\$501,029
April 2026	\$827,306	\$506,221	\$517,982
May 2026	\$907,902	\$489,989	\$553,268
June 2026	\$922,986	\$533,075	\$510,902
July 2026	\$915,470	\$517,355	\$587,522
August 2026	\$901,109	\$509,626	\$525,892
September 2026	\$800,997	\$476,822	\$533,702
12-Month Avg.*	\$840,408	\$494,126	\$533,956

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

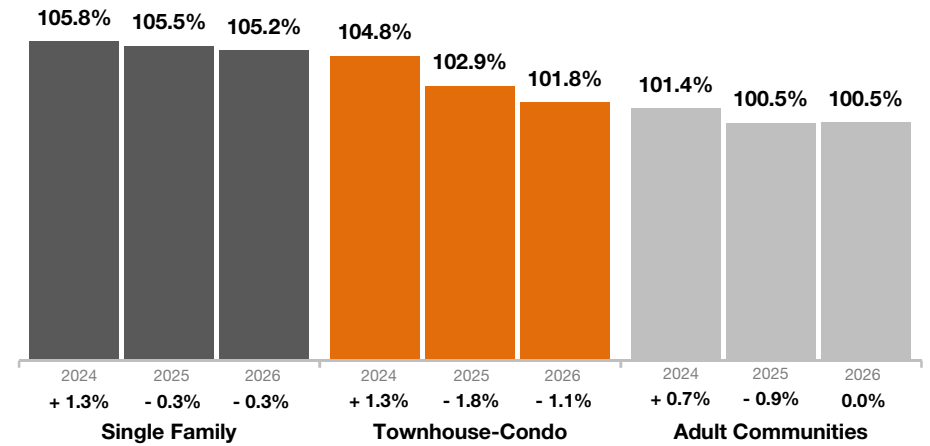
Percent of List Price Received

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.

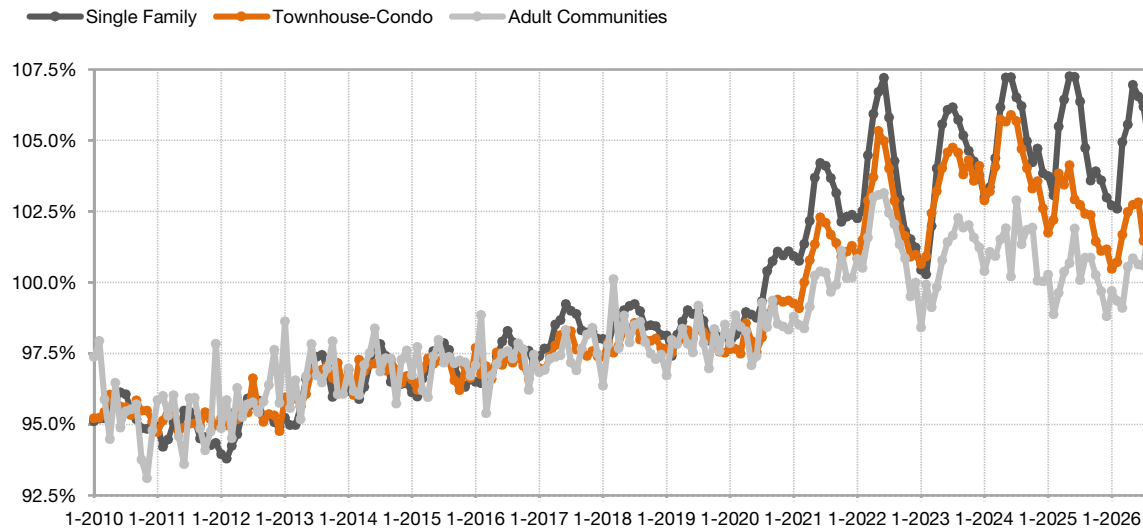
September



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.

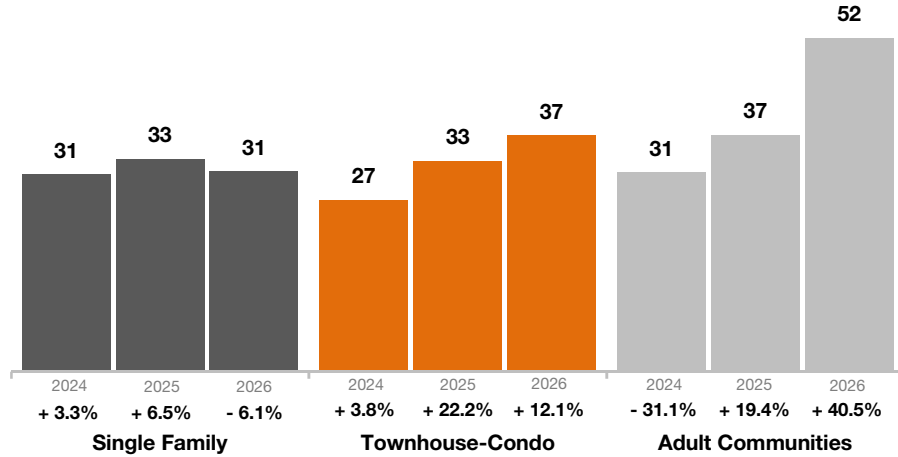
	Single Family	Townhouse-Condo	Adult Communities
October 2025	103.9%	101.4%	100.3%
November 2025	103.6%	101.1%	99.7%
December 2025	103.0%	101.2%	98.8%
January 2026	102.7%	100.5%	99.7%
February 2026	102.6%	100.7%	99.3%
March 2026	104.9%	101.7%	99.1%
April 2026	105.6%	102.5%	100.5%
May 2026	107.0%	102.7%	100.8%
June 2026	106.5%	102.8%	100.6%
July 2026	106.2%	101.5%	100.6%
August 2026	104.9%	102.3%	102.1%
September 2026	103.7%	100.8%	100.3%
12-Month Avg.*	104.7%	101.7%	100.2%

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

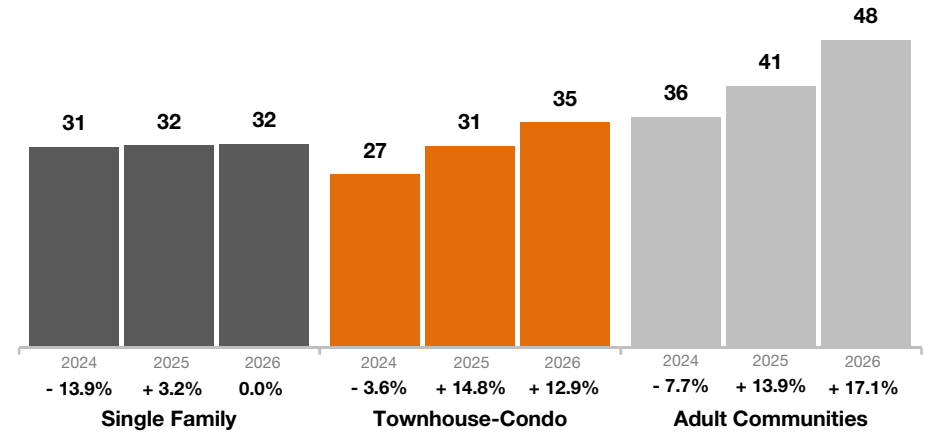
Days on Market Until Sale

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

September

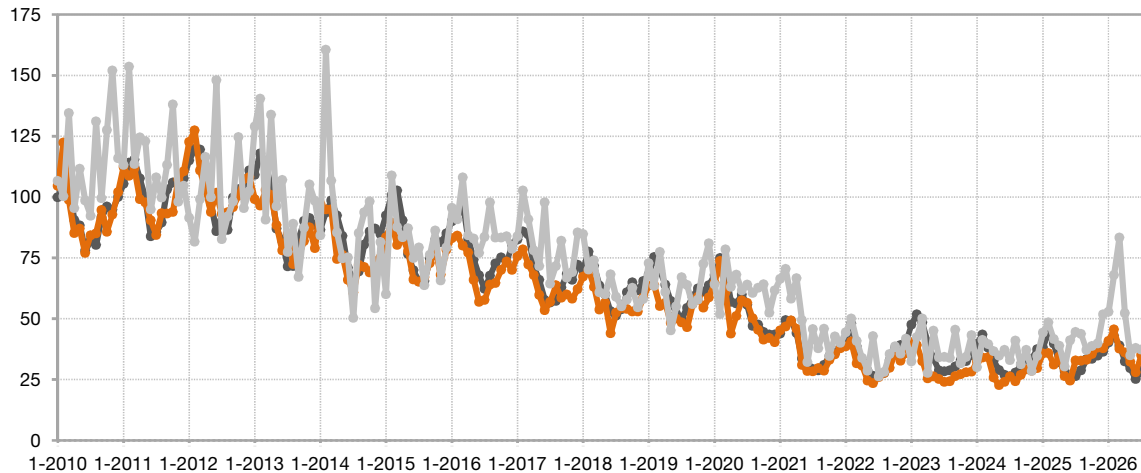


Year to Date



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.

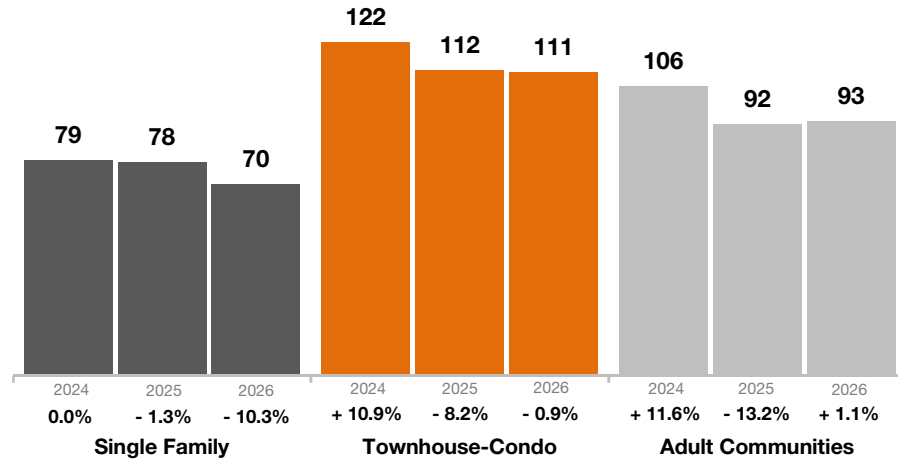
	Single Family	Townhouse-Condo	Adult Communities
October 2025	33	35	39
November 2025	35	38	40
December 2025	36	38	52
January 2026	40	41	53
February 2026	43	46	68
March 2026	39	38	83
April 2026	32	36	52
May 2026	30	32	35
June 2026	25	28	38
July 2026	28	35	37
August 2026	31	32	38
September 2026	31	37	52
12-Month Avg.*	33	36	47

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

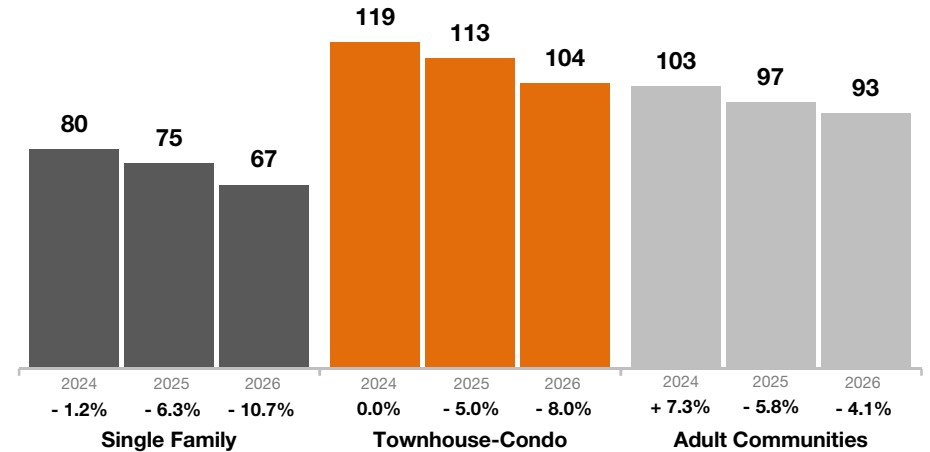
Housing Affordability Index

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.

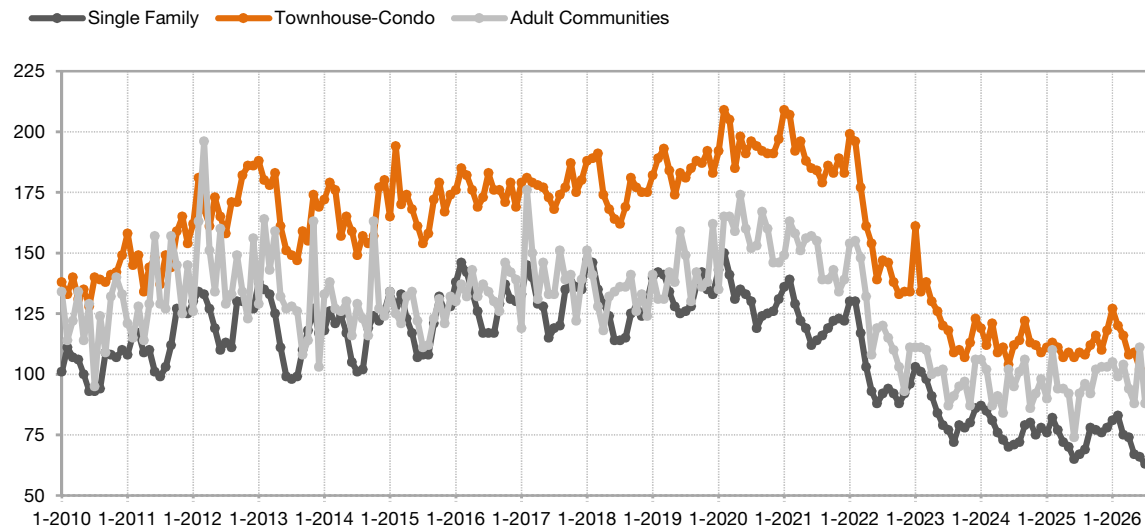
September



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.

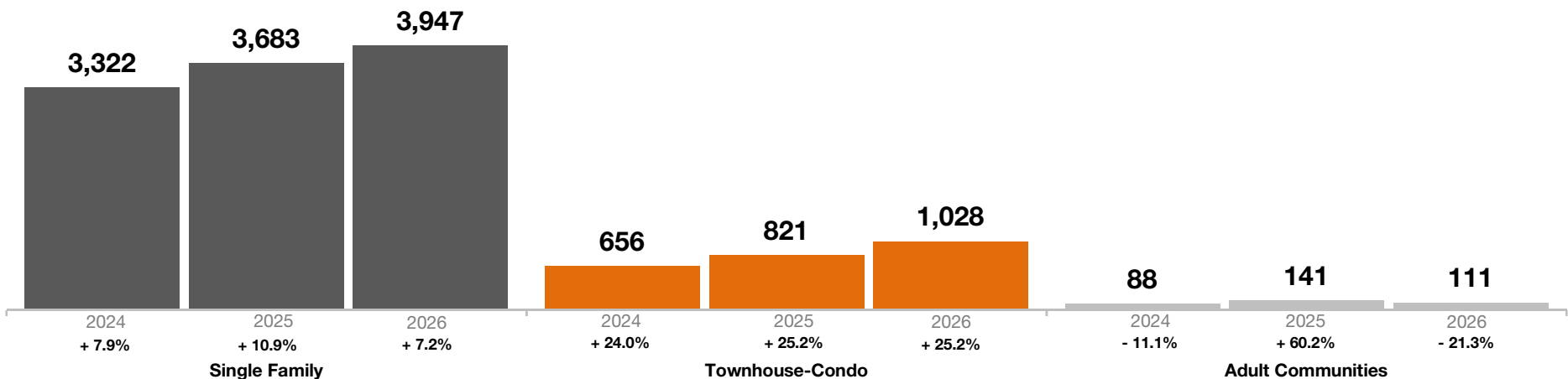
	Single Family	Townhouse-Condo	Adult Communities
October 2025	77	116	102
November 2025	76	110	103
December 2025	78	118	103
January 2026	81	127	105
February 2026	83	120	99
March 2026	75	116	104
April 2026	74	108	94
May 2026	67	109	88
June 2026	66	102	111
July 2026	63	99	88
August 2026	65	107	99
September 2026	70	111	93
12-Month Avg.*	73	112	99

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

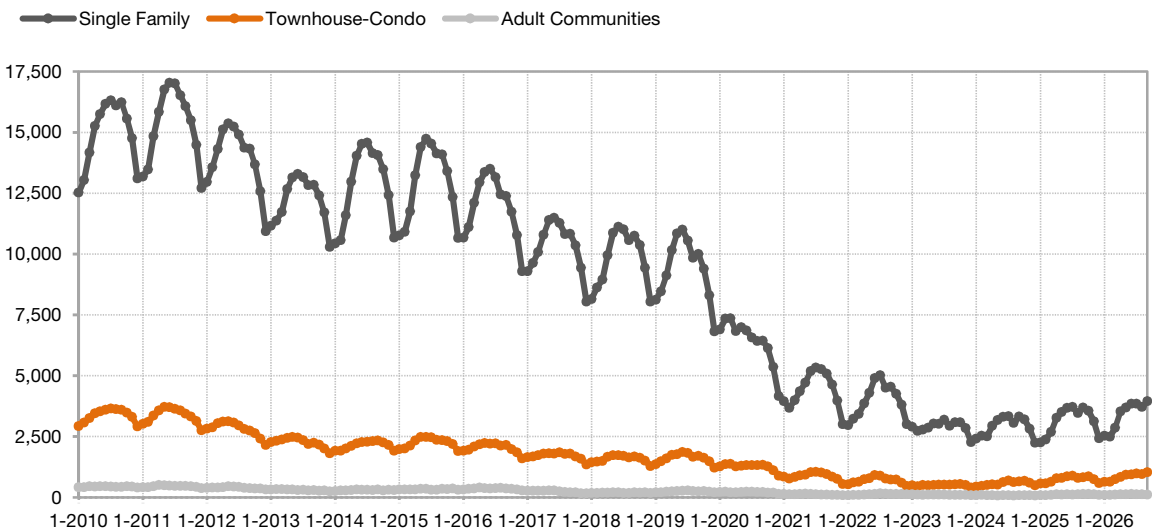
Inventory of Homes for Sale

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

September



Historical Inventory of Homes for Sale by Month



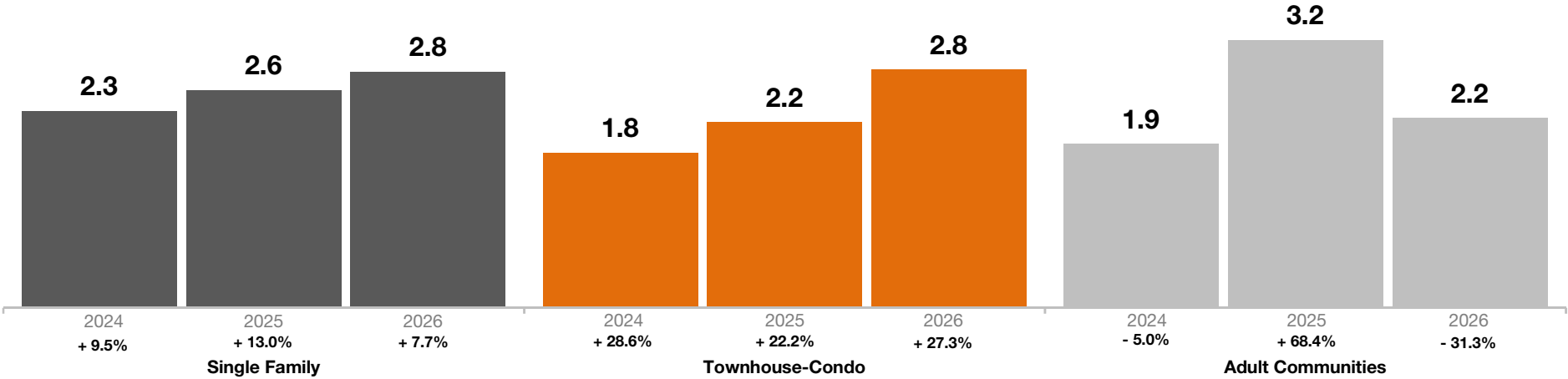
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
October 2025	3,554	854	142
November 2025	3,116	736	118
December 2025	2,429	581	104
January 2026	2,534	636	99
February 2026	2,489	636	92
March 2026	2,864	736	117
April 2026	3,531	839	119
May 2026	3,687	924	124
June 2026	3,847	939	131
July 2026	3,842	974	121
August 2026	3,709	955	126
September 2026	3,947	1,028	111
12-Month Avg.	3,296	820	117

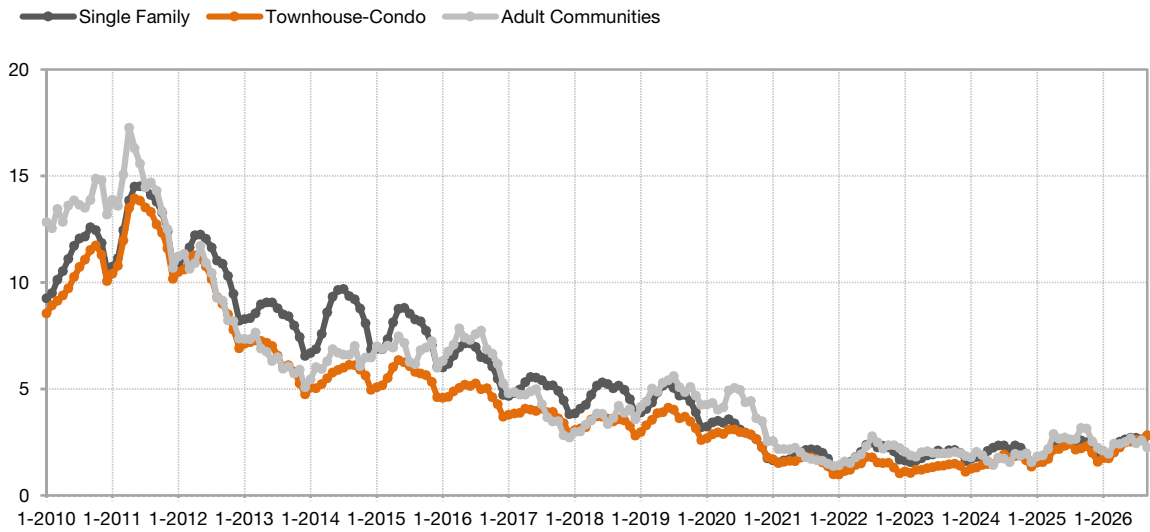
Months Supply of Inventory

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.

September



Historical Months Supply of Inventory by Month

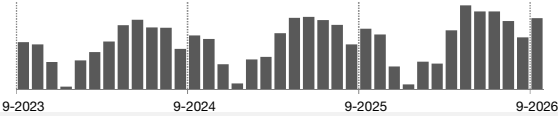
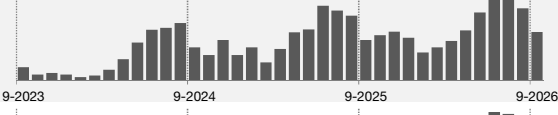
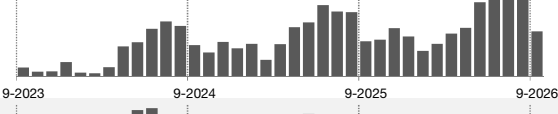
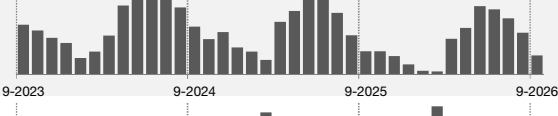


	Single Family	Townhouse-Condo	Adult Communities
October 2025	2.5	2.3	3.1
November 2025	2.2	2.0	2.5
December 2025	1.7	1.6	2.2
January 2026	1.8	1.7	2.1
February 2026	1.8	1.7	1.9
March 2026	2.1	2.0	2.4
April 2026	2.5	2.2	2.4
May 2026	2.6	2.5	2.5
June 2026	2.7	2.5	2.7
July 2026	2.7	2.6	2.4
August 2026	2.6	2.6	2.6
September 2026	2.8	2.8	2.2
12-Month Avg.*	2.3	2.2	2.4

* Months Supply for all properties from October 2025 through September 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	9-2025	9-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		2,832	3,164	+ 11.7%	24,115	25,403	+ 5.3%
Pending Sales		1,865	1,794	- 3.8%	17,242	16,984	- 1.5%
Closed Sales		2,030	1,882	- 7.3%	16,476	16,246	- 1.4%
Median Sales Price		\$590,000	\$606,500	+ 2.8%	\$610,000	\$630,000	+ 3.3%
Avg. Sales Price		\$701,516	\$729,190	+ 3.9%	\$743,632	\$777,223	+ 4.5%
Pct. of List Price Received		103.3%	103.0%	- 0.3%	104.8%	104.4%	- 0.4%
Days on Market		33	33	0.0%	32	33	+ 3.1%
Affordability Index		83	76	- 8.4%	81	73	- 9.9%
Homes for Sale		4,645	5,086	+ 9.5%	--	--	--
Months Supply		2.5	2.8	+ 12.0%	--	--	--